

Targeted Brownfields Assessments in Alaska

State and Tribal Response Program Workshop 2014
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Targeted Brownfields Assessments (TBAs)

- This is a service provided by EPA, not a grant, so no funding is awarded
- Environmental consultants already under contract with EPA
- TBA requests are accepted on an on-going basis
- Value of a TBAs range from \$8,000 to \$75,000



TBAs are Customized

- TBA projects are customized to meet the Stakeholders' needs
- End goals need to be considered in planning process
- Stakeholders are involved throughout the process
 - Scoping
 - Review of Sampling Plans
 - Cleanup criteria selection
- Coordinates extensively with the Alaska Department of Environmental Conservation
- Will also work closely with local Tribal Response Program

TBAs can include:

- **Site Inventories**
- **Phase I Assessments – Do “environmental conditions” exist at a site? (“All Appropriate Inquiry”)**
- **Phase II Assessments – What is the nature and extent of the contamination? (sampling)**
- **Clean up Options & Cost Estimates**



Restrictions:

- The property can not be part of an NPL site
- The property can not be a Federal Facility or on Federally owned land (TBAs can be conducted at Formerly Utilized Defense sites)

TBAs--Criteria for Selection

- ✓ Public need and benefit
- ✓ Should have concrete plans for redevelopment
- ✓ Strong municipal/governmental commitment
- ✓ Mechanisms available for cleanup
- ✓ The site should be publicly owned

However, if the site is privately owned:

- Did the owner cause or contribute to the contamination?
- Is the owner unwilling or unable to conduct the assessment?
- Cost-sharing mechanisms are encouraged (provision of in-kind services, reduction of purchase price, commitment to contribute towards site clean up)

Case Studies



Ekwok Site Inventory

- Conducted inventory of potential Brownfields Sites under TBA program
- Identified various categories of sites
- Provided references to programs that could possibly assist with site cleaning ups



Toksook Bay



- City of Toksook Bay requested an assessment of a site on the “apron” area of the old airstrip.
- Originally a vacant property, next to AK National Guard Armory (in background). Property was also used to store snow machines and ATVs.
- While there is no record of releases of contaminants, the community wanted to be certain that the site was clean
- TBA results showed no contamination, so construction was able to place

Joseph Guy Community Center Kwethluk

- Building burned in 2004
- Community wants to rebuild, but is concerned over potential hazardous substances that may exist due to the fire
- EPA sampled the soil beneath the building and possibly some of the remaining materials on site.
- Using the TBA sampling data, ADEC was able to move forward with clean up activities



Tazlina-Old Copper Valley School

- Native Village of Tazlina requested EPA to conduct a TBA
- Former school
- Burned down in the 1970s, but much of the debris remained on site
- Attractive nuisance and an eyesore



Tazlina-Old Copper Valley School

The main environmental problem was widespread asbestos at the site.

Given the magnitude of the asbestos contamination the TBA coordinator contacted the EPA Emergency Response Program.

The asbestos presented an “imminent and substantial endangerment” to human health.



Tazlina-Old Copper Valley School

- The EPA Emergency Response Program issued an Order to the property owner which required them to clean up the property.
- EPA oversaw this work.
- The site was cleaned up in 2013.
- The Native Village of Tazlina, through their TRP, was able to keep the community informed throughout the process.



Tazlina-Old Copper Valley School



To Apply:

Complete a TBA questionnaire and send to:

**Joanne LaBaw
US EPA Region 10 (ECL-112)
1200 Sixth Ave., Suite 900
Seattle, WA 98101**

Or e-mail to labaw.joanne@epa.gov

**TBA questionnaires may also be found on the
[EPA Region10 Brownfields](#) website**