

## **Brief on the Waste Management section of the proposed FCIA**

In the Spring of 2013, the Cayman Islands Government (CIG) and Dart Realty Cayman Ltd. (DRCL) were in negotiations to develop a waste management solution for Grand Cayman as part of the proposed ForCayman Investment Alliance (FCIA). Although some of the technical details had yet to be resolved, the general context of the waste management section of the agreement had been settled.

The FCIA called for DRCL to provide to CIG a new Waste Management Facility (WMF) that included the following:

- a 42 acre landfill with the first two landfill cells lined and ready to receive waste,
- leachate collection and treatment facility,
- administration building,
- facilities for all waste management equipment and staff,
- a public drop off amenity,
- cleared and filled areas for:
  - waste tire management,
  - scrap metal processing,
  - end of life vehicle processing,
  - a recycling facility, and
  - a construction and demolition debris recycling facility.

The two proposed lined cells had the capacity to contain Municipal Solid Waste generated over approximately four years at current rates of waste diversion, which accounts for waste that is recycled or shipped off-island but excludes Waste to Energy. Also included in the total site area of 110 acres was space for a future Waste to Energy facility. The planned WMF build-out had the capacity to serve the Municipal Solid Waste management needs of Grand Cayman for about 20 years without Waste to Energy, and for about 80 years if a Waste to Energy plant was built within five years of commissioning the WMF. The entire site was master-planned and was to be surrounded by a 200-ft vegetated buffer zone. The plan did not include relocation of any waste currently landfilled at George Town Landfill to the proposed new site in the district of Bodden Town.

DRCL had performed a site selection process in anticipation of an Environmental Impact Assessment. DRCL purchased the site, situated between two quarries in the eastern end of Bodden Town District, and had an Environmental Impact Assessment completed in consultation with the Environmental Advisory Board (EAB). The completed draft Environmental Statement found minimal impacts and therefore supported the project. In addition, an independent

report prepared by CIG consultant CDM Smith was generally in favour of, and did not identify any challenges to, the WMF proposal and the remediation of the George Town Landfill. The 110 acre site and WMF ownership would have been transferred to the CIG in exchange for the approximate 70 acre GTLF site. The approximate \$US 40 million cost to DRCL for the provision of this facility was to be recovered via duty or other CIG concessions on Dart's future development costs in Grand Cayman.

With regards to the GTLF site, DRCL's proposal was to remediate the site to minimize further environmental impacts and make the site safe for public use. The planned remediation process included capping the site, managing leachate and landfill gas, and monitoring the site for at least 20 years to ensure that the remediation works were performing in accordance to Florida environmental standards. The details of the remediation plans had not been completed since the field work of an environmental investigation had yet to be performed. It is estimated that the remediation works would involve a capital expenditure of \$US 26 million to \$US 34 million and DRCL was not going to recover this expense. Once stabilized and suitable for public use, the landfill mound would have been developed into public recreational green space or parkland.