



DEC's Contaminated Sites Program DEC Brownfield Assessment and Cleanup Services

Introduction

Thank you for your interest in applying for Alaska Department of Environmental Conservation Brownfield Assessment and Cleanup services. Using funds from the U.S. Environmental Protection Agency (EPA), the Alaska Department of Environmental Conservation will conduct a number of DEC Brownfield Assessment and Cleanups (DBAC) at eligible properties in Alaska. DEC continues to assist Alaskan communities across the state by conducting environmental site assessments, a limited cleanup effort, and characterization/cleanup planning. A DBAC is intended to help reduce the environmental uncertainties or conditions that hinder the reuse or redevelopment of a brownfield.

The objectives of a DBAC are to:

- 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 or cleanup, if needed; and
- When funding permits, conduct cleanup activities 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 AST January 31, 2017. To apply for funding please complete the following application and send via email to our office.

Reuse and Community Support

Brownfields are about beneficial reuse and redevelopment. Reuse goals can include: new construction, redevelopment using existing infrastructure, creation of recreation areas, preservation of green space, enhancement of sustainable subsistence habitat, and many others. Putting contaminated properties back into productive use can provide many environmental, social, and economic benefits to your community.

When considering the proposed benefit of your project, think about the priorities in your community. Some things to consider: the creation of jobs, preservation of historically or culturally significant property, location for community activities or educational purposes, preservation of subsistence habitat, reuse or recycling of materials or infrastructure, cost savings to the community, or increased property values.



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
(907) 465-5368

Christy Howard
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**

Alaska Department of Environmental Conservation
Contaminated Sites Program

410 Willoughby Avenue, Suite 311

Juneau, AK 99811

Attention: Amy Rodman or Christy Howard

Or via email at

amy.rodman@alaska.gov or christy.howard@alaska.gov



Ranking Criteria

The following ranking criteria will be used to prioritize and select projects for state fiscal year 2018 funding (SFY 18 begins July 1, 2017). The number of sites selected depends on our actual SFY18 funding. Your site will be ranked by a review team based on the following criteria. Projects that rank high will meet the following criteria, please consider these carefully when constructing your application.

1. **Applicant/Owner** – Applicant is a unit government, non-profit, tribe, or other community centered entity who is seeking a benefit for many.

2. **Project Requirements** – It is clear what the project requires from the information provided. Our efforts will be able to provide a product that will significantly move revitalization forward.

3. **Project Team** – Applicant has a project team of three or more that are representative of the needs of the community and support from these representatives is documented.

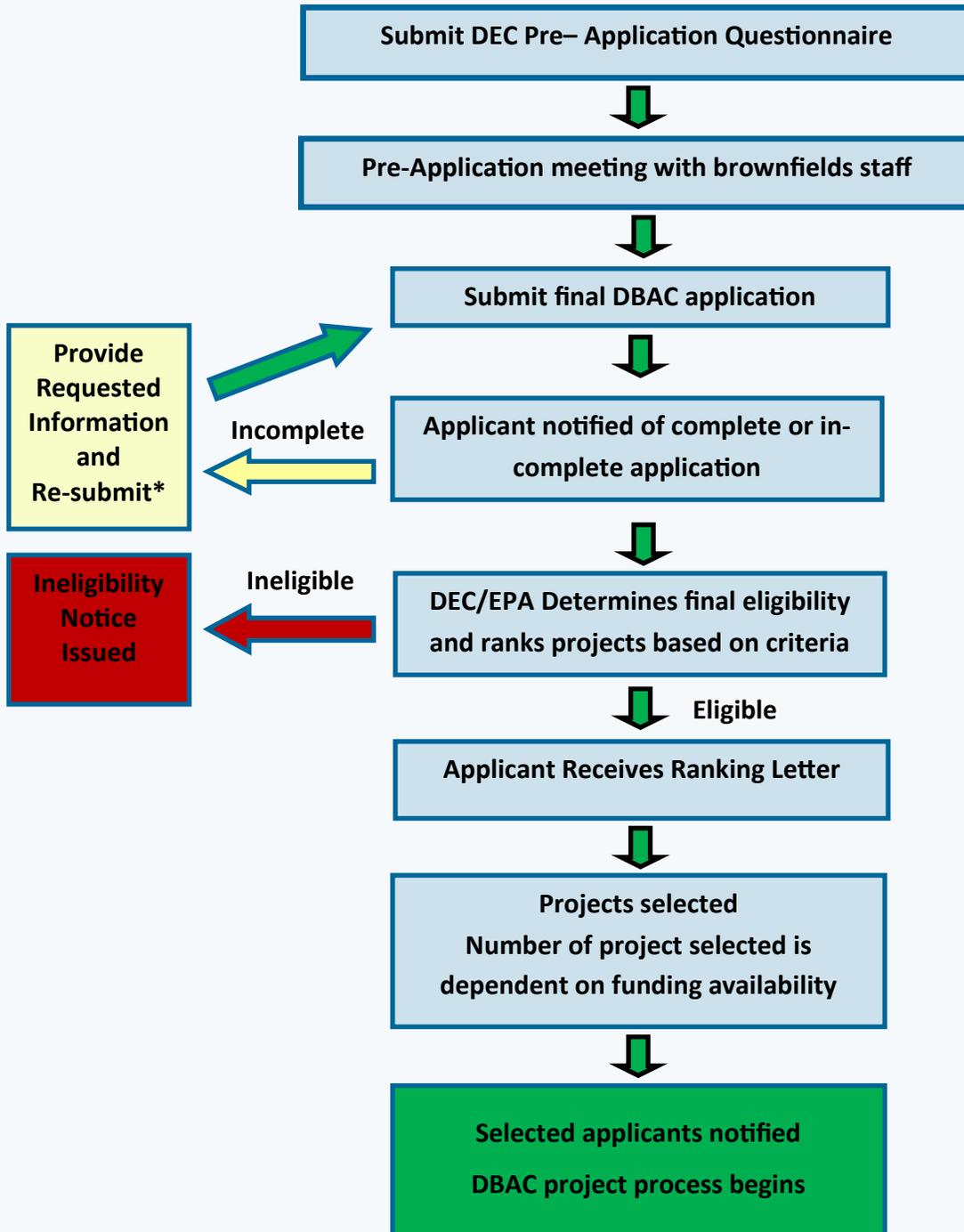
4. **Site Condition and Use** – Application includes information about current and former site use to the extent that is known, acreage and address information is provided to us so we can easily identify the area in maps. A thoughtful and researched understanding of current and past use must be provided. Site is abandoned, blighted, or significantly under-utilized.

5. **Viability of Reuse Plan** - Plans for sustainable development are well thought out and documented. Funding to continue work at this site has been procured or is being sought.

6. **Community Support and Benefit** – The community has been included in the proposal and support is documented through letters. The project would lead to a measurable community benefit through increase in jobs, preservation of a resource, or construction/revitalization of a community facility or structure. The applicant has the resources and inclination to insure the project is successful.

7. **Bonus points will be awarded for the following:**
 - a. Green building or habitat preservation
 - b. Historical or cultural significance
 - c. Use of alternative energies

**Alaska Department of Environmental Conservation
Brownfield Assessment & Cleanup (DBAC)
DBAC Application Process**



**Questions?
Contact DEC's Brownfield Staff
Christy Howard 907-465-5206 or Amy Rodman at 907-465-5368**

***All additional information must be received by the application deadline**



DEC Brownfield Assessment & Cleanup Pre-application Questionnaire

The information requested in this questionnaire is intended to guide discussion in the pre-application meeting and assist in preparing a complete DBAC application form. This form will also be used to identify potential eligibility issues, and deficiencies in information needed for a complete application. Please provide as much information as possible, as this questionnaire will provide the tools we need to help you prepare a complete application and determine if your site is eligible for brownfields services.

A. Threshold Criteria: The following must be TRUE:

1. This site **IS NOT** federally or state owned.
2. To our knowledge, this site or facility **HAS NOT** received funding for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund.
3. The Applicant/Organization requesting this service **IS NOT** directly responsible for causing the potential contamination.
4. The Owner of the property **IS NOT** directly responsible for causing the potential contamination.
5. There is a documented reuse or redevelopment plan for the site. (Documented means that it is in a resolution, business plan, or economic development plan, or that funding for reuse is actively being sought and can be documented).

If any of the above statements is NOT TRUE, your site is probably not eligible for brownfield services. If you have questions or concerns, please call us to discuss them.



B. Applicant

Name:

Address:

Project Officer (EPA/IGAP):

Is the applicant directly responsible for the contamination on the property?

- Yes No

To the best of your knowledge, is the Owner of the property in question:

- Private City/Public Native Corp Tribe



C. Owner (if different from applicant)

The owner of the property must allow DEC access to the site. If the applicant is different from the owner, written consent will be required from the owner to secure access for DEC and its contractors to conduct the assessment or cleanup.

Name:

Address:

Is the current owner responsible for contamination on the property?

Yes

No

D. Site Information and History

Please attach a site map or aerial photograph showing the site’s location in the community, adjacent land use and identify property boundaries. Identify on the map or aerial photo any areas of known or suspected contamination

1. Site name:

2. Address:

3. When was this property acquired?

4. Previous ownership history (if known):

5. Approximate acres:

6. Number of buildings or structures on property:

7. Condition of buildings/structures on property:

8. Is there any cultural or historical significant associated with this property?

Yes

No

E. Contamination – real or perceived

1. Known or suspected contaminant(s) at the site (check one):

Hazardous Substances

Petroleum Only

Mixed (Petroleum and Hazardous Substances)

Hazardous Building Materials



2. Previous uses (mark all that apply):

- Tank farm
- Landfill (permitted or un-permitted)
- Dump site
- Gas Station
- Dry Cleaner
- Mining Operations
- Underground Storage Tank (UST)
- Above Ground Storage Tank (AST)
- Drums
- Military activities

3. List the source(s) and location of contamination:

4. Briefly describe how and when this site became contaminated:

5. Is this site currently listed on DEC's Contaminated Sites database?

- Yes No

a. If yes, please list the DEC file number here:

6. Has the site had any previous assessment activities?

- DBA/DBAC Targeted Brownfield Assessment (TBA) Other _____

Please attach reports from previous assessment work if not already in the DEC Contaminated Sites database.



F. Reuse

1. Do you have a reuse plan that will provide a benefit to your community?

Yes

No*

****If no, this site is not eligible for brownfields services.***

G. Project Requirements

1. What services are you seeking?

Assessment

Cleanup

2. What work do you think needs to be done at this site to accomplish reuse and redevelopment goals?



Request for Pre-application Meeting

Potential applicants for DEC Brownfields Assessment & Cleanup services are required to have a meeting with DEC Brownfield Staff. Early communication will allow participants to receive technical assistance, and allow time to address any deficiencies in information. Our goal is to assist you in completing a complete and successful application!

Desired Teleconference Date (at least a week after submittal so we can review the information you have provided):

Once DEC Brownfield staff have reviewed this information, they will be in contact with the applicant listed on this form to schedule a meeting.



DEC's Contaminated Sites Program DEC Brownfield Assessment and Cleanup Services Final Application

The project must provide a definite benefit to the community, and we must be able to cover the needed scope of work with our available funding. Each of these questions must have a response in order for your request to be considered.

1. Project Summary

a. Project Summary – Summarize your project and describe how this effort will help you accomplish your goals for the site.

b. Project Team –

- Please form a project team of three or more individuals or organizations to ensure continuity beyond this effort and coordination for success of the overall project.
- Attach a letter of support from each team member and list the names and contact information of each individual or organization below:



2. Community Planning and Reuse

a. Reason for Concern

- Please discuss concerns with the site and identify any specific problems

b. Reuse or Redevelopment Plans and Documentation

- Please describe the reuse or redevelopment plan that the proposed work will help accomplish
- Please attach any documentation referencing resolutions, business planning, community planning, a proposal for grant funding, or loan applications, that helps support the vision for the reuse or redevelopment of the property in question

c. Public Benefit

- Briefly describe how your proposed reuse or redevelopment plans for the property will provide a benefit to the public
- Explain why this is important to your community

d. Other Community Plans or Projects

- Please let us know if other work is being planned or underway in your community that may help assist in this effort, such as available heavy equipment, funding, or other resources



Disclaimer (fine print)

Under no circumstances does an award of DBAC services imply that DEC accepts liability for any contamination that may exist at the site, nor is DEC responsible for any necessary cleanup of hazardous substances that may be found at the site. Liability for contamination on a property is specifically addressed in Alaska Statute (AS) 46.03.822, which outlines those who are liable for the release of a hazardous substance. The general liability categories include: (1) those with an ownership interest in the property; (2) those in control of the substance at the time of the release; or (3) those who arrange for disposal or transport of the substance.

Brownfield work focuses on clarifying environmental concerns associated with property for which there is no known viable responsible party. By applying for a DEC Brownfield Assessment or Cleanup, it should be clear to all parties associated with a request that the work requested of DEC is designed to identify, clarify, and in some cases, remediate environmental hindrances that currently impede the continued use, proposed use, redevelopment, or sale of a property. Work conducted by DEC may result in identifying a property as a contaminated site, and require the site be listed on DEC's *Contaminated Sites Database*. With listing comes the requirement of potentially responsible and liable parties to address cleanup of contamination in accordance with regulatory requirements.

DBAC Request Submittal Checklist

Before submitting your DBAC request form, please check the following items are complete:

- Did you answer each question?
- Did you attach a letter from the property owner granting access to the site, if the owner is different from the applicant?
- Did you attach a letter of support from each team member?
- Did you attach a site map or aerial photograph of the site with the information requested?
- Did you attach executive summaries or summary and conclusions sections from any past environmental reports about the site?
- Did you attach documentation of the reuse or redevelopment plans the community has for the site?