

Introduction to Brownfields



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DEC Contaminated Sites Program

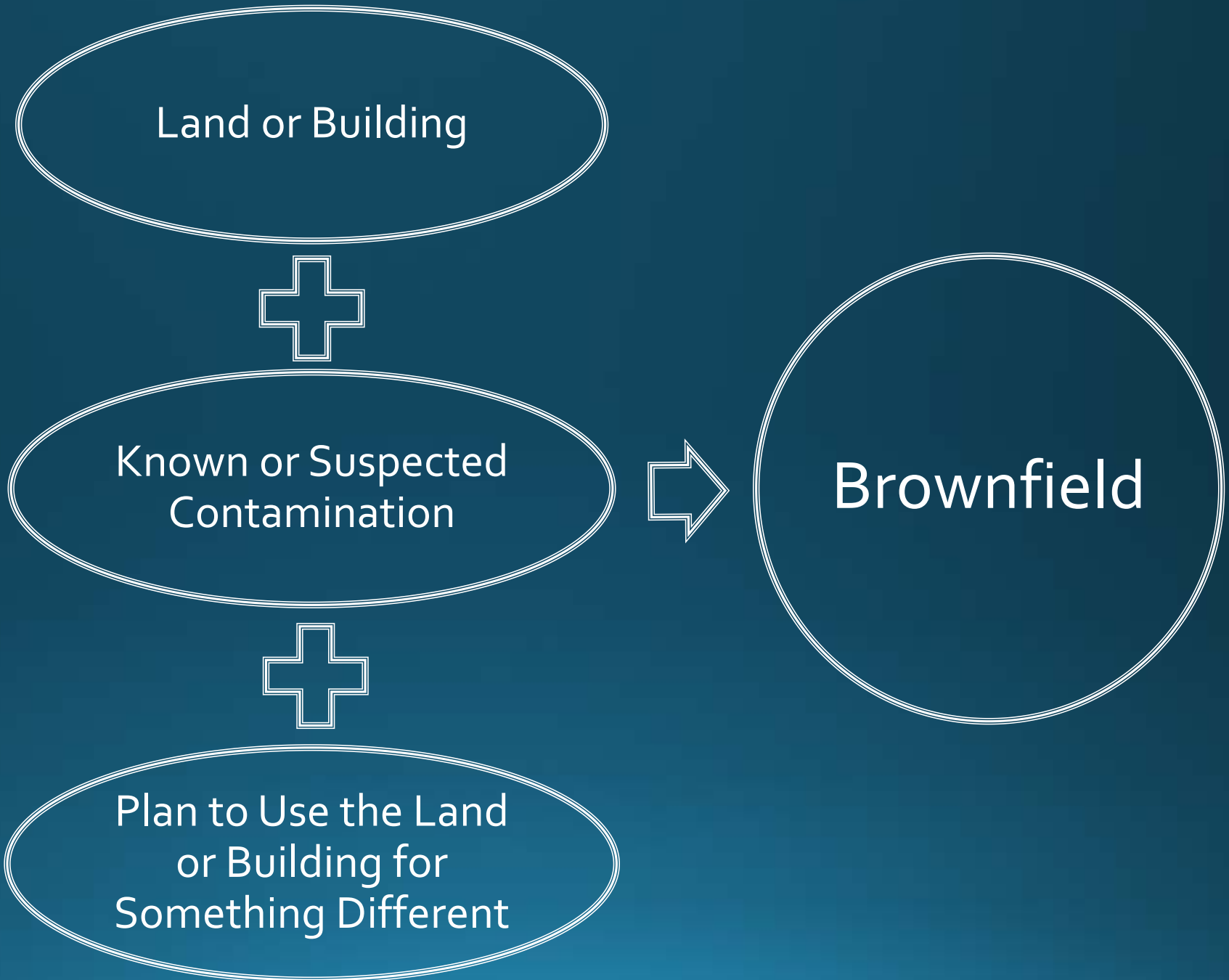
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What is a Brownfield?

Definition:

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.

What Three Ingredients Make a Brownfield?



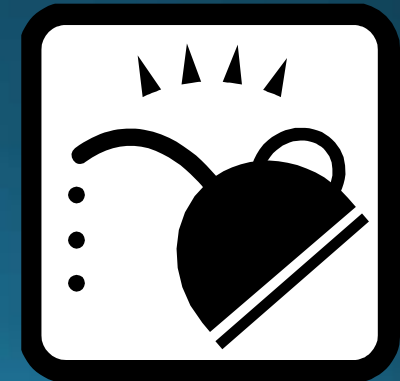
What types of Alaskan properties could be brownfields?

- Abandoned tank farms
- Old BIA schools
- Old canneries
- Former military sites
- Dump sites
- Former drycleaners
- Former gas stations
- Many more!



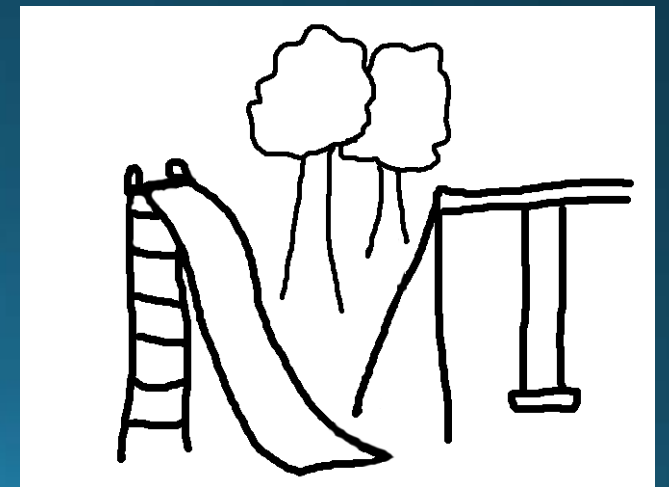
What substances might contaminate Alaskan brownfields?

- Gasoline
- Diesel
- Asbestos
- Lead
- Solvents
- Pesticides
- Many more!



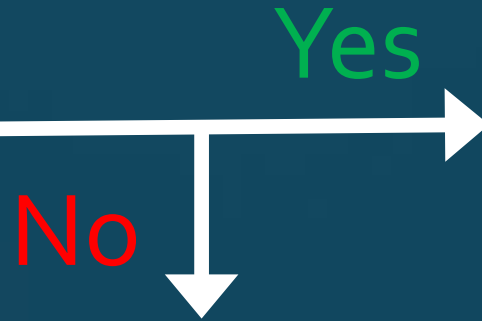
What types of things could Alaskan brownfields be turned into?

- Community garden
- Tribal hall
- City offices
- Subsistence resources gathering area
- Playground
- Housing development
- Many more!

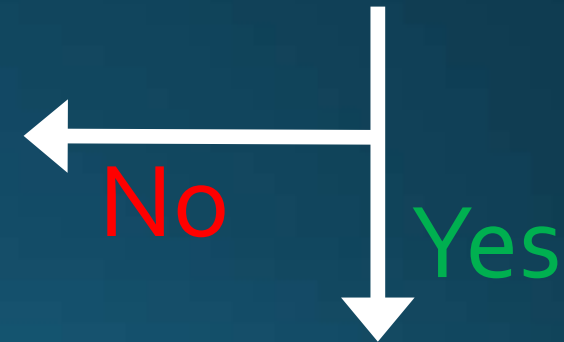


Is it a brownfield?

Do you have a piece of land or a building?

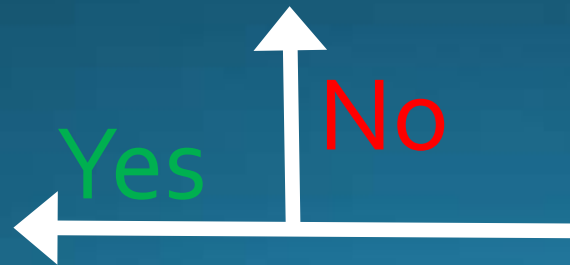


Is it contaminated or potentially contaminated?



Not a brownfield!

It's a brownfield!



Is there a plan to use the site as something else?

Is it a brownfield?

Yes!



Property

Former Kake Elementary School

Contamination

Confirmed asbestos

Suspected petroleum

Planned Redevelopment

New community center

Is it a brownfield?

No!



Property

Generic Illegal Dumpsite

Contamination

None suspected, solid waste only

Planned Redevelopment

Reestablishment of recreational and subsistence resource

Is it a brownfield?

Yes!



Property

Former Pelican Seafood Processing Facility

Contamination

Suspected petroleum

Planned Redevelopment

Seafood processing,
tourist destination

Is it a brownfield?

Yes!



Property

Old Elim Tank Farm

Contamination

Suspected petroleum

Planned Redevelopment

Housing or park

Is it a brownfield?

No!



Property

Privately-owned Home

Contamination

Diesel from heating tank

Planned Redevelopment

None – I'm already living here!
I just want it cleaned up!

Are there brownfields in your community?

Tununak – Former Tank Farm



Whittier – Former Army Barracks



Newtok – Old BIA School



Kwethluk – Burned Community Center



Why is it good to identify and reuse brownfields?

Environmental Benefits

- Cleanup removes contaminants, protecting human health and the environment
- Cleanup lessens the likelihood of contaminants migrating off-site
- Keeps other land pristine by reusing land that was previously developed
- Can restore land so that it's safe for food production

Why is it good to identify and reuse brownfields?

Economic Benefits

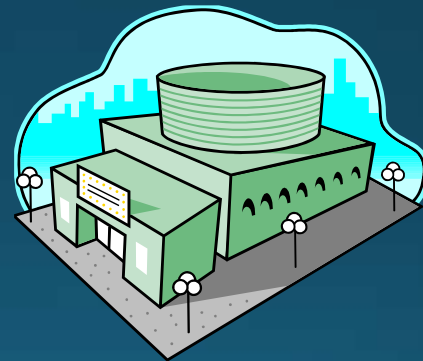
- Reuse of existing structures helps keep costs down
- Reusing a brownfield can raise the value of neighboring properties
- Increased employment opportunities

Why is it good to identify and reuse brownfields?

Social Benefits

- Improved community health, safety and security
- Creates opportunities for development in core areas of communities
- Can provide opportunity for traditional lifestyle activities by restoring subsistence resources

**We want to
assess or
cleanup
our brownfield!**



What help is available?

Who is **NOT** typically eligible for brownfield assessment or cleanup funding/services?

Responsible parties are the ones that contaminated the property. Responsible parties are not typically eligible for funding or services. The standing rule is that the polluter pays.

Who **IS** typically eligible for brownfield assessment or cleanup funding/services?

Public, quasi-public, and non-profit entities such as:

- Tribes
- City and borough governments
- Non-profits
- State agencies
- Community development organizations

What sites are typically eligible for brownfield assessment or cleanup funding/services?

- Sites that are publicly owned.
- Sites that have no viable responsible party.
- Sites that are not federally owned.

Privately owned sites are **not** usually eligible, unless the owner is not a viable responsible party and the project will significantly benefit the public.

What resources are available for assessing and cleaning up brownfields?

DEC's Brownfield Assessment & Cleanup (DBAC) Program

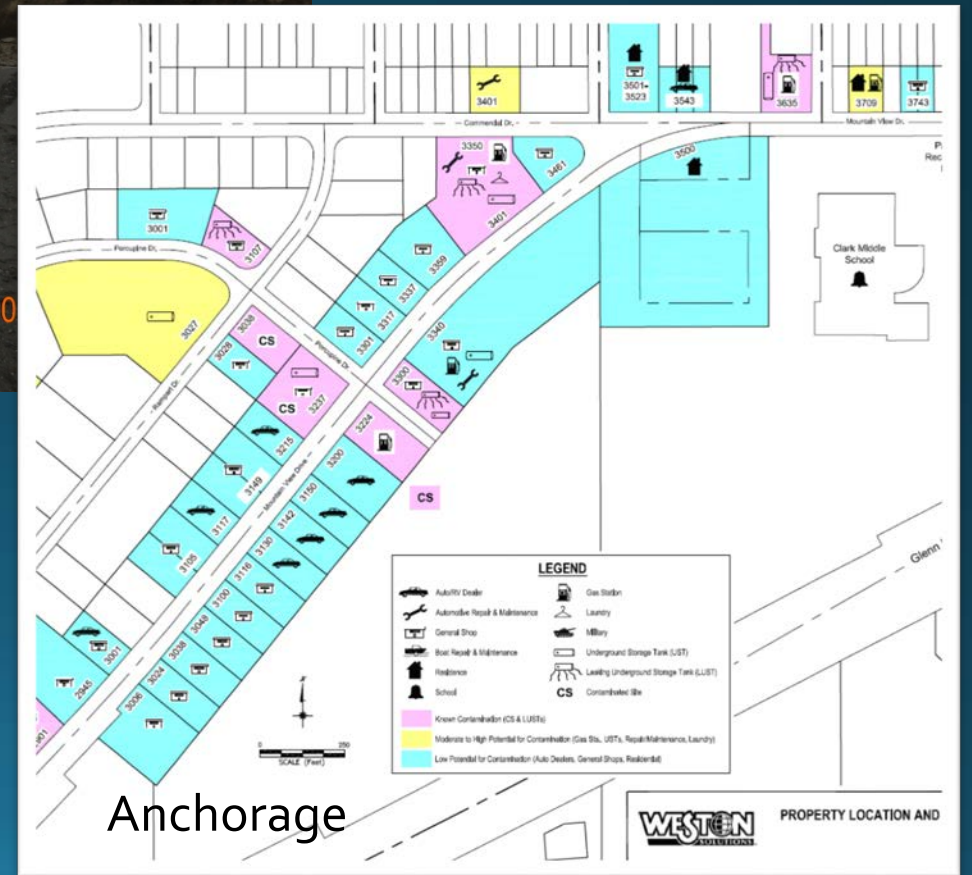
- Competitive
- Services, not dollars, are awarded
- Services are free
- Services can be assessment or cleanup related
- For more information visit
<http://dec.alaska.gov/spar/csp/brownfields.htm#assess>

Eight applicants were awarded services in 2014.

Tanana



Kake



DBAC Success Story – McGrath Community Center

- McGrath Native Village Council (MNVC)= 2008 services recipient
- Former site of Chamai Center
- Tank and contaminated soil removed
- City of McGrath obtained CDBG and MNVC obtained ICDBG for new center; total cost of building \$2,540,546.87
- One maintenance job created



U.S. Environmental Protection Agency's (EPA's) Targeted Brownfields Assessments Program

- Applications are accepted throughout the year
- Free services, not money, are awarded to successful applicants
- Range of assessment services available
- For more information call (206) 553-2594 or visit <http://yosemite.epa.gov/R10/CLEANUP.NSF/brownfields/targeted+brownfields+assessments>
- DEC can help you complete the application

EPA's Competitive Grants

- Applications are accepted once a year, funding permitting
- Grants are available for assessment and cleanup
- Applications compete for funding against all others submitted nationwide
- \$200,000 maximum award for assessment or cleanup; 20% match required from grant recipient for cleanups
- For more information call (800) 424-4372 or visit http://www.epa.gov/brownfields/pilot_grants.htm
- DEC can help you complete the application process

Questions?

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Contaminated Sites Program

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<http://dec.alaska.gov/spar/csp/brownfields.htm>