

Welcome to the CLU-IN Internet Seminar

Supporting the Reuse of Superfund Sites: Mayor Perspectives on Exploring the Reuse of Hazardous Waste Sites in Your Community

Sponsored by: U.S. EPA, Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation

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Instructors:
Melissa Friedland, U.S. EPA, Superfund Program Manager for Redevelopment (friedland.melissa@epa.gov)
Honorable JoAnn Seghini, Midvale, Utah (joanns@midvale.com)
Honorable John Stumbo, Fort Valley, Georgia (jstumbo@fortvalleyusa.com)
Moderator:
Michele Mahoney, U.S. EPA, Office of Superfund Remediation and Technology Innovation (mahoney.michele@epa.gov)

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Although I'm sure that some of you have these rules memorized from previous CLU-IN events, let's run through them quickly for our new participants.

Please mute your phone lines during the seminar to minimize disruption and background noise. If you do not have a mute button, press *6 to mute #6 to unmute your lines at anytime. Also, please do NOT put this call on hold as this may bring delightful, but unwanted background music over the lines and interupt the seminar.

You should note that throughout the seminar, we will ask for your feedback. You do not need to wait for Q&A breaks to ask questions or provide comments. To submit comments/questions and report technical problems, please use the ? Icon at the top of your screen. You can move forward/backward in the slides by using the single arrow buttons (left moves back 1 slide, right moves advances 1 slide). The double arrowed buttons will take you to 1st and last slides respectively. You may also advance to any slide using the numbered links that appear on the left side of your screen. The button with a house icon will take you back to main seminar page which displays our agenda, speaker information, links to the slides and additional resources. Lastly, the button with a computer disc can be used to download and save today's presentation materials.

With that, please move to slide 3.



Good afternoon everyone! My name is Melissa Friedland and I am the Superfund Program Manager for Redevelopment at EPA Headquarters. Thank you all for joining us; I am thrilled that we are able to offer this program today. It's the first of its kind and I think we will all learn so much from Mayors Seghini and Stumbo who have been kind enough to join us today. Mayor Seghini from Midvale, Utah and Mayor Stumbo from Fort Valley, Georgia have both agreed to share their perspectives on the process their cities went through to clean up and redevelop Superfund sites. Before we hear from them, I'd like to take a few moments to talk about EPA's Superfund Redevelopment Initiative (SRI) and Superfund reuse in general. I will then hand things over to Mayor Seghini who will be followed by Mayor Stumbo. Once they have spoken I will come back to discuss specific tools and resources that SRI can provide communities looking to get started with redevelopment.



Our mission at SRI, at both national and regional levels, is to work *with communities and other partners in considering future use opportunities and integrating appropriate reuse options into the cleanup process*

Reuse is not new - communities have been reusing cleaned up sites for many years.

Even though EPA has always been supportive of site reuse, it wasn't until 1999 that the Agency launched the Superfund Redevelopment Initiative (SRI). SRI works to develop tools for site stakeholders to help promote reuse and works with Regions to provide site-specific assistance.



PILOTS:
When we began in 1999, we picked the first 10 Superfund Redevelopment Pilots, negotiating $100,000 cooperative agreements with local governments that would allow the communities to participate more fully in the site cleanup and reuse process.

In 2002, we selected more Pilots but also introduced a new approach. We began offering the direct services of a team of land use professionals who were also knowledgeable about Superfund. Soon the team approach became the only way to go – it was simply more efficient and effective. I will discuss this new tool more at the end of the presentation.

In 2004, we developed the Return to Use Initiative, which focuses on cleaned up but vacant sites that usually need just a little help with some site reuse barriers. Since 2004, SRI has established 68 site-specific partnerships, called demonstration projects. These partnerships involve community groups, government officials, site owners and the parties responsible for cleaning up sites.

Promoting Reuse:
Ultimately, we have found that one of the most effective tools we have is to share the stories of what had been done at other sites. In order to spread the word about our successes, we developed numerous communicative tools and outreach programs. You'll hear more about these tools and how we learn and apply techniques across Superfund sites.



Description of Picture: *Young players enjoy soccer fields at Avtex Fibers in Front Royal, VA (Region 3); joggers enjoy trails at the Petersen Sand & Gravel site in Libertyville, IL (Region 5); Big Lots is one of many retail outlets on the Cabot Koppers site in Gainesville, FL (Region 4).*

EPA sees reuse and protectiveness as going hand in hand. Understanding the future use of sites plays a key role in picking the right cleanups, and having stewards using and taking care of the properties helps EPA make sure that the sites stay safe. Reuse can also provide communities with opportunities to bring in local jobs, reuse infrastructure, and preserve their valuable greenfields.

EPA

Involving Communities: Better Process, Better Outcomes

- Improves relationships with local communities
- Establishes reasonable reuse and remediation expectations
- Results in remedies that have local support
- May result in less expensive remedies



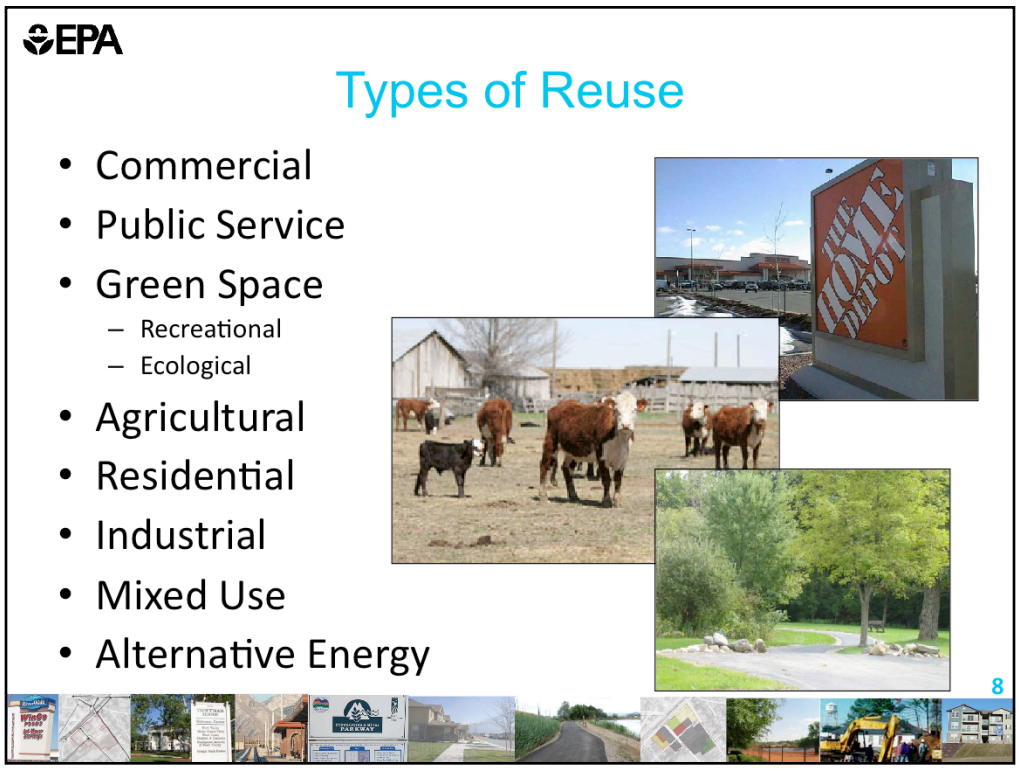


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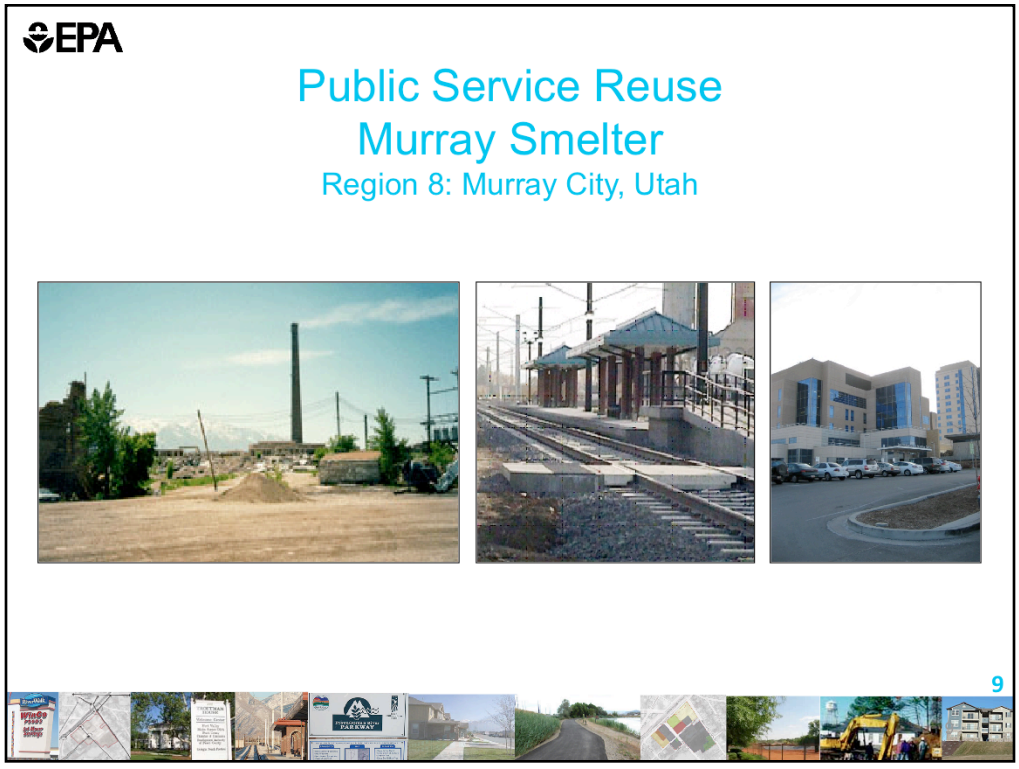
Working with communities is an important part of how EPA approaches site cleanup, with SARA, Superfund Reforms, and other EPA efforts focused on how to best do so.

In addition to benefiting communities, the result has benefited the Agency on multiple levels, too. It improves EPA's relationships with local communities, establishes reasonable reuse and remediation expectations and remedies that have local support. It can also result in less expensive remedies.



Pictured: commercial reuse at Denver Radium, CO in Region 8; agricultural reuse at Nebraska Ordnance in Region 7; Recreational reuse at Stoughton, WI in Region 5

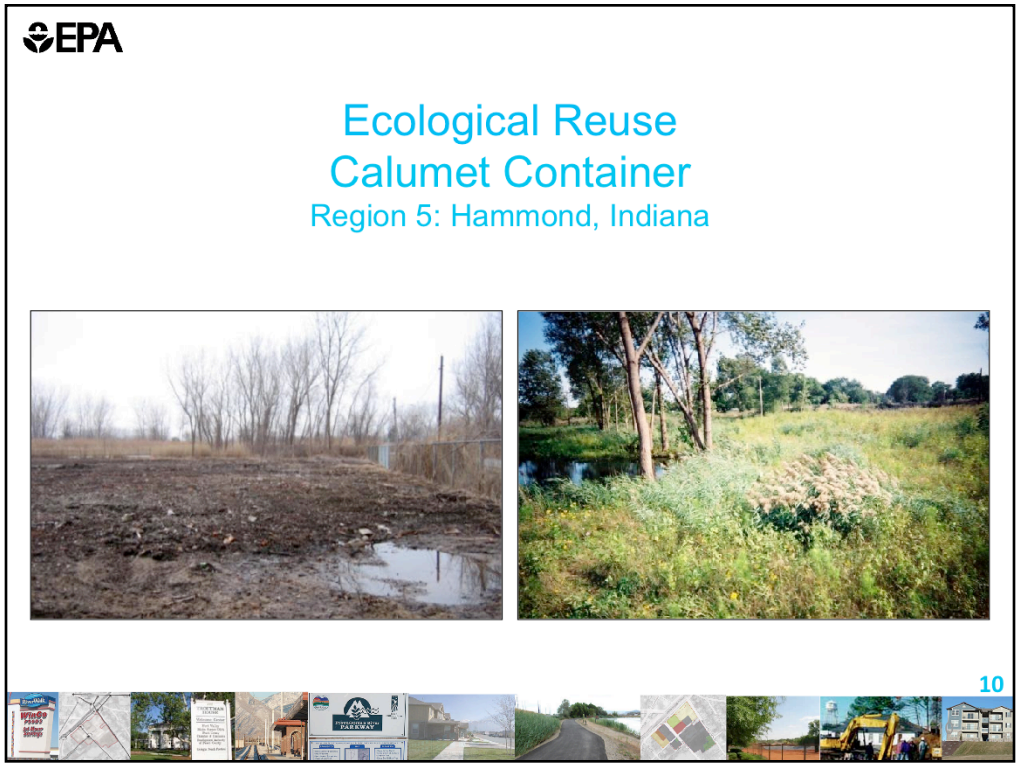
Now, in the next few slides, I'll show a few examples of some of the more innovative types of reuse we are seeing. Please keep in mind as I go through these examples that there are so many different types of ways to reuse Superfund sites, and there is no one-size-fits-all solution to determining which reuse type will be most appropriate or how to make sure that the site is best reused.



Pictured: Murray Smelter site during remediation and Utah Transit Authority Light Rail Station

The Murray Smelter sites is a great example of a public service reuse, housing a medical center, transit station and large retail store. To facilitate reuse, beginning in 1996, EPA participated in a Working Group with city officials, the Utah Department of Environmental Quality, Asarco, and a variety of other groups interested in the reuse of the Murray Smelter site. This partnership allowed for reuse to be integrated with remedial planning efforts. By actively participating in the Working Group, EPA was able to develop an efficient remedy that was protective of human health and the environment and allowed portions of the site to be rapidly returned to use.

Today, a portion of the property is currently home to a station for the Utah Transit Authority's Transit Express, a two-line light rail system, that provides easier access to Salt Lake City. Also operating on the property is a retail membership warehouse club that occupies 148,000 square feet; and the Intermountain Medical Center, which opened in 2007. This hospital serves as the main referral center for several surrounding states and health care institutions.



The Calumet Container site in Region 5 is a great example of ecological reuse. The site is located within a mixed-use industrial and residential area in Hammond, Indiana. Since 1982, EPA and Indiana's Department of Environmental Management have worked to address onsite contamination through a series of removal actions. The Calumet Container site is located between two lakes and includes several wetland areas. Ecological restoration and wetland mitigation were important goals of the site remediation. Once complete, this site will be restored as a native habitat area and could also provide a recreational resource for the community. Potential recreational opportunities included trails and open space. The site's trails could also connect with other local and regional recreational areas and trail networks.



The 100-acre Rose Township Superfund site in Rose Township, Oakland County, Michigan, consists of undeveloped rural property that was used as a dumping ground for illegal waste in the 1960s. In the 1980s the site was cleaned up and in 2006 it was chosen as one of EPA's Return to Use Demonstration Projects, following interest from the site's potentially responsible parties in using a two-acre portion of the site as an experimental site for the development of alternative fuels. Two acres of the site were seeded in 2006 with soybeans, sunflowers, corn, canola and switchgrass; the harvest was tested for the potential of these crops to be refined into renewable fuels, such as ethanol and biodiesel. Over the course of the next several years project findings will also be used to determine whether these crops can help clean up onsite contamination.



The Aerojet General Corporation site covers 5,900 acres near Rancho Cordova, 15 miles east of Sacramento. The site was added to the National Priorities List in 1986. Ground water treatment systems have been installed on site to address contamination and Aerojet General continues to operate today. A 6 megawatt solar plant has been constructed on 25 acres of the property. Aerojet collaborated with Solar Power Inc. on the installation, which is the largest single-site industrial project of its kind in the US. The plant supplies energy to power the site's remediation and is fed into the local grid.



SEGHINI TURNOVER

Now, I'd like to turn things over to Mayor Joann Seghini who will share the experiences from two very different sites, both of which have been valuable to us in terms of learning how to work with communities. Mayor Seghini will only be with us for part of the webinar this afternoon, so we will try to take some questions immediately after her presentation if possible.

SEGHINI WRAP UP

Mayor Seghini, thank you so much for sharing your perspective. Midvale has become a national inspiration, and Sharon Steel a valuable lesson in how things can be done better. Do you have time to take a few questions?

MAYOR STUMBO TURNOVER

I'd now like to introduce you to Mayor Stumbo, who will tell you the story of Woolfolk Chemical, and share his perspectives on how his community worked to make use of the Superfund site in their very backyard.

STUMBO WRAPUP

This is such an amazing story, and it really shows the perseverance and effort the community put forth to make the absolute best of the Superfund legacy. I'm going to spend the next few minutes highlighting some EPA tools available to explore Superfund reuse. After that time, we'll take any subsequent questions. Mayor Stumbo, we hope you still be available to answer questions at that time.

EPA

Bringing New Life to Midvale City:

How the Midvale Slag Superfund Site came to be Bingham Junction

Honorable JoAnn B. Seghini
Mayor of the Midvale City, Utah

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Two Sites, Two Stories

- Brief overview/background of Sharon Steel and Midvale Slag
- How reuse came into the picture
- Challenges to reuse
- How EPA helped us
- Site Today: Bingham Junction

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Today I'll be discussing two Superfund sites and what they have meant for Midvale City. I'll start with a brief overview of the Sharon Steel site and of the Midvale Slag site. Then I'll explain how reuse came into the picture for Midvale Slag as well as the challenges related to that reuse.

I would also like to discuss the role that EPA played throughout the processes and how they helped us. I'll end with information about the site today, now called Bingham Junction.



In the early 1990s, EPA listed the area on the National Priorities List (NPL) as two separate Superfund sites, Midvale Slag and Sharon Steel Corp. (Midvale Tailings).

The Sharon Steel Site was home to a mill that operated from 1906 to 1971. During the milling operation, sulfide concentrates of lead, copper, and zinc were extracted from the ore by froth flotation. Tailings from the milling facility were disposed of in ponds located in the Jordan River Valley next to and below the milling facility. Residential and commercial areas north and east of the tailings pile were contaminated primarily by windblown tailings. EPA added the site to the National Priorities List in February 1991.

The Midvale Slag Site is a former smelting facility on the Jordan River. Five separate smelters were located on or near the site from 1871 to 1958. The smelters processed ores from Bingham Canyon and other mines. Investigations at the site showed groundwater and soils were contaminated with heavy metals. EPA also added this site to the National Priorities List in February 1991.



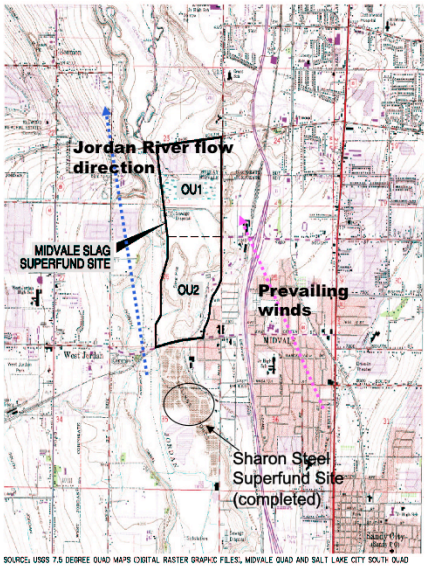
By the late 1990s, our city faced a significant challenge. Midvale City is located just 12 miles south of Salt Lake City and we had begun running out of space. We were faced with a rapidly growing population and sustained economic expansion but very little remaining land to support these advancements.

The Midvale Slag Superfund site and the Sharon Steel site comprised more than 700 acres adjacent to the city's downtown. The potential redevelopment of these sites presented us with an important opportunity to access undeveloped land.

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Great Location

- Minutes from downtown Salt Lake City
- Adjacent to a major highway & rail lines
- Scenic Jordan River Watershed



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In addition to being undeveloped land, the sites are also opportunistically located. They are minutes from the downtown Salt Lake City area and close to major high way and rail lines. The sites also provide a beautiful view of the Jordan River Watershed.

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Sharon Steel: Not in Reuse Yet… and for good reason

- Sharon Steel Tailings Site
  - Tailings consolidated and capped
  - Construction complete 1999

View west of the cap's north slope in 2009



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While both sites held many opportunities for redevelopment, the Sharon Steel Tailings site is not yet in reuse and for good reason. EPA selected the remedy over city and community objections without considering future land uses. Ultimately, the tailings were consolidated and capped and the construction of the remedy was completed in 1999.

EPA

The Legacy of Sharon Steel

- The remedy at Sharon Steel was selected despite city and community objections
- The remedy became an ongoing issue for the City, Congressional delegation and Governor

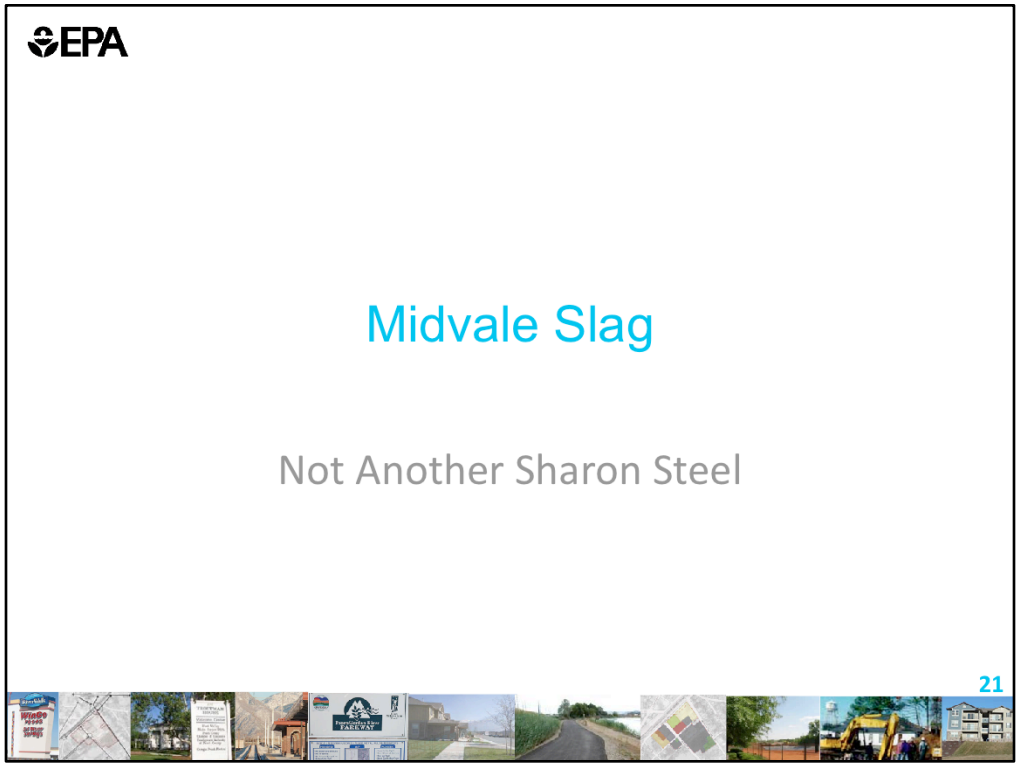


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Because the cleanup of the Sharon Steel site did not take future redevelopment into account, the community was left with limited reuse opportunities at the site. The lack of EPA coordination with the State, our local government and the community put a strain on relationships. The cleanup had caused distrust and frustration.

We had to approach the cleanup of Midvale Slag site differently. Midvale Slag's upcoming cleanup presented an important chance for us, the owner, EPA and the Utah Department of Environmental Quality (UDEQ).



(Transition Slide into Midvale Slag focus)

Time for Roadblocks Had Passed

- Needed to work together
- Change perceptions
- A group of motivated, open-minded people came together to work on this project over the course of several years

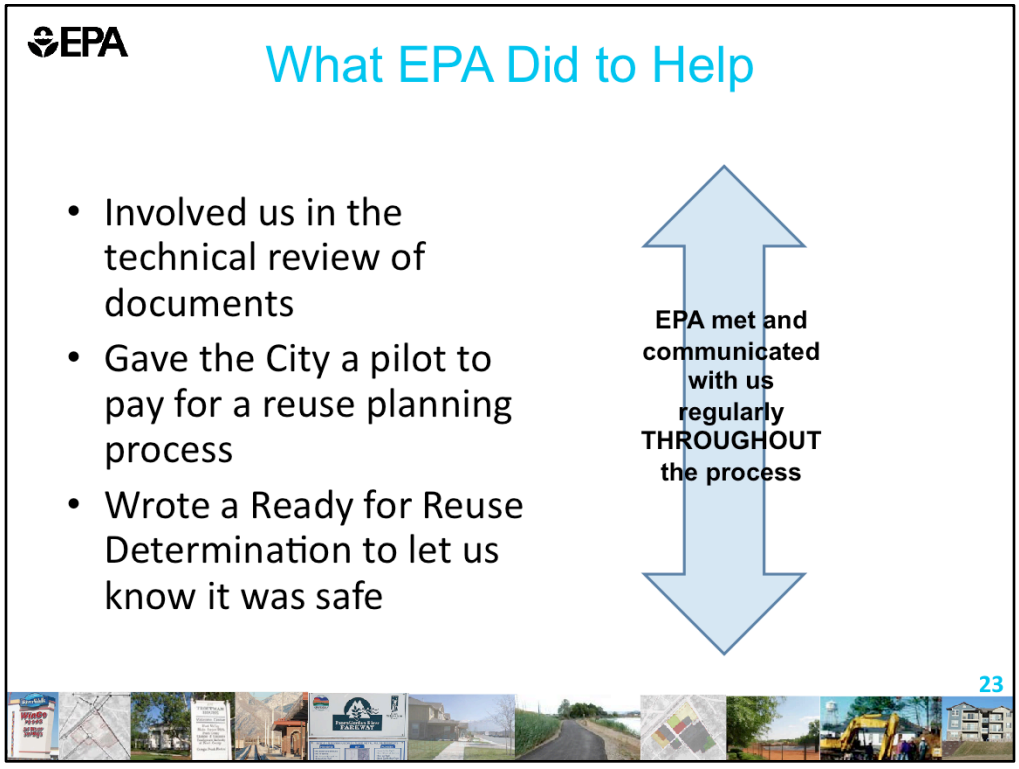


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If Midvale Slag was going to be returned to productive reuse, we needed to work together to change perceptions on Superfund and reuse.

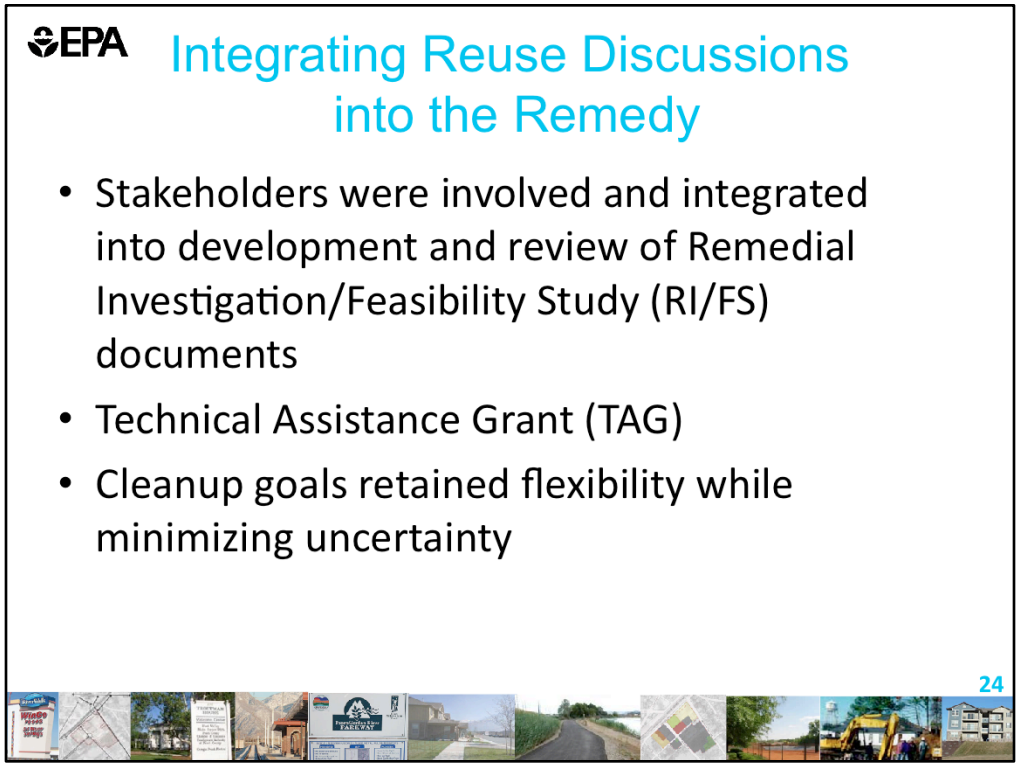
A group of motivated, open-minded people came together to work on this project over the course of several years.



EPA communication throughout the entire Midvale Slag cleanup process made a huge difference. EPA involved us in the technical review of documents so we had a better understanding of the process.

In addition, EPA gave the City a pilot to help pay for a reuse planning process.

EPA also wrote a Ready for Reuse Determination so that the community knew the site was safe for reuse.



The difference this time around was the way we approached reuse. We began integrating reuse discussions into the remedy.

Stakeholders were involved and integrated into development and the review of RI/FS documents.

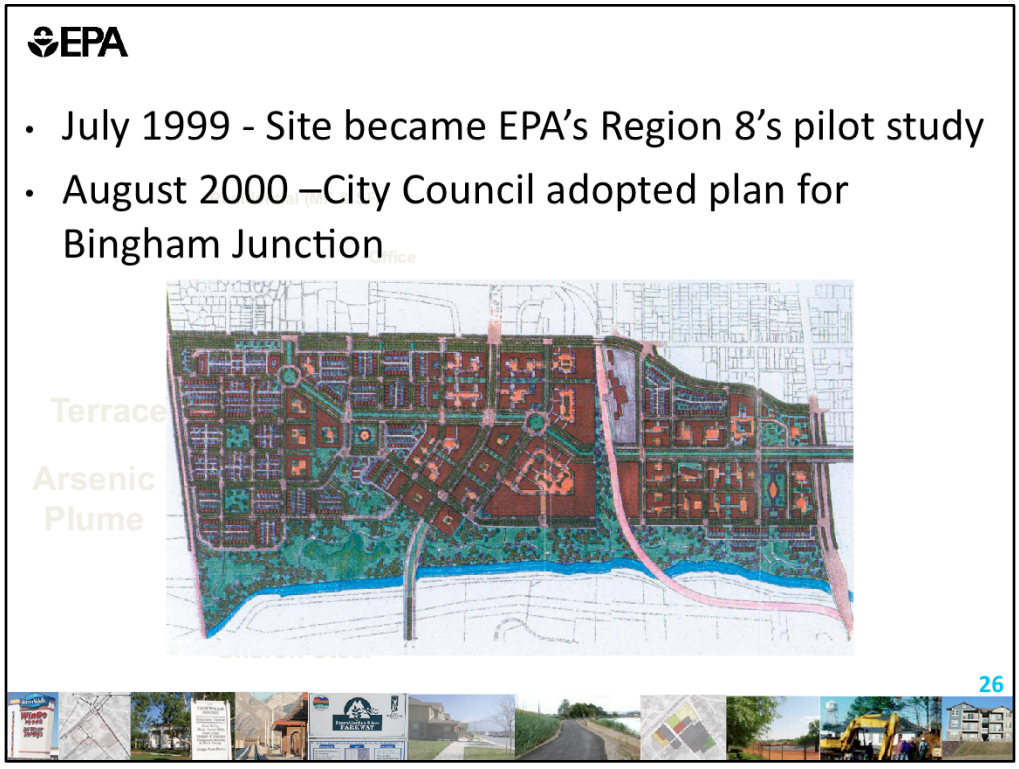
Superfund training was given to TAG members and Midvale City Council to help everyone understand what EPA was doing and why.

Cleanup goals retained flexibility while minimizing uncertainty and the proposed plan listed stakeholder contacts.



As I mentioned earlier, the remediation of Sharon Steel had frustrated much of the community. Though we needed to seize this opportunity for reuse at Midvale Slag, the outlook in the late 1990s for productive partnerships was not very promising. There was limited communication and we had poor relationships with the Agencies, but we needed to work with EPA and the State to change that this time around. We could ensure the health and safety of our community members and the environment while turning that land into a community asset.

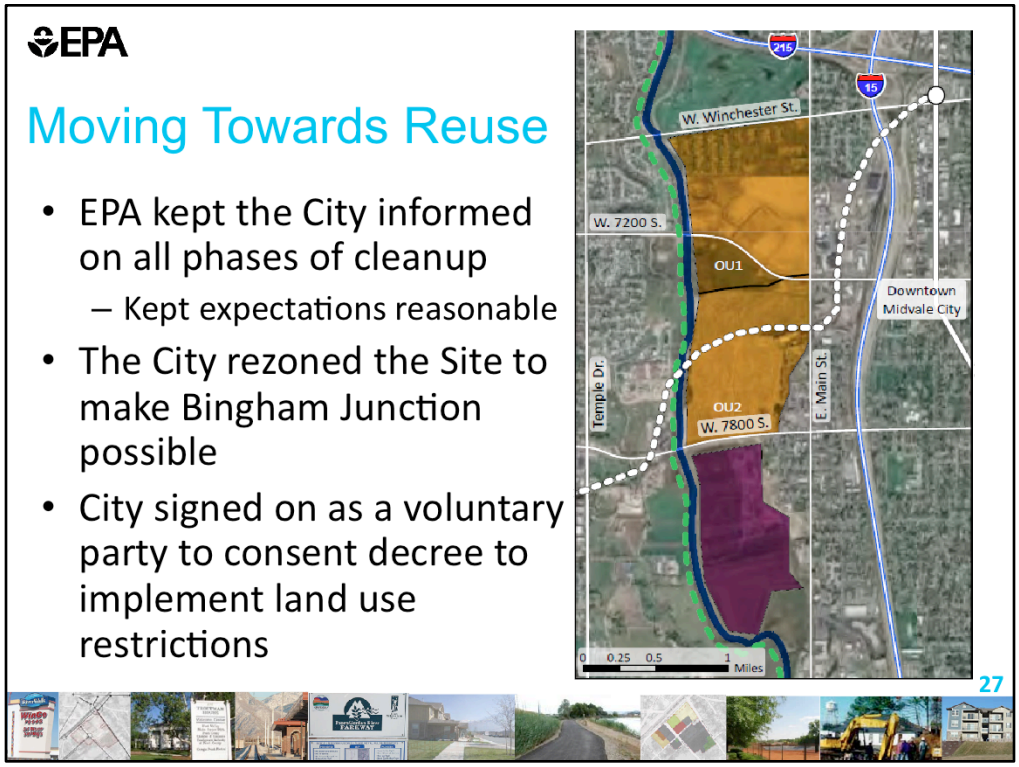
As a community, we hoped that Midvale Slag could be converted into a community asset in several ways. We wanted it to help provide a stable tax base, affordable housing and alternative transportation, to add community open space and parks, and to extend and blend with historic downtown.



EPA Region 8, UDEQ and the site's property owner began to change these dynamics in 1999.

EPA made our site a 1999 Superfund redevelopment pilot project. Folks finally began to see a shift and we were glad to see EPA evaluating future land use considerations in addition to and as part of the cleanup. The project involved a detailed assessment of community priorities, local economic conditions and regional market trends, as well as an environmental review of the site's contamination and physical features. This helped both us and the property owner identify future land uses for the site that would fit with the site's remedy.

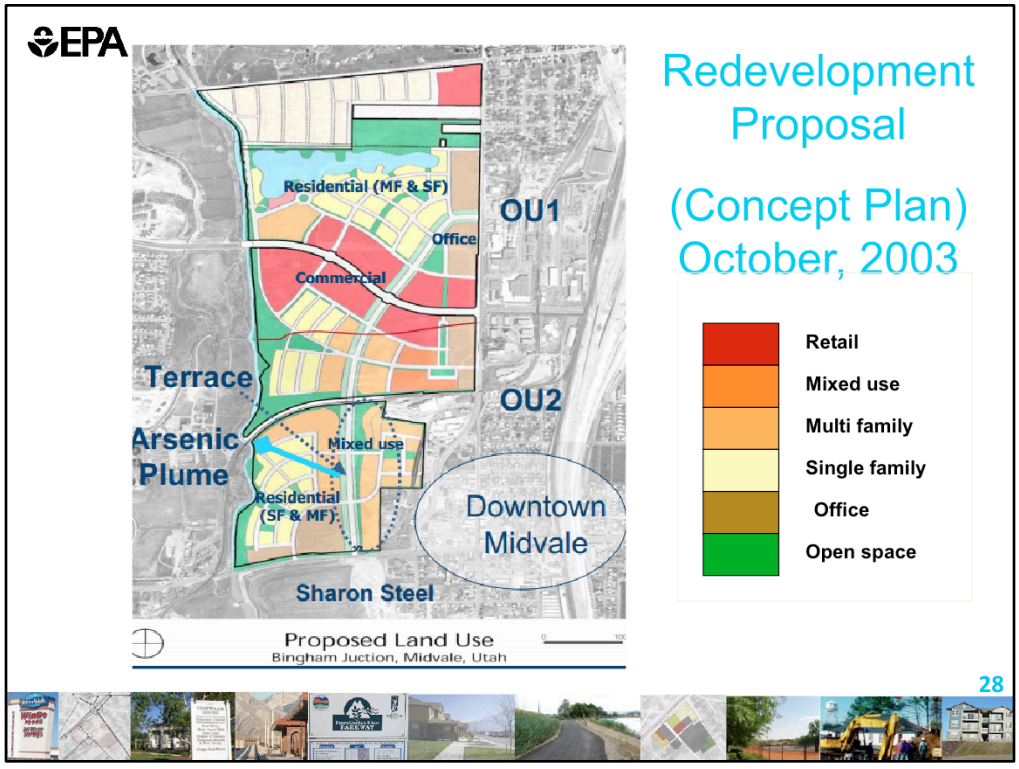
The resulting product was the Bingham Junction Master Plan. The reuse plan outlined opportunities for mixed residential, office, retail and recreational land uses.



Once remediation began, EPA worked to include the key project parties and the community.

During the initial phases such as the field investigations, EPA kept us informed because it was helpful for us to understand all the parts of the Superfund redevelopment process, including data from things like the field studies. This background data helped us understand that it wouldn't be feasible, physically or fiscally, to remove all of the contamination so we began to explore further options.

In November 2001 we decided to rezone the site so that our plan for Bingham Junction would be possible.



Our Redevelopment Agency performed a “gap” analysis in 2002 to assess the site’s likely redevelopment infrastructure needs and costs. The costs to install utilities, roads, other infrastructure, land preparation were expected to be higher for the site because developers would need to evaluate property conditions and manage waste materials. However, all the site stakeholders wanted to help defray costs for developers to encourage reuse.

When our “gap” analysis found that the site’s likely additional infrastructure costs would be approximately $22 million, we realized we were going to have to be creative.



We networked with the state's legislature and state agencies to identify possible funding approaches to help mitigate these costs. In 2003, we pursued a change to Utah state law to allow the reinvestment of proceeds from a specialized tax increment financing district for site improvements. Then, we designated the site as a Redevelopment Project Area. This allowed us to use tax increment reimbursements to help reimburse developers for the site's additional infrastructure costs.

In an effort to prepare the area, we took on the funding for off-site infrastructure improvements – a new sewer lift station ($600,000) and water transmission lines ($468,000) – through public utilities funds to help reduce site development costs.

EPA

Keeping it Safe: Land Use Restrictions

- Objective: To leave as little uncertainty as possible for potential developers while also retaining flexibility
- Consent decree had "IC Process Plans" as attachments
- Ultimately, Midvale City ordinances with overlay zones for the Superfund areas

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Putting these restrictions in place was so important – we know that by following the restrictions, people will stay safe, which gives us the confidence we need to encourage the reuse of the site.



We have been able to attract and reassure developers and businesses that the site is safe and protective. EPA had clearly stated that the Agency was comfortable with the reuse of the site. The RfR Determination has been very helpful.



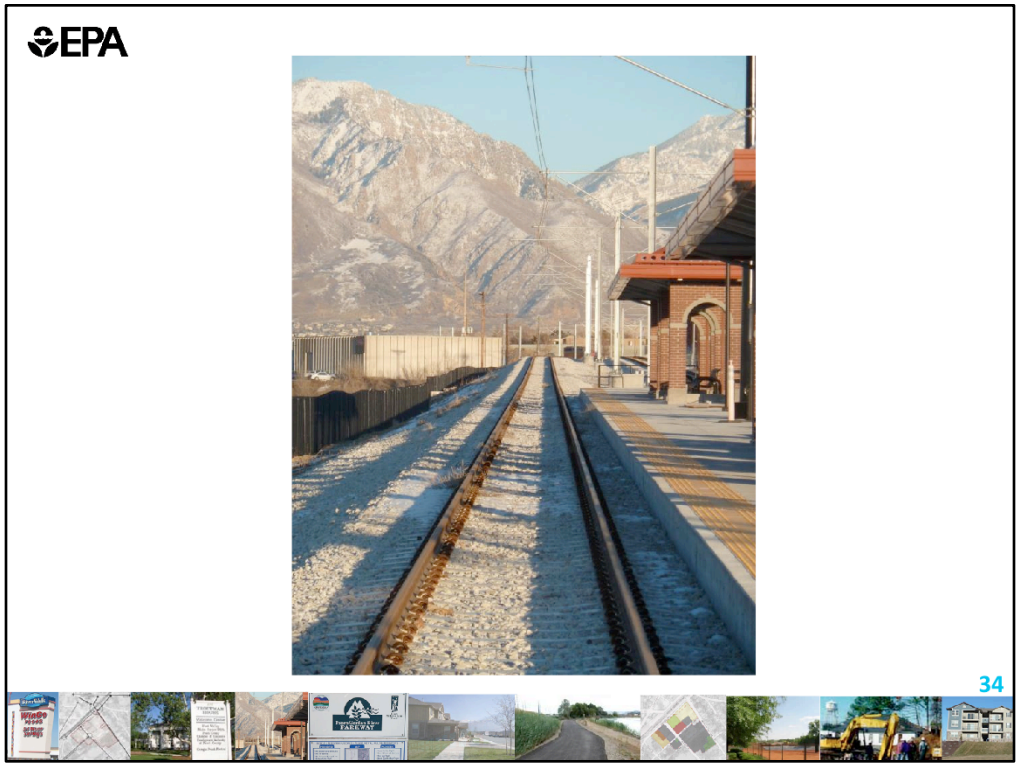
With the reuse of Midvale Slag, we learned a few key lessons:

- Getting involved and working together can make reuse happen
- Being a key player in overseeing land use restrictions ensure everyone stays safe
- Forging partnerships with regulatory agencies and developers is key to making things happen
- Coordinating cleanup and reuse meant great things could happen
- Staying patient and recognizing that a lot of factors were in play was key



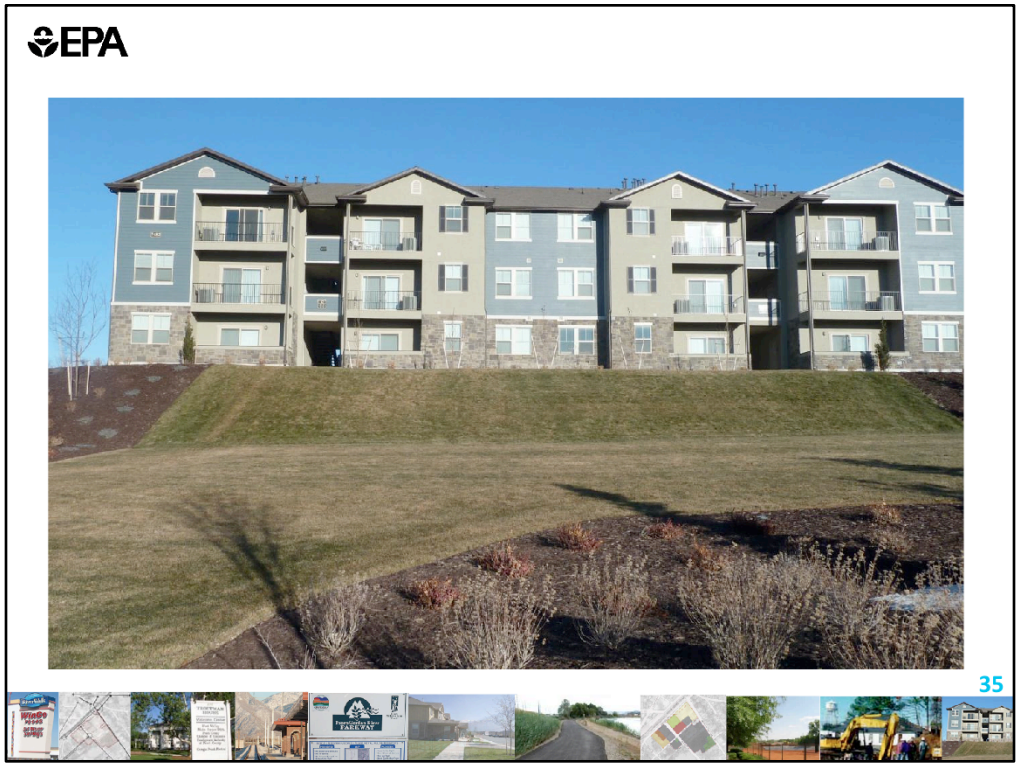
The majority of work at the Site has been completed and redevelopment is underway on both operable units. Bingham Junction has become the thriving mixed-use development we envisioned.

One of the most impressive on-site projects is the View 72 Corporate Center. The 90- acre View 72 Corporate Center is the largest class A office park in Utah.



As the first tenant of the office park, FLSmidth began operating from Gold and Silver LEED-certified office buildings on the Site in September 2010.

To increase accessibility to the park and other commercial and residential areas of the Site, construction of a Utah Transit Authority light rail station and a light rail track were completed in the summer of 2011.



The final portion of the remedy involved riparian restoration along the Jordan River and improvements along the parkway, which was completed by September 2011. The revitalized area provides the community with enhanced access to the Jordan River. The end result is a large scale, mixed-use development that incorporates major retail and office space as well as housing for Midvale City.



The Bingham Junction project has resulted in approximately 600 jobs, $1.5 million in annual property tax revenues and a $131 million increase in the value of the Site property. This reuse is protective, sustainable and benefits local citizens. Ground water monitoring is expected to continue and is being coordinated with the ongoing development.



A lot of people worked really hard to get this site to where it is today. In particular, we could not have done it without the TAG group (Citizens for a Safe Future for Midvale), Littleson, Inc. UDEQ and EPA.



For More Information

Please feel free to contact me with questions, however, I am not the technical expert on the remedy. Fran Costanzi may be able to assist you with specific questions about the site.

EPA

Fort Valley, USA

"Life After a Superfund Site"

Honorable John Stumbo
Mayor of Fort Valley, GA

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Downtown Fort Valley USA

Home to Blue Bird Bus Company, Fort Valley State University and 9,000 wonderful people!

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EPA Once upon a time.....

- Good people did a bad thing in our community!
- Superfund Site Designation!

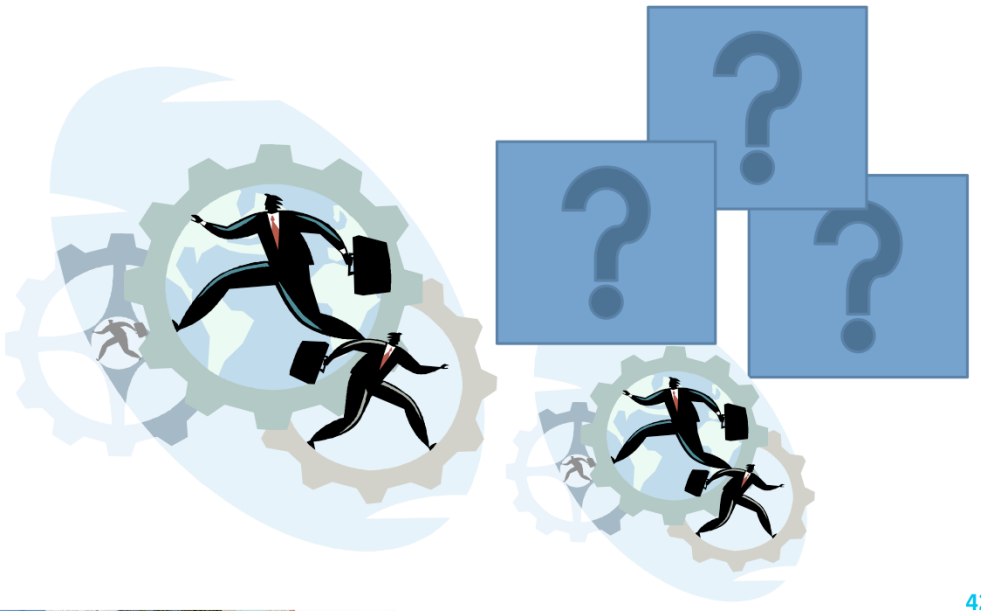


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Now what??????



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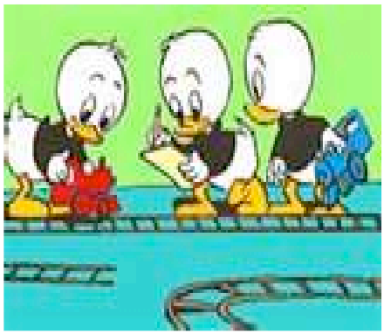
Only the train tracks separate the Superfund site from our downtown!



Community Choices



OR

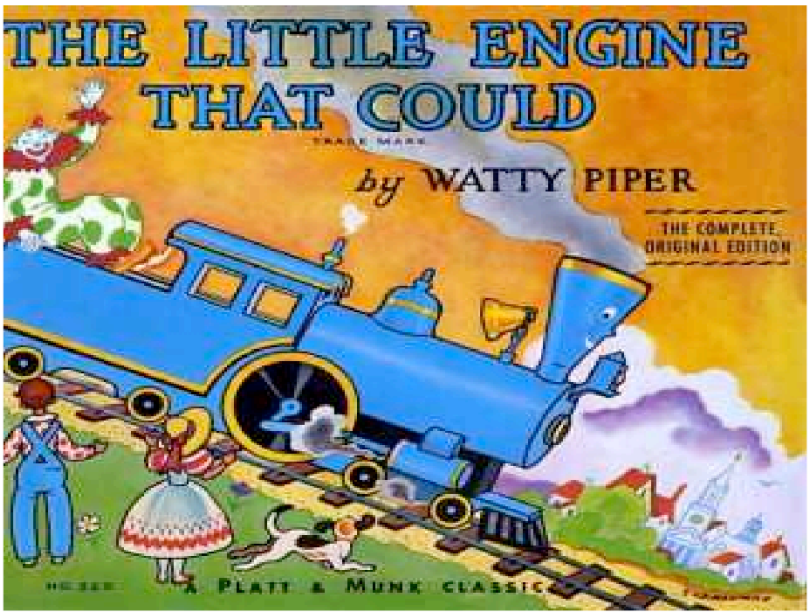


Ignore what lay beyond those tracks

Make plans to return the area to the community!



EPA


THE LITTLE ENGINE THAT COULD
by WATTY PIPER
THE COMPLETE ORIGINAL EDITION
A PLATT & MUNK CLASSIC

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EPA



Thomas Public Library



Troutman House

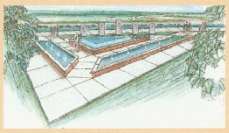


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LIFE AFTER A SUPERFUND SITE









WOOLFOLK CHEMICAL WORKS
SUPERFUND SITE REDEVELOPMENT
EPA REGION 4, FORT VALLEY, GEORGIA
FORTVALLEYUSA.COM

PREPARED BY
ADAMS and DAY
ARCHITECTS, A.I.A., P.C.

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How SRI Can Help

- Outreach
- Community Support
- Ready for Reuse Determinations
- Regional experts



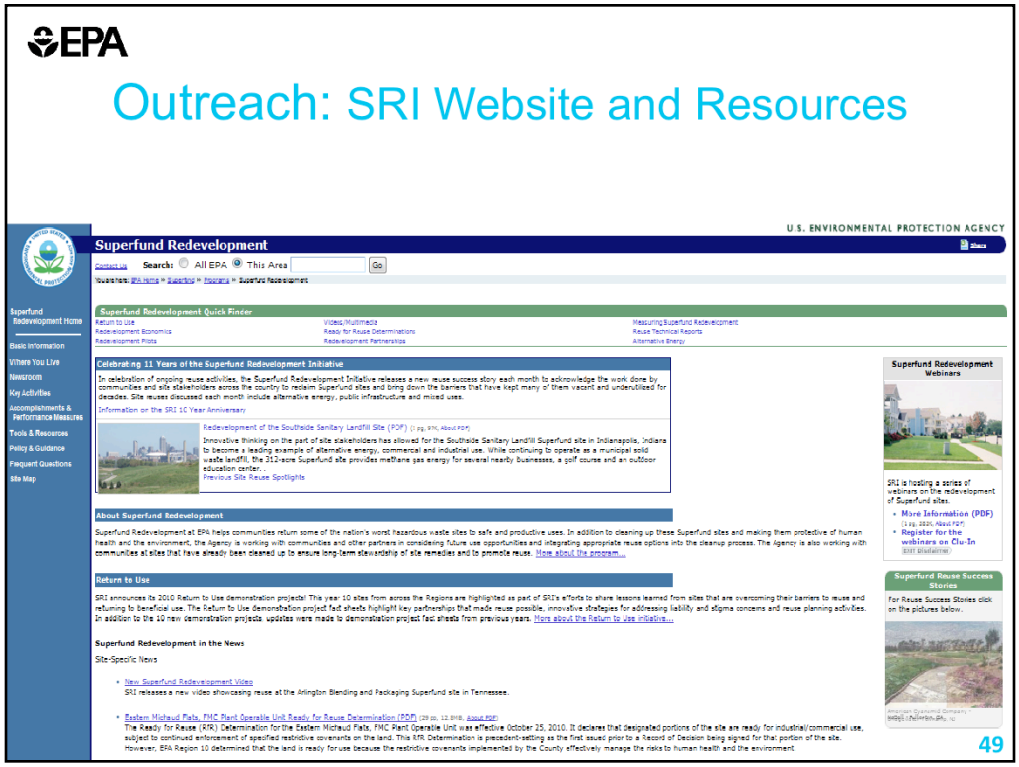
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Thank you for those great stories!

To conclude, I'd like to offer a numbers of tools that SRI provides for getting started with reuse.

SRI has a diverse range of reuse support tools and resources available that can support smart growth-related outcomes. Our website provides information about all these resources. Because we don't have much time left, I'd like talk just briefly about a few of these.

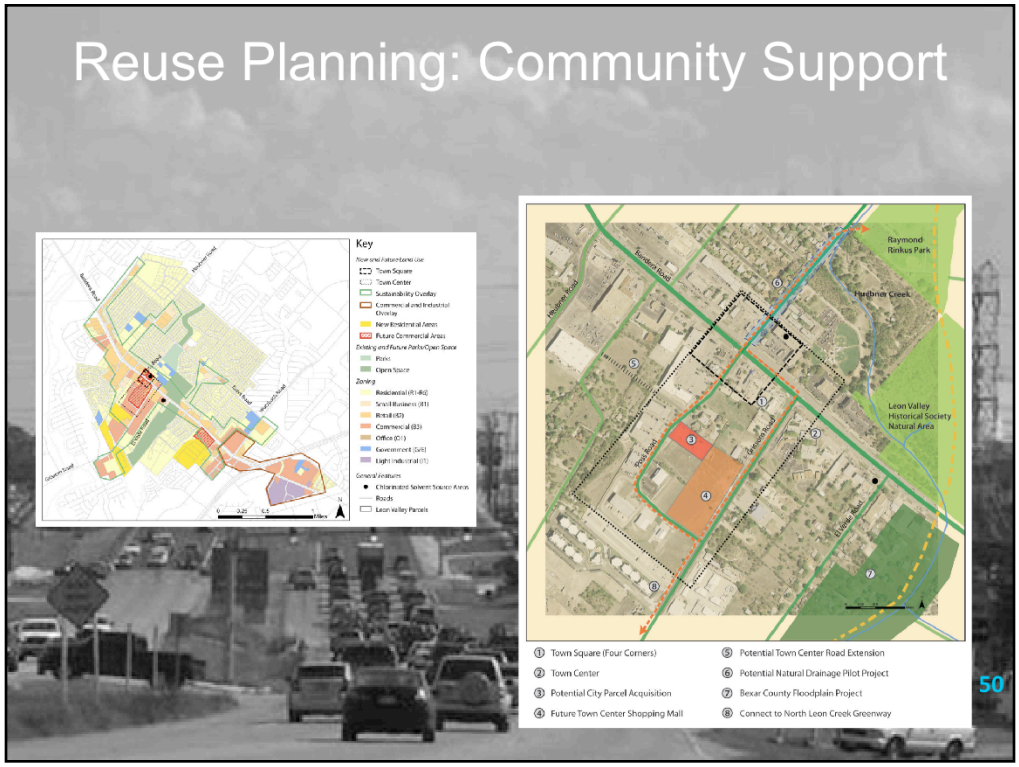


Outreach: SRI Website and Resources

Communication is key. SRI's website is the hub for most of our reuse support tools. In addition to hosting fact sheets and case studies, the website hosts SRI's series of reuse videos and additional information and reuse-related resources.

If a site has been successfully reused, we make sure that its story is available as a resource for others working to return sites to use. To spread the word, we develop fact sheets, case studies, videos and brochures and regularly update the SRI website.

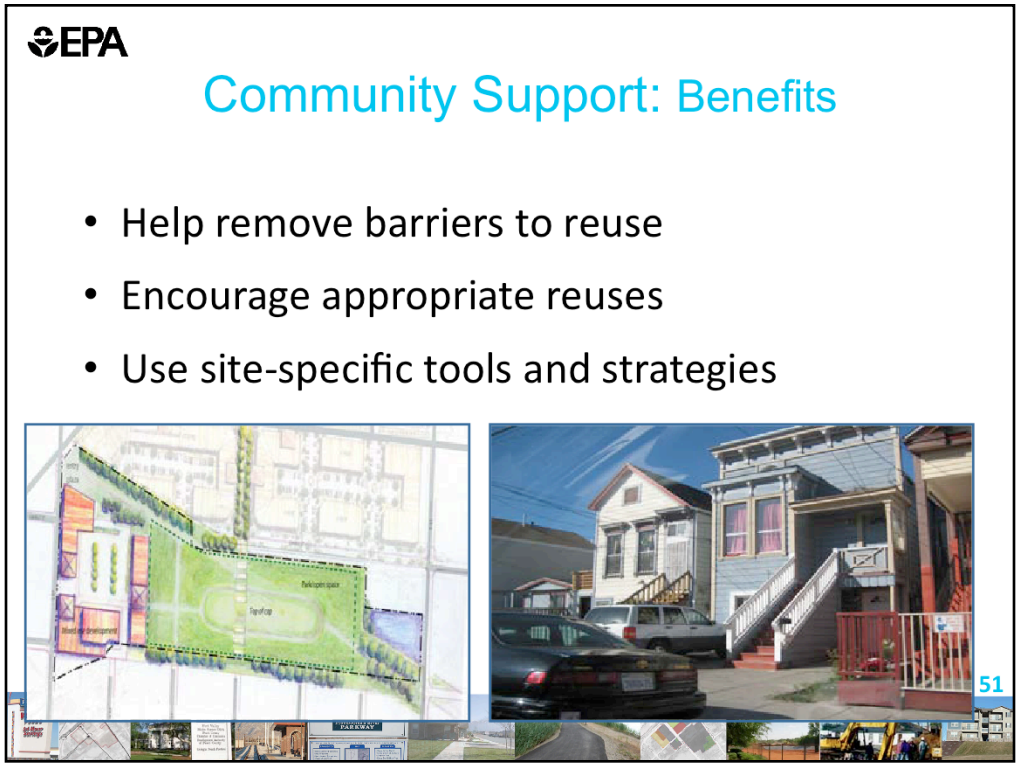
These materials include comprehensive, in-depth case studies for those interested in a detailed understanding of how reuse processes have worked from start to finish. We have one for Midvale Slag, the site that Mayor Seghini just spoke about. We also have reports on the recreational reuse of the H.O.D. Landfill site in Illinois, solar energy facilities at the Aerojet General Corporation site in California, mixed-use redevelopment at the MDI, Inc. site in Texas, recreational reuse and ecological restoration of the Milltown Reservoir Sediments site in Montana and recreational reuse at the Former Spellman Engineering site in Florida that is used by a school for athletic fields.



Reuse Planning: Community Support

Through SRI's Community Support regional seed projects, we provide start-up funding for reuse planning at Superfund sites. Our Community Support information on the SRI website provides examples of the reports generated through reuse planning processes. I encourage you to look at those reports, and if you think a site in your community could benefit from EPA's help, there is a contact slide towards the end of this presentation that lists who you can call. As you'll see on the next slide, supporting communities can be a win-win for everyone.

(Pictured on this slide are maps and photographs from the reuse plan for the Bandera Road Superfund site, which is located in Leon Valley near San Antonio, Texas. Maps like these are instrumental in helping communities and EPA determine a site's reasonably anticipated future land use.)



Community Support: Benefits

Well-run, community-based reuse planning has the potential to dramatically improve community relations and the public's perception of the Agency; to streamline the cleanup process by clarifying a site's reasonably anticipated future land use and integrating that information with the site's cleanup plan; and to bring the Agency and communities together around more cost-effective remedies that produce the greatest long-term value for local communities.

SRI recognizes that there is no one-size-fits-all strategy to make reuse happen. Therefore, SRI offers several different types of community support resources to support reuse.

EPA

Ready for Reuse Determinations

- Are you wondering:
  - Is the site safe?
  - What did EPA do where?
  - What are the limitations for this site?
  - Where can I get all the key information in one place?
  - Is there something I can share with everyone that says this site is safe?



SRI Website:
http://www.epa.gov/superfund/programs/recycle
SRI Help Desk:
434.817.0470
Monday through Friday, 8 AM to 5 PM EST

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•**Ready for Reuse determinations**, or RfR determinations, can be an excellent tool. They are an environmental status report that says, in plain English, the uses a site can support and the limitations on reuse. Local governments have found them especially useful because it's a tool they can share with community at large that reassures everyone that EPA acknowledges that a site is ready to be returned to use. If you think a tool that answers the questions on this slide might be useful, be sure to talk to us.

EPA

Reuse Experts

Contact	States Served
John Podgurski (podgurski.john@epa.gov) 617-918-1296	Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, & Vermont
Gloria Sosa (sosa.gloria@epa.gov) 212-637-4283	New Jersey, New York, Puerto Rico, & Virgin Islands
Christopher Thomas (thomas.christopher@epa.gov) 215-814-5555	Delaware, District of Columbia, Maryland, Pennsylvania, Virginia, & West Virginia
Bill Denman (denman.bill@epa.gov) 404-562-8939 Jon Bornholm (bornholm.jon@epa.gov) 404-562-8820	Alabama, Florida, Georgia, Mississippi Kentucky, North Carolina, South Carolina, Tennessee
Tom Bloom (bloom.thomas@epa.gov) 312-886-1967	Illinois, Indiana, Michigan, Minnesota, Ohio, & Wisconsin
Casey Luckett Snyder (luckett.casey@epa.gov) 214-665-7393	Arkansas, Louisiana, New Mexico, Oklahoma, & Texas
Tonya Howell (howell.tonya@epa.gov) 913-551-7589	Iowa, Kansas, Missouri, & Nebraska
Fran Costanzi (costanzi.frances@epa.gov) 303-312-6571	Colorado, Montana, North Dakota, South Dakota, Utah, & Wyoming
Gary Riley (riley.gary@epa.gov) 415-972-3003	Arizona, California, Hawaii, Nevada, American Samoa, & Guam
Tim Brincefield (brincefield.timothy@epa.gov) 206-553-2100	Alaska, Idaho, Oregon, & Washington

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Each Region has an SRI Coordinator who can answer site-specific questions and direct you to more information that may be helpful to getting started with redevelopment. These are also the right contacts for learning more about regional seed opportunities in your community. Please don't hesitate to be in touch with these folks!

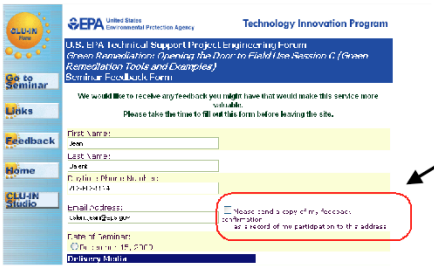


And you are also welcome to be in touch with Frank or I at headquarters. Thank you very much for your time today and thanks very much to Mayor Seghini and Mayor Stumbo for their time today and for sharing their stories with us!

We will now take questions for me or Mayor Stumbo.

Resources & Feedback

- To view a complete list of resources for this seminar, please visit the **Additional Resources**
- Please complete the **Feedback Form** to help ensure events like this are offered in the future



Need confirmation of your participation today?

Fill out the feedback form and check box for confirmation email.

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