

Presbyterian Manor Birmingham, Alabama

ADEM VCP Site: 461-073-25013

Fact Sheet

A Voluntary Cleanup Program (VCP) Voluntary Cleanup plan has been found to be technically adequate by the Alabama Department of Environmental Management (ADEM) for the Presbyterian Manor site. The applicant is Steele Presbyterian LLC . 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

The ADEM is proposing to issue Steele Presbyterian LLC, a final decision for the site remediation.

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 December 10, 2025, which is the date of publication of the public notice in major local newspaper(s) of general circulation and will end on January 11, 2026.

All persons wishing to comment on any of the conditions of the VCP Remediation should submit their comments in writing to the Alabama Department of Environmental Management, 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 the Alabama Department of Environmental Management and be received by 5:00 p.m. on January 11 , 2026.

ADEM will consider all written comments received during the comment period while making a final decision on this issue. When the Department 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

Steele Presbyterian, LLC. has completed Site Investigation activities under the VCP program at Presbyterian Manor site located at 926 and 937 Overton Avenue , Birmingham Jefferson County, Alabama 36830. The site consists of 1.616 acres. The site is located at 33°34'34."N and 86°46'47.92"W

The contaminants found on the site are the following examples: PCE's in groundwater and soil gas, iron, arsenic, manganese benzene and ethyl acetate. Under ADEM's recommendation the contaminates have been delineated. The site is currently filled with standing residential buildings which have stood there since 1984. Prior to the construction the area was used by the Boyles Public School as a lunchroom in the 1950s. Before this time period it was undeveloped.

IV. TECHNICAL CONTACT

Jackson Jones, Project Manager Redevelopment Section Industrial Hazardous Waste Branch Land Division Alabama Department of Environmental Management 1400 Coliseum Boulevard (Zip 36110) P.O. Box 301463 (Zip 36130-1463) Montgomery, Alabama (334) 279-3047