

PNC Bank Branch (Former Aladdin Cleaners & Laundry, Inc)
Birmingham, Jefferson County, Alabama
ADEM VCP Site #: 461-073-25046

Fact Sheet

An initial Voluntary Property Assessment Report and Environmental Covenant have been found to be technically adequate by the Alabama Department of Environmental Management (ADEM) for **PNC Bank Branch (Former Aladdin Cleaners & Laundry, Inc)** in Birmingham, Alabama. This fact sheet has been prepared to briefly advise the public of the principal legal and policy issues of the VCP.

I. VCP PROCESS

The VCP provides a mechanism for the implementation of a cleanup program that encourages applicants to voluntarily assess, remediate, and reuse rural and urban areas of actual or perceived contamination. The program does not relieve any “responsible person” for the liability for administrative, civil, or criminal fines or penalties which are otherwise authorized by law and imposed as a result of the illegal or unpermitted disposal of solid waste, hazardous waste, hazardous constituents, hazardous substances, petroleum products, and/or pollutants to the land, air, or waters of the State on an identified property. The program is designed to expedite the voluntary cleanup process and has been designed for entry at any stage of the cleanup process as long as all applicable criteria have been met up to the point of entry.

II. PROCEDURES FOR REACHING A FINAL DECISION

ADEM is proposing to issue for the PNC Bank Branch (Former Aladdin Cleaners & Laundry, Inc) an Environmental Covenant for the site remediation. The Voluntary Property Assessment Report and Environmental Covenant include a proposal for the implementation of institutional controls by placing an environmental covenant on the subject property that prohibits the use of groundwater for potable water supply or irrigation purposes and the use of the site shall be limited to commercial/industrial activities (i.e., residential housing, schools, daycares, hospitals, etc. shall be prohibited).

ADEM Admin Code R. 335-15-6-.02 requires that the public be given a 30-day comment period from the date of the notice. The comment period will begin on November 5, 2025 which is the date of publication of the public notice in major local newspaper(s) of general circulation and will end on December 5, 2025.

All persons wishing to comment on any of the conditions of the VCP Remediation should submit their comments in writing to ADEM, Permits and Services Division, 1400 Coliseum Blvd. (Zip 36110). P.O. Box 301463 (Zip 36130-1463) Montgomery, Alabama, ATTENTION: Mr. Russell Kelly. Written comments on the VCP activities should be submitted to ADEM and be received by December 5, 2025.

ADEM will consider all written comments received during the comment period while making a final decision on this issue. When ADEM makes its final decision, notice will be given to the

applicant and each person who has submitted written comments or requested notice of the final decision.

III. FACILITY DESIGN

Bullock Environmental LLC has completed site investigation activities under the VCP at the PNC Bank Branch (Former Aladdin Cleaners & Laundry, Inc) located at 1668 Montclair Road, Birmingham AL. Currently the subject property consists of a PNC Bank Branch with a parking lot and paved surroundings. Bullock Environmental LLC proposes to implement institutional controls through an environmental covenant to restrict the use of groundwater for potable or irrigation purposes from or on the site and the site shall be limited to commercial/industrial activities (i.e., residential housing, schools, daycares, hospitals, etc. shall be prohibited.

IV. TECHNICAL CONTACT

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