

# Brownfields In Alaska



## Alaska Tribal Conference on Environmental Management

Mary Goolie

EPA Brownfields Project Manager

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# Presentation Roadmap

- ❖ What isn't and is a Brownfield
- ❖ Federal Definition of a Brownfield
- ❖ Expansion, Reuse, and Redevelopment
- ❖ Assistance for Addressing Brownfields
- ❖ ADEC State Response Program
- ❖ Contacts

# What is not a Brownfield?

- ≠ A site without an enhanced or new use
- ≠ Sites with potentially responsible parties that don't meet the federal definition of a Brownfield
- ≠ Sites listed or proposed for the National Priorities List (NPL);
- ≠ Sites an administrative order under CERCLA;
- ≠ Sites under the jurisdiction, custody, or control of the US

# What is a Brownfield?

- ✓ real property
- ✓ perceived or actual contamination
- ✓ enhanced or new use exists
- ✓ meets the federal definition of a brownfield
- ✓ “mine-scarred lands”;
- ✓ property contaminated by “controlled substances” (e.g., meth labs);
- ✓ Petroleum contamination



# Federal Definition of Brownfields

Defined as “real property, the expansion, redevelopment, or reuse of which may be complicated by the *presence or potential presence* of a hazardous substance, pollutant, or contaminant.”

-----**Why Does It Matter?**-----

Funding depends on meeting the definition.

# What does expansion, reuse, or redevelopment really mean?

- ❖ Building for a public good, e.g. schools, community center, housing
- ❖ Greenspace – community gardens, trails, parks, subsistence and cultural spaces
- ❖ Transportation
- ❖ Business creation
- ❖ It is not just for industrial parks or tax base creation...

# Why address brownfields?

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- ❖ Studies estimate >400,000 brownfields nationally
- ❖ The cleanup & reuse of properties helps with:
  - ❖ -Environmental concerns – cleans up contaminated or potentially contaminated property
  - ❖ -Social concerns – removes community eyesores or blight on cultural resources
  - ❖ -Economic concerns – brings unused or underutilized property back into use, helping with revenue
  - ❖ -Prevention of future brownfields creation – recycles land, reducing need for use of existing greenspace

# Types of Brownfield Assistance:

- ❖ Targeted Brownfields Assessments – assistance provided by EPA and not a grant
- ❖ Assessment, Revolving Loan Fund, and Cleanup Grants
- ❖ Environmental Workforce Development Job Training Grants
- ❖ Area Wide Planning Grants
- ❖ Response Program Grants – Capacity Building
- ❖ Other Technical Assistance Support - EPA Technical Assistance to Brownfields Grantee - CCLR



# Types of Assistance

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## Targeted Brownfields Assessment Assistance and not a grant

- ❖ Activities: Investigating site history, sampling suspected environmental contaminants, building an inventory of potential brownfields, prioritizing sites, community involvement, cleanup and future reuse planning Clean up Options & Cost Estimates
- ❖ Joanne LaBaw (Region 10) contact at:  
(206) 553-2594 or [labaw.joanne@epa.gov](mailto:labaw.joanne@epa.gov)



# Types of Assistance

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- ❖ Competitive Brownfield Cooperative Agreements/Grants:
  - ❖ Assessment, Revolving Loan Fund, Cleanup
  - ❖ Environmental Workforce Development Job Training
  - ❖ Area Wide Planning

# The Competitive Grants

## Who Is Eligible to Apply?

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- ✓ Federally Recognized Tribes not located in Alaska
- ✓ Metlakatla Indian Community –reservation
- ✓ Alaska Native Village Corporations
- ✓ Alaska Native Regional Corporations
- ✓ Local Governments
- ✓ Land Clearance/Quasi-Governmental Entities
- ✓ State Legislated Government Entities
- ✓ Regional Councils of Government
- ✓ Redevelopment Agency –under Tribe/State
- ✓ States
- ✓ Nonprofit Organizations (Cleanup/Job Training Only)

# The Competitive Grants - Brownfields Grant Conditions

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- ❖ Administrative Costs Not Funded (i.e. indirect)
- ❖ Grant & Loan Recipients May Not Be a Superfund Potentially Responsible Party  
or
- ❖ Viable Owner Responsible for Petroleum Release

# The Competitive Grants ...

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- ❖ Approximately \$60 Million will be available – depending on national budget
- ❖ 25% of funds to petroleum contaminated sites
- ❖ Deadline for submission of Assessment and Cleanup grant applications is December 20, 2016
- ❖ Application Guidelines available online at [www.epa.gov/brownfields](http://www.epa.gov/brownfields)



# Types of Assistance You Need **Assessment** Work if...

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- ❖ a site investigation is needed to complete the history of activities;
- ❖ previous sampling indicated environmental contaminants;
- ❖ an inventory of potential brownfields is necessary to identify all the potential threats
- ❖ prioritizing sites will assist in meeting community needs and targeting limited resources
- ❖ it is time to develop formal community involvement plans for site cleanup and future reuse.



# Types of Assistance You Need **Cleanup** Work if...

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- ❖ it is time to develop formal community involvement plans for site cleanup and future reuse.
- ❖ the site warrants a cleanup and selection of a method in sync with the future use.
- ❖ the site is ready for actual remediation
- ❖ monitoring or confirmation sampling is required to determine the effectiveness of the cleanup

# Types of Assistance

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- ❖ Non-Competitive Brownfield Cooperative Agreements/Grants:
  - ❖ Capacity Building
    - ❖ 128(a) State and Tribal Response Program

# Capacity Building State & Tribal Response Program

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- ❖ What is it for?
  - ❖ To “establish and enhance” a response program
- ❖ Who is eligible?
  - ❖ Any federally recognized Indian tribe
  - ❖ States
- ❖ Is it a competition?
  - ❖ No, it's a non-competitive application, but sharing it with 50 states, other tribes, and territories

# Response Program – What can you do with the funding?

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- ❖ Primary Purpose: to “establish or enhance” a response program
  - ❖ States and Tribes define their “response program”
  - ❖ Allowable activities are broad and include:
    - ❖ Hiring staff, developing regulations, ordinances, plans, outreach, community involvement, training, etc.

# Response Program - Requirements for funding

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- ❖ Eligible tribes willing to develop a response program that includes:
  - ❖ taking steps to meet the “four elements”
  - ❖ establish and maintain a “public record” by end of first year of funding to qualify for additional funding.
- ❖ Cooperative Agreement reporting requirements.
- ❖ No Cost Share requirement.



# Response Program – The Four Key Elements

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1. Timely survey and inventory of brownfields sites
2. Oversight and enforcement authorities or other mechanisms, and resources, that are adequate to ensure that a response action will protect human health and the environment, be completed in accordance with federal law; and that the tribe can take the necessary response activities, if needed

# Response Program – The Four Key Elements (cont.)

3. Mechanisms and resources to provide meaningful opportunities for public participation, including access to documents, and a mechanism by which a person can request a site assessment and the tribal official can respond to the request
  4. Mechanisms for approval of cleanup plans & cleanups are complete.
- and of course the Public Record

# Response Program - The “Public Record”

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- ❖ To continue to receive funding, the tribe must establish and maintain a “public record” which is a record of sites at which...
  - ❖ response actions have been completed in the previous year and are planned to be addressed by the tribal program in the upcoming year
  - ❖ And that identifies whether or not the site, on completion of the response action, will be suitable for unrestricted use and, if not, identifies the institutional controls relied on in the remedy.

# Types of Assistance

You Need **Capacity Building** work if...

- ❖ You are a federally recognized tribe(s) and have a large number of contaminated sites to address;
- ❖ an inventory of potential brownfields is necessary to identify all the potential threats;
- ❖ prioritizing sites & managing data and formalize public participation is required;
- ❖ developing enforcement authorities, drafting ordinances will prevent future contamination



# Alaska EPA Brownfields Environmental Workforce Development Job Training Programs

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- ❖ EWDJT Grantee Zender Environmental
  - ❖ Dr. Lynn Zender, [lzender@zendergroup.org](mailto:lzender@zendergroup.org)
  - ❖ April Reed-McCoy, [areed@zendergroup.org](mailto:areed@zendergroup.org)
- ❖ EWDJT Alaska Forum on the Environment
  - ❖ Kurt Eilo, [keilo@akforum.org](mailto:keilo@akforum.org)



# Types of Assistance

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- ❖ EPA Technical Assistance to Brownfields (TAB) Communities Program

- ❖ Ignacio Dayrit of CCLR Center for Creative Land Recycling

- ❖ <http://www.cclr.org/technical-assistance>

- ❖ [Ignacio.Dayrit@cclr.org](mailto:Ignacio.Dayrit@cclr.org)

- ❖ Blase Leven of Kansas State University TAB

- ❖ <https://www.ksutab.org/>

- ❖ [baleven@kstate.edu](mailto:baleven@kstate.edu)

# AK Assistance – ADEC State Response Program

Amy Rodman, 465-5368, [amy.rodman@alaska.gov](mailto:amy.rodman@alaska.gov)

Christy Howard, 465-5206, [christy.howard@alaska.gov](mailto:christy.howard@alaska.gov)

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- ❖ Provide technical assistance and training
- ❖ Provide regulatory guidance
- ❖ Provide grant assistance
- ❖ Provide community outreach assistance
- ❖ Provide contracted assessment and cleanup services
- ❖ Project oversight
- ❖ Manage state website of contaminated sites
- ❖ Coordinate with other state agencies
- ❖ Organize annual STRP gathering for information sharing

# Contacts

❖ Judith Leckrone Lee

EPA Assessment and Brownfield Unit Manager, R10 Office of Environmental Cleanup

[Leckrone-lee.Judith@epa.gov](mailto:Leckrone-lee.Judith@epa.gov)

❖ Susan Morales

EPA Brownfield Project Officer, R10 Brownfield Coordinator

[Morales.susan@epa.gov](mailto:Morales.susan@epa.gov)

❖ Terri Griffith

EPA Brownfield Project Officer, ARC Grant Competition Lead

[Labaw.joanne@epa.gov](mailto:Labaw.joanne@epa.gov)

❖ Veronica Henzi

EPA Brownfield Project Officer

[Henzi.veronica@epa.gov](mailto:Henzi.veronica@epa.gov)

❖ Ruth Williams

EPA Brownfield Program

[Williams.ruth@epa.gov](mailto:Williams.ruth@epa.gov)

Regional website – Search “R10 Brownfields”  
[\*\*http://yosemite.epa.gov/R10/CLEANUP.NSF/sites/bf\*\*](http://yosemite.epa.gov/R10/CLEANUP.NSF/sites/bf)

# Contacts

❖ Robert Tan

EPA Brownfield Project Officer, R10 EWDJT Job Training Lead

[Morales.susan@epa.gov](mailto:Morales.susan@epa.gov)

❖ Joanne LaBaw

EPA Brownfield Project Officer, Targeted Brownfield Assessment Coordinator

[Labaw.joanne@epa.gov](mailto:Labaw.joanne@epa.gov)

❖ Brandon Perkins

EPA Brownfield Project Officer

[Perkins.Brandon@epa.gov](mailto:Perkins.Brandon@epa.gov)

❖ Mary Goolie

EPA Brownfield Project Officer, R10 State and Tribal Response Program Lead

[Goolie.mary@epa.gov](mailto:Goolie.mary@epa.gov)

Regional website – Search “R10 Brownfields”

<https://www.epa.gov/brownfields/brownfields-and-land-revitalization-washington-idaho-oregon-and-alaska>





## **Brownfields in Alaska**

Amy Rodman  
DEC Contaminated Sites Program

Alaska Tribal Conference on Environmental  
Management  
October 25, 2016



# ROADMAP

- DEC Brownfields Element
- Brownfields Introduction & History
- DEC Brownfields Assessment & Cleanup

# DEC's Brownfields Element

- State & Tribal Response Program (STRP) grantee
- Program-wide element

Our roles:

- Provide technical assistance
- Maintain public database and map of Alaska's contaminated sites
- Conduct outreach to TRP's, city governments, general public
- DEC Brownfield Assessment and Cleanup (DBAC) service



**DEC Contaminated Sites Program**

# What is a Brownfield?

1. Property (land/building or both)
2. Actual or suspected contamination
3. Reuse/redevelopment plan
4. No responsible party
5. Not privately-owned







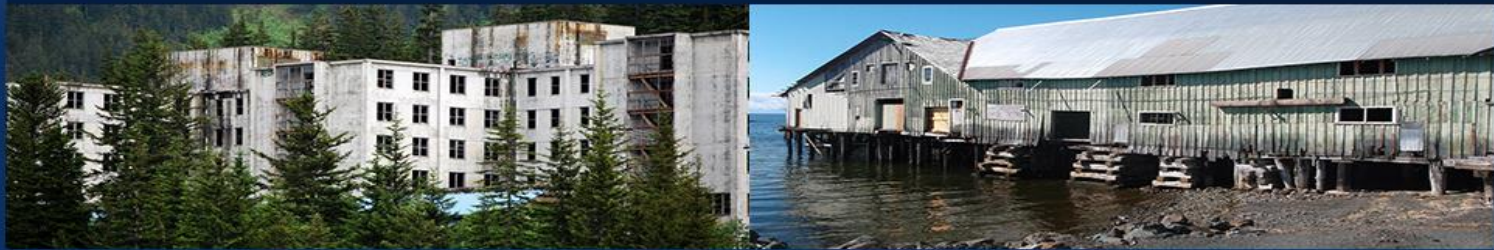


# Brownfields History

1995: EPA created Brownfields Program to address economic development obstacles posed by brownfields.

2002: Brownfields Law signed (CERCLA amended) to provide assessment & cleanup funding for brownfields.





State of Alaska > DEC > SPAR > CSP > Brownfields

## BROWNFIELDS

### WHAT IS A BROWNFIELD?

A **Brownfield** is defined by the US Environmental Protection Agency (EPA) as a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

The Small Business Liability and Brownfields Revitalization Act was signed into law on January 11, 2002. The Brownfields Law amended the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) by providing funds to assess and cleanup brownfields, clarifying CERCLA liability protections, and providing funds to enhance state and tribal response programs. The Brownfields Law of 2002 also expanded the definition to include mine-scarred lands making these properties eligible for the benefits of the brownfields program.

The State of Alaska is an EPA State Response Program grantee that works with the EPA Brownfields Program to empower communities around our state to assess, cleanup, and sustainably reuse brownfields. Any property contaminated, previously contaminated, or perceived by a community to be contaminated with hazardous substances, including petroleum products, may be eligible for assistance from the State of Alaska or the federal government to support reuse and revitalization efforts. This assistance may include environmental assessment, cleanup, and job training.

### DOCUMENTS



### BROWNFIELD RESOURCES

#### EPA Brownfields and Land Revitalization

- ▶ EPA Brownfields
- ▶ EPA Brownfields Grants/Services
- ▶ EPA Brownfields Newsroom Announcements
- ▶ EPA Region 10
- ▶ EPA Brownfields Success Stories
- ▶ EPA Brownfields Contacts

#### ADEC Contaminated Sites Program

- ▶ **NEW** DEC Brownfield Assessment & Cleanup (DBAC)
- ▶ **NEW** Current State and Tribal Response Programs
- ▶ Brownfield Presentations
- ▶ Fact Sheets and Publications
- ▶ Cleanup Process
- ▶ Contaminated Sites Database
- ▶ Contaminated Sites GIS Map
- ▶ Brownfield Bulletin (archived)
- ▶ Brownfields FAQs

#### Other Resources

- ▶ U.S. BLM Report to Congress: Hazardous Substance Contamination



Division of Spill Prevention and Response  
Contaminated Sites Program

search

DEC State of Alaska

State of Alaska &gt; DEC &gt; SPAR &gt; CSP &gt; Reuse and Redevelopment Program

## DEC BROWNFIELD ASSESSMENTS &amp; CLEANUP SERVICE

The DEC Brownfield Assessment and Cleanup (DBAC) request period is now open for project work beginning in July 2017.

DEC continues to assist Alaskan communities across the state by conducting environmental site assessments and cleanups at qualifying brownfield sites. In 2016, our work included site assessments (soil and groundwater), hazardous building materials removal, and bioremediation of excavated soil. DBAC services are intended to help reduce the environmental uncertainties or conditions that hinder the reuse or redevelopment of a brownfield.



A drill rig takes soil samples at a site in Glennallen, Alaska targeted for reuse as the home for a new fire station. Environmental sampling is one of the many services that applicants are eligible for through the DBAC program.

DBAC objectives are:

- ▶ Help clarify whether an environmental problem is limiting a site's use or intended reuse or redevelopment;
- ▶ Help identify the nature and extent of contamination;
- ▶ Provide recommendations and estimate costs for additional assessment, if needed;
- ▶ Propose typical cleanup options and provide a general estimate of cleanup costs, if indicated; and
- ▶ When funding permits, conduct cleanup activities designed to enable reuse of a site.

In selecting projects, we look for solid reuse or redevelopment plans and strong community support and commitment. This year's DBAC request period will close at 5:00pm AKST on January 31, 2017. To apply for funding, download and submit the current [DBAC Application](#) to our office.

Contact Amy Rodman at (907) 465-5368 for assistance or additional information.

## BROWNFIELD RESOURCES

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## Other Resources

- ▶ CCLR
- ▶ Brownfields Revitalization Act, 2002



- ▶ Sign Up for Our Brownfield Email List!





### **Eligible Applicants**

DEC Brownfield Assessment and cleanups are available to public, quasi-public or non-profit entities such as municipalities, state agencies, tribal governments, and community development organizations interested in redeveloping abandoned or underutilized properties.

### **General Application Process**

This is a three step application process. All steps must be completed by the application deadline to be considered for DEC Brownfields Assessment and Cleanup services.

1. Submit pre-application brownfields questionnaire
2. Schedule pre-application discussion with brownfield staff to discuss questionnaire, determine eligibility, and discuss any potential issues
3. Submit final application package

Please begin preparing your application well before the deadline to ensure sufficient time for the pre-application meeting and to gather any additional information that may be required. We are here to help so please call us with any questions about the application or the eligibility of your project.

### **Application Assistance**

If you have questions regarding brownfields or the DBAC application process, please contact either of our DEC Brownfield staff. We are happy to talk with you – we want to help you submit a successful DBAC application!

Amy Rodman  
[amy.rodman@alaska.gov](mailto:amy.rodman@alaska.gov)  
(907) 465-5368

Christy Howard  
[christy.howard@alaska.gov](mailto:christy.howard@alaska.gov)  
(907) 465-5206

### **SUBMISSION REQUIREMENTS:**

A copy of the completed application must be received at the following address no later than **5pm AST on Tuesday, January 31, 2017**

# DEC Brownfield Assessment and Cleanup (DBAC)

State & Tribal Response Program (STRP) Grant-funded Services:

- Assessment
- Clean-up

Eligible Applicants:

- Tribes
- Cities, Municipalities
- Native Corporations
- Non-Profit Entities

















# DBAC Process

October → January: Application Period

Pre-application: discuss project, identify “red flags”  
(eligibility, data gaps, etc.)

January → June: Rank, Award, Notify

Successful projects → DEC Project Manager & CS  
Database







Plot A

FAA pad  
Plot C

Plot B

City property

DOT property







# ALASKA STATE & TRIBAL RESPONSE PROGRAMS

Primary Office Locations





# Questions?

**Amy Rodman**

**907-465-5368**

**[amy.rodman@alaska.gov](mailto:amy.rodman@alaska.gov)**

**Christy Howard**

**907-465-5206**

**[christy.howard@alaska.gov](mailto:christy.howard@alaska.gov)**