

Brownfields In Alaska



Alaska Forum on the Environment 2016

Mary Goolie

EPA Brownfields Project Manager

Christy Howard

DEC Environmental Program Specialist

Amy Rodman

DEC Environmental Program Specialist

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?

- ❖ 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

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

Types of Assistance

- ❖ 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?

- ✓ 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

- ❖ 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 ...

- ❖ Approximately \$60 Million will be available – depending on national budget
- ❖ 25% of funds to petroleum contaminated sites
- ❖ Deadline for submission of Assessment, Revolving Loan Fund, and Cleanup grant applications is December 18, 20015
- ❖ Application Guidelines available online at www.epa.gov/brownfields

Types of Assistance

You Need **Assessment** Work if...

- ❖ 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...

- ❖ 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

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

Capacity Building State & Tribal Response Program

- ❖ 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

Alaska EPA Brownfields Environmental Workforce Development Job Training Programs

- ❖ EWDJT Grantee Zender Environmental
 - ❖ Dr. Lynn Zender, lzender@zendergroup.org
 - ❖ April Reed-McCoy, areed@zendergroup.org
- ❖ EWDJT Alaska Forum on the Environment
 - ❖ Kurt Eilo, keilo@akforum.org
 - ❖ Karen Kroon, kkroon@akforum.org

Types of Assistance

- ❖ EPA Technical Assistance to Brownfields (TAB) Communities Program
 - ❖ Ignacio Dayrit of CCLR Center for Creative Land Recycling
 - ❖ (415) 398-1080
 - ❖ Ignacio.Dayrit@cclr.org

AK Assistance – ADEC State Response Program

Amy Rodman, 465-5368, amy.rodman@alaska.gov

Christy Howard, 465-5206, christy.howard@alaska.gov

- ❖ 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

ROADMAP

- DEC State Response Program
- Tribal Response Programs in Alaska
- DEC Brownfield Assessment and Cleanup (DBAC)
- DBAC SFY17
- Brownfield Projects in Alaska
- CS Database tools/contact information

EPA STATE RESPONSE PROGRAM

- ❖ Educational outreach about brownfields in Alaska
 - ❖ Outreach materials
 - ❖ Presentations
 - ❖ Workshops/training
- ❖ Assist cities, villages, boroughs, and tribes in addressing reuse and redevelopment at brownfields sites around Alaska.
 - ❖ DEC Brownfield Assessment and Cleanup Services
 - ❖ Technical assistance
 - ❖ Regulatory guidance
 - ❖ Project facilitation, coordination, and oversight

ALASKA STATE & TRIBAL RESPONSE PROGRAMS

Primary Office Locations

Maniilaq Association

Native Village of St. Michael

Grayling, Anvik, Shageluk, and Holy Cross Consortium (GASH)

Tanana Chiefs Conference

Chuathbaluk Traditional Council

Native Village of Eklutna

Native Village of Gakona

Copper River Native Association

Native Village of Tazlina

Nelson Island Consortium

Orutsararmiut Native Council

Yukon River Inter-Tribal Watershed Council

Alaska Native Tribal Health Consortium (ANTHC)

Native Village of Eyak

Yakutat Tlingit Tribe

Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHITA)

Bristol Bay Native Association

Kuskokwim River Watershed Council

Douglas Indian Association

Alaska Department of Environmental Conservation (ADEC)

Port Heiden Native Council

Sitka Tribe of Alaska

Organized Village of Kasaan

Klawock Cooperative Association

Craig Tribal Association

Hydaburg Cooperative Association

Metlakatla Indian Community

NATIVE VILLAGE OF EYAK



*NATIVE VILLAGE OF EYAK's
Brownfield Tribal Response Program*

What is a Brownfield?

Brownfields are properties with known or suspected contamination that could be targeted for assessment, cleanup and reuse. They can range from a single lot to a multiacre postindustrial site. Examples in Cordova include:

- Old or illegal dumps
- Abandoned canneries or idle structures with hazardous materials
- Petroleum spills and old fuel storage areas
- Former military lands



What is the Tribal Response Program (TRP)?

Funded by the Environmental Protection Agency, the Native Village of Eyak's TRP was created to identify harmful, contaminated sites and to promote sustainable land use practices throughout the greater Cordova region. Our goal is to increase tribal capacity for oil spill response by having a trained and prepared response team. We are doing this by offering training and becoming a local resource to help with reporting and responding to hazardous spills. We want to educate, inspire, and assist you with turning an environmental hazard into a community asset.



What can you do?

You can share your knowledge!

- Join our Tribal Response Team
- Help build our Contaminated Sites Public Database by reporting any lands or buildings that may have real or perceived contamination
- Participate in all upcoming workshops and trainings
- Report any hazardous spills and petroleum spills for response action
- Please see our webpage for more information on how you can help!

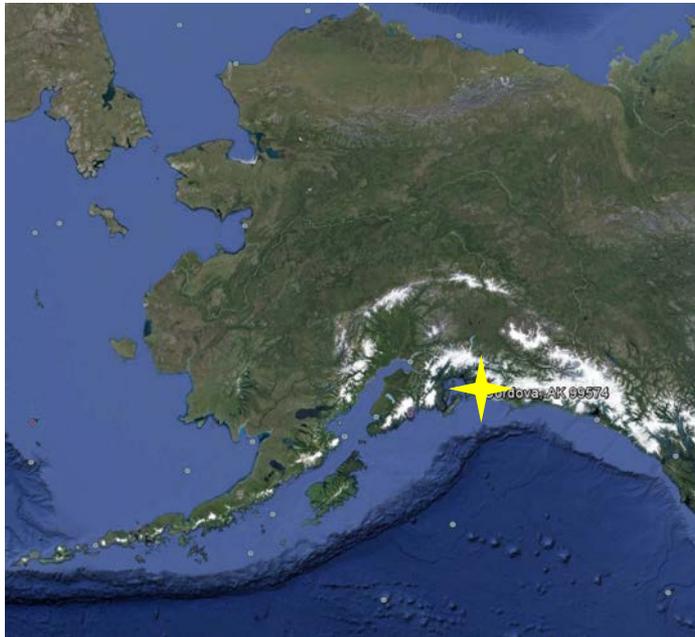


Contact Information:

Ivy Patton, Brownfield/CARE Coordinator
ivy@eyak-nv.gov
The Native Village of Eyak
Po Box 1388
Cordova, AK 99574
(907) 424-7738 phone * (907) 424-7739 fax
www.nvevak.com/pages/strp.html



Photos from top to bottom: An abandoned drum dump in Katala, Group photo from NVE's oil spill response training, Shipwrecked SS Coldbrook on Middleton Island, and NVE's recycling cones in Cordova.



TRP COLLABORATION — HOME HEATING OIL

WIN 50 GALLONS OF HOME HEATING FUEL!

Please respond to the following questions and return your answer to the Copper River Watershed Project, Native Village of Eyak, or Shoreside Petroleum by November 1, 2015 to be entered to win 50 gallons of home heating fuel. Only one entry per household.

Responses can also be submitted online at: <https://www.surveymonkey.com/r/CGFFD19>

1. Please complete an inspection of your home fuel tank using the checklist provided. Please circle the number(s) (below) of the questions you answered "no" too.

1 2 3 4 5 6 7 8 9 10
Other Observations:

2. What are the challenges you face to maintaining your home fuel tank?

3. Will you pledge to inspect your fuel tank four times over the course of 2016 to ensure the tank, stand, and lines remain protected and in stable condition? Circle one: Yes No
Why or why not?

Name:	
Mailing Address:	
City, State, Zip:	
Physical Address:	
Phone:	
Email:	

NOTE: Contact information must be included to be eligible to win.

PREVENTION IS KEY

Homeowners are legally liable for costs associated with cleaning up contaminated soils and water that result from a home fuel tank spill. *With proper care and maintenance, these costs can be avoided.* In the case of a spill, the faster you react to a spill, the cheaper the clean-up will be.

To report a spill locally, contact Cordova Dispatch at 424-6100.

State law requires all oil and hazardous substance releases be reported to the Alaska Department of Environmental Conservation.

Cordova residents should contact the Central Alaska Response Team in Anchorage at (907)269-3063.

This brochure produced by the City of Cordova, Cordova Clean Harbor Project, Copper River Watershed Project and Native Village of Eyak, with support from the Exxon Valdez Oil Spill Trustee Council and Shoreside Petroleum.



PREVENT OIL SPILLS AND SAVE MONEY TOO!



Taking time to learn more about maintenance and care of your home fuel tank can save you money. Did you know fuel spills can...

- ✓ contaminate local drinking water sources like Eyak Lake;
- ✓ reduce the value of your property;
- ✓ cause odor and health problems in you and/or your neighbors' homes;
- ✓ end up in Odiak Pond, Orca Inlet or Eyak Lake, home to salmon, the backbone of our economy.

Inspect your tank and be eligible to win 50 gallons of heating fuel from Shoreside Petroleum!

Use this checklist to inspect your heating oil tank.

Native Village of Eyak is available to assist with inspections. Contact 424-7738 for more information.

1) Does the fill pipe have a cover to keep water out and is the area around it free of stains? [] NO [] YES

2) Is the fuel system protected from overhead damage, such as falling ice, snow or trees? [] NO [] YES

3) If you have a fuel gauge and overflow alarm do they work? [] NO [] YES

4) Is the vent pipe clear of debris and insects? [] NO [] YES

5) Is the tank free of dents and rust? Is it painted to protect it? [] NO [] YES

6) Are the tank legs or stand the right size, in good condition and on a stable foundation? The tank should not be touching the ground. [] NO [] YES

7) Are the fuel lines protected (lines in the ground or concrete are inside liquid-tight conduit) from damage? [] NO [] YES

8) Is the fuel filter protected from damage and free of excess water? [] NO [] YES

9) Is the tank, especially the ends, free of stains or wet spots? [] NO [] YES

10) Is the fuel tank less than 15 years old? If not, you may want to consider replacing it. [] NO [] YES

Tips for Underground Tanks!!

- Check the tank for water! Excessive amounts of water can indicate the tank is leaking and can corrode the tank from the inside. Ask your fuel provider to test your tank once a year.
- Check for dead vegetation, sheen and odors in low areas! These are all signs of a fuel spill.
- How old is your tank? Most underground tanks fail eventually, some in as little as five years. If you don't know how old your tank is, maybe it's time to replace it.
- Are electric lines buried near the fuel tank or fuel lines? Electrolysis can cause premature failure of the tank or fuel lines.

Alaska Department of Environmental Conservation
Division of Spill Prevention and Response

ADEC Area Response Team:
Anchorage: (907)269-3063
Evening & Weekends: 1-800-478-9300

For more information on heating oil systems visit: www.aec.alaska.gov/cepr/perp/hou.htm

Other things for Cordovans to consider:

55 gallon drums are not suitable oil tanks. They are not designed for long-term use and are prone to rust and punctures.

Warning about Wood Stands: Stands made from wood can collect water under the oil tank and speed up deterioration of fuel tanks. Using metal stands or placing lengths of poly-rope or tar paper under a fuel tank can keep water away from tanks and protect tanks from corrosion.

Furthermore, treated wood contains preservatives that can corrode copper piping. Any fuel line passing through pressure treated wood should be encased in non-metal materials.

Keep your oil tank freshly painted to extend its life span.

Cordova is located near active fault lines and earthquakes are a possibility. Floodwaters can also endanger home heating tanks. Resources with ideas for securing fuel tanks during these kinds of natural disasters can be found at:

<http://tinyurl.com/FuelTank-Quake1>
<http://tinyurl.com/FuelTank-Quake2>
http://www.aec.alaska.edu/html_docs/nesthigeq.html

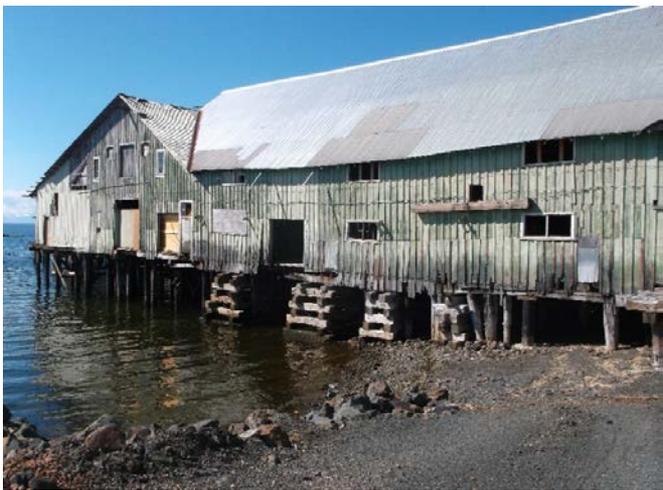


Before the snow flies, take time to protect your tank and lines from overhead damage from ice, snow, or trees!



DEC BROWNFIELD ASSESSMENT & CLEANUP (DBAC)

- ❖ Assessment or cleanup for eligible brownfield properties
- ❖ Services awarded
- ❖ Competitive statewide
- ❖ Application period will open early fall – summer 2017



Eligible Entities

- Public, quasi-public, and non-profit entities
- Alaska Native Regional & Village corporations
- Local Governments
- Regional Development Organizations
- **Federally Recognized Tribes**

Eligible Sites

Underutilized
Land or
Building



Real or
Suspected
Contamination



No Viable
Responsible
Party



Brownfield



Reuse Plan



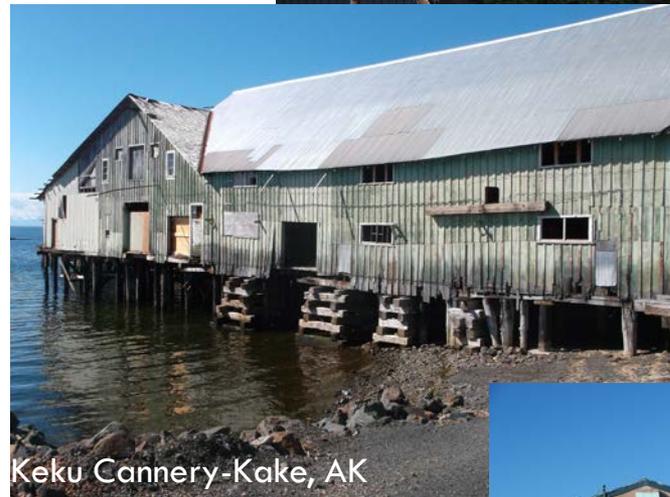
Alaska Brownfields

- Abandoned tank farms
- Old BIA schools
- Old canneries
- Former military sites
- Former drycleaners
- Former gas stations
- Mine sites

...and many more!



Buckner Building-Whittier, AK



Keku Cannery-Kake, AK



Old BIA School-Newtok, AK

Contamination

Brownfields Site: 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.**

Includes: Petroleum or petroleum products
Controlled Substances
Mine-scarred land



Wrangell Junk Yard – Wrangell, AK

Reuse



Benefit to many!

Funding Limitations & Partnerships

Partnerships:

- IGAP, TRPs
- Native Corporations
- Non-profits
- Federal – CDBG, USDA, DoD



In the future:

Tax incentives for cleaning up brownfields

State money allocated for brownfields cleanup

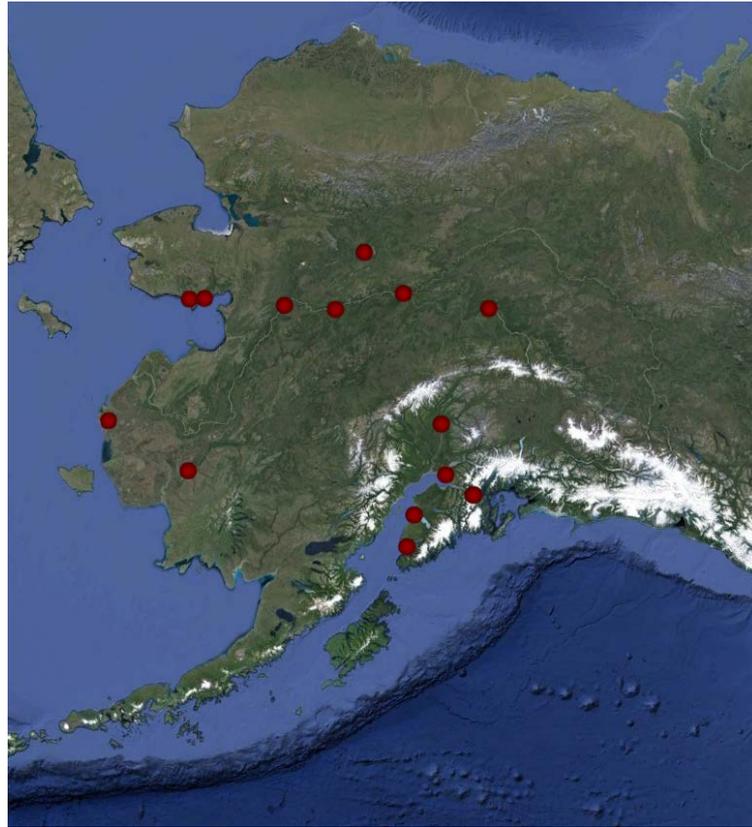
DBAC Objectives

- Determine if environmental problem is limiting reuse
- Identify nature and extent of contamination
- Make recommendations for additional assessment
- Identify cleanup options and cost estimates
- Conduct cleanup activities to enable site reuse

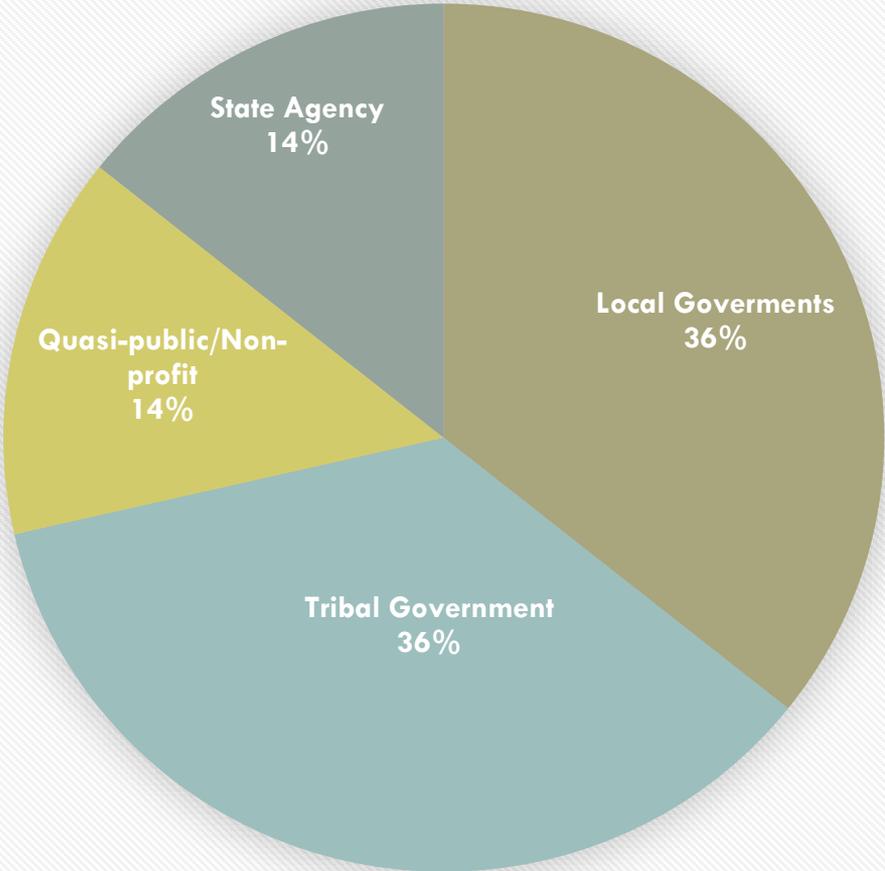
Services

- Soil assessment
- Groundwater assessment
- Hazardous building materials survey
- Asbestos abatement and disposal
- Landfill permit assistance

DBAC SFY2017 – Communities



DBAC SFY2017 - Applicants



DBAC SFY 2017 — Reuse/Redevelopment

- Multi-purpose community building
- Subsistence-use dock
- Arts complex
- Public drift boat retrieval facility
- Housing

McGrath Community Center

- City of McGrath – CDBG
- McGrath Native Village Corp – ICDBG
- CIP Funding
- DBAC

Raised over \$2 million



DBAC Project Example — Former Kake Elementary School



CS Database Tools

Site Report: Residence - Block 2 Lot 4 Nulato HHOT

Site Name: Residence - Block 2 Lot 4 Nulato HHOT
Address: Block 2 Lot 4, Nulato, AK 99765
File Number: 840.38.004
Hazard ID: 4583
Status: Cleanup Complete - Institutional Controls
Staff: IC Unit, 9074655229 dec.icunit@alaska.gov
Latitude: 64.739040
Longitude: -158.110790
Horizontal Datum: NAD83

[View CS Map](#) [New Search](#)
[Print Report](#) [Glossary /Acronyms](#)

We make every effort to ensure the data presented here is accurate based on the best available information currently on file with DEC. It is therefore subject to change as new information becomes available. We recommend contacting the assigned project staff prior to making decisions based on this information.

[Site Chronology](#) **[IC / Closure Details](#)** [Documents](#)

Contaminant Information

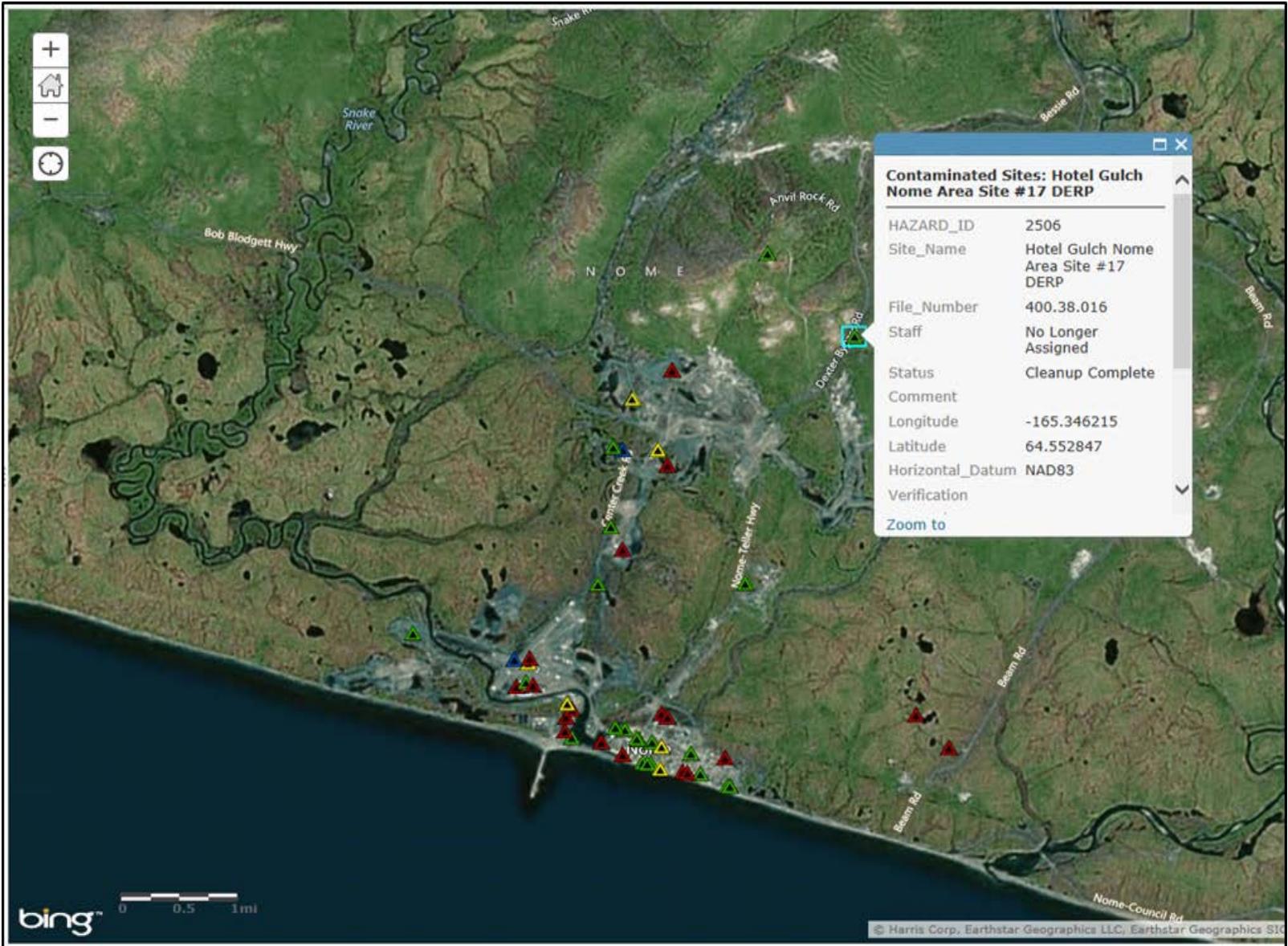
Name	Level Description	Media	Comments
DRO	Between Method 2 Migration to Groundwater and Healthbased Ingestion/Inhalation	Soil	

Control Type

Type	Details
Notice of Environmental Contamination (Deed Notice)	

Requirements

Description	Details
Advance approval required to transport soil or groundwater off-site.	
Periodic Review	Nulato Tribal Council shall report to ADEC every five years to document land use or change in ownership.
Groundwater Use Restrictions	

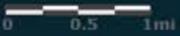


Contaminated Sites: Hotel Gulch Nome Area Site #17 DERP

HAZARD_ID	2506
Site_Name	Hotel Gulch Nome Area Site #17 DERP
File_Number	400.38.016
Staff	No Longer Assigned
Status	Cleanup Complete
Comment	
Longitude	-165.346215
Latitude	64.552847
Horizontal_Datum	NAD83
Verification	

[Zoom to](#)

bing



Thank You!

Christy Howard
Environmental Program Specialist
christy.howard@alaska.gov
907-465-5206

Amy Rodman
Environmental Program Specialist
amy.rodman@alaska.gov
907-465-5368

Mary Goolie
EPA Brownfield Project Officer, Alaska and STRP Program lead
goolie.mary@epa.gov

EPA Regional website– Search “R10 Brownfields”

<http://Yosemite.epa.gov/R10/Cleanup.NSF/sites/bf>

DEC Brownfields Website

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