



LATE ITEM - VI.A.2. MOTION

Director Lamson:

The Pease Development Authority (“PDA”) Board of Directors authorizes Lonza Biologics, Inc. (“Lonza”) to relocate an additional 81 cubic yards of chlordane impacted soil from the café expansion project at 101 International Drive to the Iron Parcel soils management area at 70/80 Corporate Drive, both part of the Lonza leasehold, without otherwise triggering the rent escalation provisions of Article 4.B of the lease agreement between the PDA and Lonza; all in accordance with the memorandum of Jared Sheehan, Environmental Compliance Manger, dated June 13, 2023, attached hereto.

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Memorandum

To: Paul E. Brean, Executive Director 
From: Jared Sheehan, Environmental Compliance Manager 
Date: June 13, 2023
Subject: 101 International Drive – Lonza Biologics Café Expansion Soil

Last October, the PDA Board of Directors approved the relocation of 25 cubic yards of chlordane impacted soil from the Lonza Biologics café expansion project at 101 International Drive to the Iron Parcel soils management area at 70-80 Corporate Drive. While these areas have distinct street addresses, they are part of the single Lonza leasehold lot. In March 2023, the PDA Board approved an additional 75 cubic yards of potential impacted chlordane soil associated with the drain and sewer line replacement to be relocated in the same manner as the October 2022 approval. These Board approves allowed the soils to be relocated from 101 International Drive and capped at 70-80 Corporate Drive without triggering a requirement in the lease that rent be paid in full on those areas of the Iron Parcel.

Lonza's contractors have subsequently finished relocating the utilities associated with the café project and have generated an additional 81 cubic yards of potential impacted chlordane soil. These additional soils were associated with the relocation of the grease trap for the café which was installed 6-feet deeper than originally planned.

PDA staff is supportive of moving the additional 81 cubic yards of soil from 101 International Drive to the soil management area at 70-80 Corporate Drive. The total amount of soils transferred for the café project to the Iron Parcel soil management area will be 181 cubic yards. These soils will be isolated and covered with a geotextile fabric and capped with three feet of clean fill, consistent with soils management in other areas of Pease.

At the June 15th Board meeting, please seek Board approval to relocate an additional 81 cubic yards of potentially impacted soil from the café expansion project at 101 international Drive to the Iron Parcel soil management area, without triggering the rent escalation provisions of Article 4.B of the lease agreement between the PDA and Lonza.