

# Brownfields and Beyond



## Alaska Forum on the Environment

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# “Beyond” the Brownfields.....

- ❖ The successful components of a cleanup for reuse beyond the funding and technical resources
  - ❖ Vision
  - ❖ Leveraging
  - ❖ Champion

# Vision

- ❖ Is planning with a destination
- ❖ Not just an assessment or cleanup – but cleaned up for reuse for the community
- ❖ You have to be clear about where you want to go in order to get there!!!

# Leveraging

- ❖ Everything is interdependent – taking on a Brownfield isn't any different
- ❖ Resources are limited, but Brownfields isn't the only source of funding
- ❖ Brownfields funding is ultimately seed money and can definitely help, but it takes more than a \$200K grant for cleanup for reuse in Alaska

# Champion

- ❖ The leader – elected official, an elder, a youth, or a mix of community members
- ❖ Those who have the energy and drive
- ❖ A good story teller to “sell” the project

# Presentation Roadmap

- ❖ What isn't and is a Brownfield
- ❖ Federal Definition of a Brownfield
- ❖ Expansion, Reuse, and Redevelopment
- ❖ Assistance for Addressing Brownfields
- ❖ AK Assistance – ADEC Reuse and Redevelopment 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 with 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 Brownfield

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...

# Types of Brownfield Assistance:

- ❖ Targeted Brownfields Assessments – a service provided by EPA and not a grant
- ❖ Assessment Grants
- ❖ Cleanup 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

### A service not a grant

- ❖ Joanne LaBaw Region 10 contact at (206) 553-2594 or [labaw.joanne@epa.gov](mailto:labaw.joanne@epa.gov)
- ❖ 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

# Types of Assistance

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- ❖ Brownfield Cooperative Agreements/Grants:
  - ❖ Assessment
  - ❖ Cleanup
  - ❖ Capacity Building

# 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

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## Entities eligible to receive assessment grant funds

- ❖ General purpose unit of local government
- ❖ Land clearance authority or other quasi-governmental authority
- ❖ Government entity created by the state
- ❖ Regional council or group of general purpose units of local government
- ❖ Redevelopment Agency chartered or otherwise sanctioned by a state
- ❖ State
- ❖ Indian Tribe other than in Alaska
- ❖ Alaska Native Regional Corporation, Alaska Native Village Corporation, and Metlakatla Indian Community

# 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

## Entities eligible to receive cleanup grant funds (must have sole ownership of the site before applying)

- ❖ General purpose unit of local government
- ❖ Land clearance authority or other quasi-governmental authority
- ❖ Government entity created by the state
- ❖ Regional council or group of general purpose units of local government
- ❖ Redevelopment Agency chartered or otherwise sanctioned by a state
- ❖ State
- ❖ Indian Tribe other than in Alaska
- ❖ Alaska Native Regional Corporation, Alaska Native Village Corporation, and Metlakatla Indian Community
- ❖ Nonprofit organizations

# 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

# Types of Assistance

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- ❖ EPA Technical Assistance to Brownfields (TAB) Communities Program
  - ❖ Ignacio Dayrit of Center for Creative Land Recycling (CCLR or “see clear”)
  - ❖ (415) 398-1080
  - ❖ [Ignacio.Dayrit@cclr.org](mailto:Ignacio.Dayrit@cclr.org)

# Alaska Assistance – ADEC Reuse and Redevelopment

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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
- ❖ Facilitate Alaska Brownfield Taskforce

# Contacts

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Regional website – Search “R10 Brownfields”  
<http://yosemite.epa.gov/R10/CLEANUP.NSF/sites/bf>