

**SUMMARY OF NOTICE OF
INTENT TO REDEVELOP A BROWNFIELDS PROPERTY**
Brownfields Property Name: Days Inn & Motel 6 II
Brownfields Project Number: 29043-25-032

Pursuant to the North Carolina Brownfields Property Reuse Act (the “Act”) authorized by North Carolina General Statutes (NCGS) § 130A-310.30 through 130A-310.40, and specifically pursuant to NCGS § 130A-310.34, JPI Real Estate Acquisition II, LLC, as Prospective Developer, has filed with the North Carolina Department of Environmental Quality (“DEQ”) a Notice of Intent to Redevelop a Brownfields Property (“Brownfields Property”) located at 3438, 3454/56 & 3460 Hillsborough Road, Durham, Durham County. The Brownfields Property, which is the former site of a vacant warehouse and two motels, consists of 12.62 acres. Environmental contamination exists on the Brownfields Property in soil, groundwater, exterior soil gas, and sub-slab vapor. JPI Real Estate Acquisition II, LLC has committed itself to redevelop the Brownfields Property for no uses other than high density rental residential with “set aside” requirements for income restricted/affordable housing as defined in subparagraph 8.a.ii of the Brownfields Agreement, for rent-only townhomes, retail, restaurant, recreational, and parking uses, and, subject to DEQ’s prior written approval, other commercial uses. The Notice of Intent to Redevelop a Brownfields Property includes: (1) a proposed Brownfields Agreement between DEQ and JPI Real Estate Acquisition II, LLC, which in turn includes (a) a map showing the location of the Brownfields Property, (b) a description of the contaminants involved and their concentrations in the media of the Brownfields Property, (c) the above-stated description of the intended future use of the Brownfields Property, and (d) proposed investigation and remediation; and (2) a proposed Notice of Brownfields Property prepared in accordance with NCGS § 130A-310.35.

The full Notice of Intent to Redevelop a Brownfields Property may be reviewed at the Durham County Main Public Library, 300 N. Roxboro Street, Durham, NC 27701 by contacting Claudia Aleman at 919-560-0116 or at caleman@dconc.gov; or at the offices of the N.C. Brownfields Redevelopment Section, 217 West Jones Street, Raleigh, NC or by contacting Shirley Liggins at that address, at shirley.liggins@deq.nc.gov, or at (919) 707-8383. The full Notice of Intent to Redevelop a Brownfields Property may be reviewed online at the DEQ public record database, Laserfiche, by entering the project number **29043-25-032** into the search bar at the following web address:

<https://edocs.deq.nc.gov/WasteManagement/>

The Act requires a public comment period of at least 30 days. The first day of public comment is defined as the day after which all of the following public notice tasks have occurred: the date this Notice is: (1) published in a newspaper of general circulation serving the area in which the Brownfields Property is located; (2) conspicuously posted at the Brownfields Property; and (3) mailed or delivered to each owner of property contiguous to the Brownfields Property. Written public comments may be submitted to DEQ within 30 days after the public comment period begins. Written requests for a public meeting may be submitted to DEQ within 21 days after the public comment period begins. These periods will start no sooner than **November 24, 2025**, and will end no sooner than the later of: 1) 30 and 21 days, respectively, after that; or 2) 30 and 21 days, respectively, after completion of the latest of the three (3) above-referenced tasks, if such completion occurs later than the date stated herein. All public comments and public meeting requests should be addressed as follows:

Bruce Nicholson, Chief
Brownfields Redevelopment Section
Division of Waste Management
NC Department of Environmental Quality
1646 Mail Service Center
Raleigh, North Carolina 27699-1646