

# Memorandum



CITY OF DALLAS

DATE June 6, 2023

TO Honorable Chair Blackmon and Members of the Environment & Sustainability Committee

SUBJECT **Update on Hensley Field Redevelopment and Remediation**

The United States Navy leased the property now known as Hensley Field from the City of Dallas in 1949 to operate Naval Air Station Dallas. The Navy closed Naval Air Station Dallas in 1999 and returned Hensley Field to Dallas with environmental contamination on the property. The City filed a lawsuit in 2001 over the contamination and the City and Navy entered a settlement agreement in 2002 ("Settlement Agreement"). Under the terms of the Settlement Agreement, the Navy was required to remediate the property and groundwater to unrestricted residential standards within 15 years.

The Navy's deadline to complete the remediation passed in 2017, and the remediation is still not complete. In addition, the Navy has informed the City that per-and polyfluoroalkyl substances ("PFAS"), are on the property. Further investigations by the Navy have confirmed the presence of PFAS in the soil and groundwater.

Though the Navy did not meet its deadline, the City is exploring a path forward to safely redevelop the site. At the Navy's request, the City funded and created a Master Redevelopment Plan ("Redevelopment Plan"). The City Council approved the Redevelopment Plan on December 14, 2022. The City is ready to begin selecting a developer to start redevelopment.

The City is also negotiating an amendment to the Settlement Agreement with the Navy in an attempt to reach a long-term resolution that will govern the remaining remediation and future redevelopment of Hensley Field. The negotiations are ongoing, and Navy technical staff and members of the Navy's legal team have weekly meetings with the City's legal and technical staff to discuss the City's proposed long-term resolution.

Should you have any questions, please contact the City Attorney's Office.

A handwritten signature in black ink, appearing to read 'Carl Simpson'.

Carl Simpson  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizor Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors