



Memorandum

File #: 18-00282

City Council

8/9/2018

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member Jewel Cannada-Wynn

SUBJECT:

AMERICAN CREOSOTE SITE (ACW)

RECOMMENDATION:

That City Council give its authorization for ~~City~~ the Mayor's staff to proceed with the following strategies regarding the ACW:

1. Complete any remaining title searches on rights of way
2. Pursue acquisition of the parcels owned by the now dissolved American Creosote Works Florida, Inc. and the Pensacola Creosoting Co.
3. Continue discussions with BNSF Railroad regarding their portions and possible acquisition

HEARING REQUIRED: No Hearing Required

SUMMARY:

The American Creosote Site is entering the remediation process and is expected to be ready for reuse within 3 years. Reuse planning has been conducted with the neighborhood and is being finalized in order to shape the site remediation.

A UWF Environmental Planning class is working with EPA and a local architectural firm to design a park concept that was presented to City Council. The design project may be submitted as a candidate for the CivicCon Empowering Neighborhoods Grant Contest.

City Council has requested staff to ascertain ownership of property located on the site with the following results:

- Parcel A - owned by American Creosote Works Florida, Inc.
- Parcel E - owned by American Creosote Works Florida, Inc.
- Parcel B - owned by Pensacola Creosoting Co.
- Parcel C - owned by the Ralls Law Firm, LLC
- Parcel D - owned by John Barksdale
- Parcel F - owned by BNSF Railroad

The above listed strategy allows for the City to move forward with the perceived less cumbersome acquisitions

first, while continuing conversations with the Railroad.

PRIOR ACTION:

June 14, 2018 - City Council requested staff to ascertain property ownership and availability after presentation by the UWF Environmental Planning class.

November 17, 2016 - City Council voted against a recommendation to authorize a bid of up to \$10,000 at the American Creosote Works Tax Sale December 5, 2016 and conduct necessary due diligence to comply with the Bona Fide Prospective Purchaser criteria under CERCLA Section 101(40) to protect from Superfund Liability.

January 12, 2017 - City Council approved Legislative Action Item 16-00330, Acquisition of the Former American Creosote Works Property (ACW) at Tax Sale Auction.

FUNDING:

Budget: \$0

Actual: \$0

FINANCIAL IMPACT:

TBD

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) None

PRESENTATION: No