

## **THE PROBLEM**

The City acquired the former Rotunda Nursing Home, located at the northwest corner of Lovers Lane and Osage Road, due to non-payment of taxes in 2008. The original central structure and three wings were constructed between 1968 through 1973, and it was a common building practice to use asbestos during that timeframe.

In 2010, the Environmental Protection Agency (EPA) performed a site assessment of the Rotunda facilities and detected asbestos containing materials in the textured walls and ceilings and flooring. The adverse health effects of exposure to occupational asbestos are well-documented and are known to cause severe diseases in certain individuals who have been exposed.

The facilities have been vacant for 20 years and have been deemed unsafe by structural engineers. The continued deterioration has contributed to the “eyesore” of what remains of the Rotunda. However, since the facility cannot be demolished and the site re-purposed until the asbestos is properly abated and disposed of. The estimated cost to accomplish that is \$470,000 – a large sum that the City lacks the resources to devote to it. The City has determined that it is no longer economically feasible to consider rehabilitation and re-use of the existing structures.

The EPA Brownfields Cleanup Grant program will provide up to 75% of the costs to rid the City of the Rotunda. The City has identified three cleanup alternatives:

1. Do Nothing – maintain status quo, which is not a solution to the problem.
2. Abatement and disposal of the asbestos containing materials and demolition of the remainder of the structures.
3. Abatement by wet demolition and disposal.

More details on these alternatives can be found in the Draft Analysis of Brownfields Cleanup Alternatives (ABCA) document.