



DEC's Reuse & Redevelopment Program

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DEC's Reuse & Redevelopment Program

What I plan to talk about

- Overview of the year and accomplishments
 - Internal work items
 - Outreach and coordination
 - Site work
- Summary of what we are proposing for next year
 - Program development tasks
 - PRP research, State Environmental Management Planning, Schools continuation...
 - Training
 - Project work



Internal Work Elements

- Training
 - ASTM Phase I/II Training was well attended. *Thanks to all that were able to participate!*
 - Online Training – multiple trainings are available for free to all. *Take advantage!*
- CS Programmatic Development
 - Site intake – new sites get entered into database
 - Institutional Control Program development and management
 - CS Program technical document support – multiple staff
 - GIS program development and training



Internal Work Elements

- TRP Task Elements
 - Brownfields in a Box
 - Mapping, Administrative, Site Inventory... *Thoughts?*
- Schools Project – documenting the environmental conditions at REAA schools
 - More than 20 Rural Education Attendance Areas
 - Asbestos, tank farms, lead paints, vapor intrusion, pipelines, day tanks...
- Develop Alaska Brownfield Facebook Page
 - Way to disseminate information about Alaska brownfield issues to everyone...thoughts?



Outreach and Coordination

- Newsletters? *Would like to have TRP stories included!*
- Website – continues to need more revisions.
- Conferences? Alaska Forum, ATCEM, AML, etc.
 - *Not so much these past two years....*
- Rural training program? Regional two-day training to help provide insight into DEC and Contaminated Sites Program (at request of TRP)
 - KRWC in 2014 – cancelled
 - Previous few trainings – cancelled
 - Successful trainings in Bethel and Kotzebue



Outreach and Coordination

- CS Program project assistance – *Assist project staff on various project issues..*
 - Nome New Museum Site
 - Mtn. View Anchorage Development
- Community Project Coordination
 - Kake Keku Cannery
 - Anchorage Mountain View development projects
 - Technical and site work – Various
- Grant Assistance
 - Mtn. View Tesoro/Alpina site
- Job training and miscellaneous grants



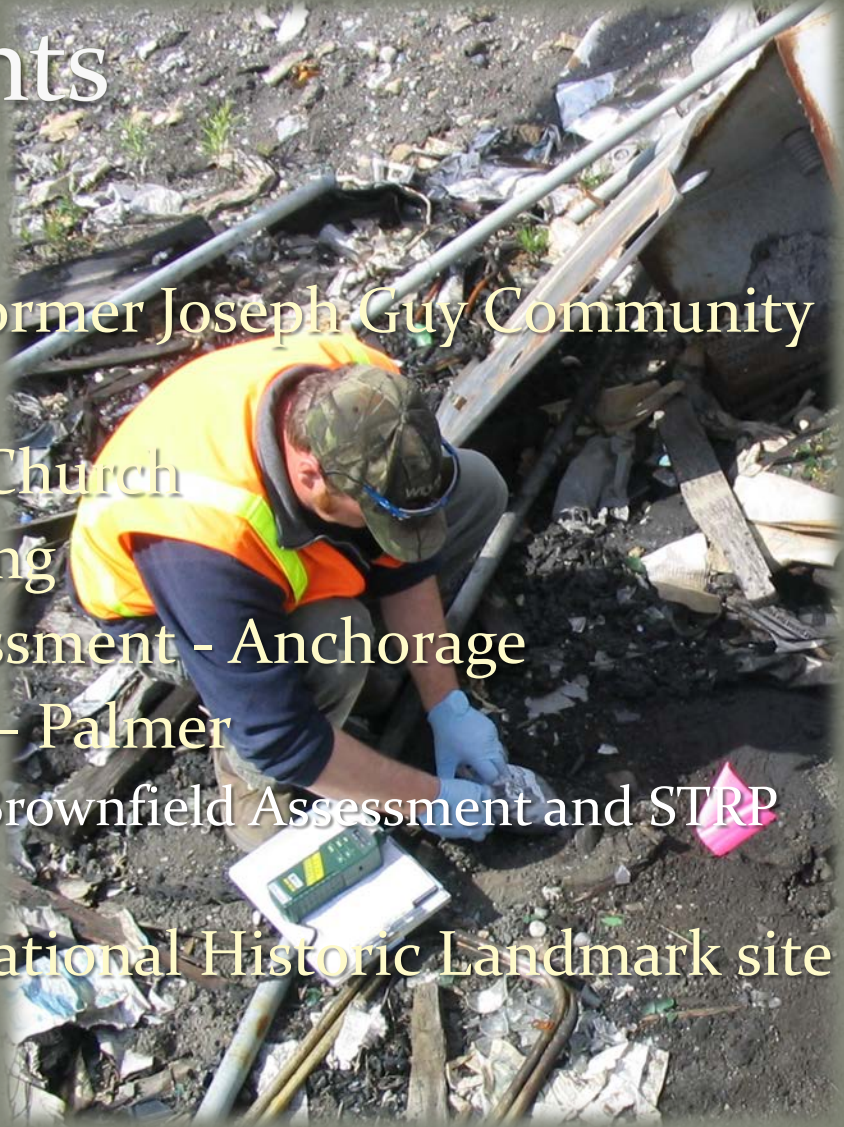
Site Work Elements

- DEC Brownfield Assessment & Cleanup planning and preparation – advertising, assisting, reviewing and prioritizing...
 - Eleven new DBAC request forms
 - Three projects submitted from TRPs!
 - Estimated cost to complete all projects is \$500,000.
 - Put in for sufficient funding to do this work, but it is unlikely we will get it.
 - State project oversight
 - We oversee several contracted state-owned sites
- Projects typically provide community benefit



Site Work Elements

- STRP Project Work
 - Finished up Kwethluk former Joseph Guy Community Center
 - Kwigillingok Moravian Church
 - Tanana New City Building
 - Spenard Areawide Assessment - Anchorage
 - Matanuska Maid Block – Palmer
 - Combination Targeted Brownfield Assessment and STRP drilling services
 - Kake Keku Cannery – National Historic Landmark site



Kwethluk Joe Guy Community Center

- First full cleanup project for STRP grant.
- Completed structure removal and cleanup in two seasons.
- Completed video documentary of work.
- Site has residual metals contamination that is primarily background, but some spots from building materials.
- Kwethluk is currently seeking funding for new building.



Kwigillingok Moravian Church

- Want to reuse the building if possible for community
- Concerns
 - Building has asbestos and leaded paints
 - Historic releases and spills around building
 - Trespass and vandalism
- Requests
 - Hazardous Building Materials survey
 - Assess outside of building
 - Provide recommendations



Kwigillingok Moravian Church

- Services
 - Phase I Environmental Site Assessment
 - Enable federal funding
 - Determination of no significant RECs (recognized environmental conditions)
 - Sampling not required
 - Roof repaired
 - Nearly \$4,000 under the budget for project
- Building ready for renovation



STRP-Tanana New City Building

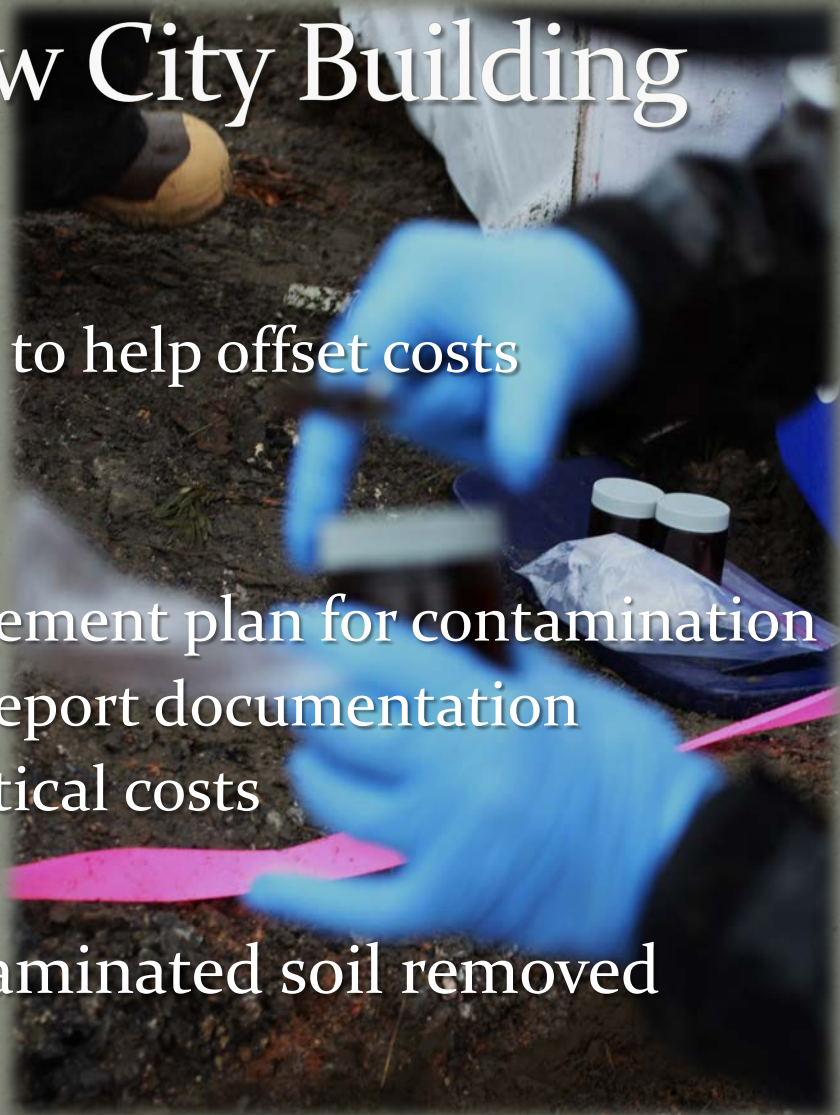
- Old power plant site on prime city property
- Site had history of spills, but received 'Cleanup Complete' with IC's determination
- Owner was willing to sit on site indefinitely
- City needs property close to town with access to utilities and services.
- Coordinated a transaction for City to purchase site – and retain future liability



STRP-Tanana New City Building

- Request
 - Assistance with cleanup to help offset costs
- Services
 - Site management plan
 - Offsite landfarm management plan for contamination
 - Cleanup oversight and report documentation
 - Soil sampling and analytical costs
 - Final reporting
- More than 2,000 cy contaminated soil removed

Project is not complete



Spenard Areawide Assessment

- Development Authority seeks property in area for redevelopment purposes.
- Primary property owner has not been responsive to DEC requirements for years.
- CIHA purchases contaminated property with Prospective Purchaser Agreement.
- Requests assistance in evaluating 100 properties surrounding Spenard and 36th Avenue area.
- R&R completed similar project in Mountain View Subdivision.



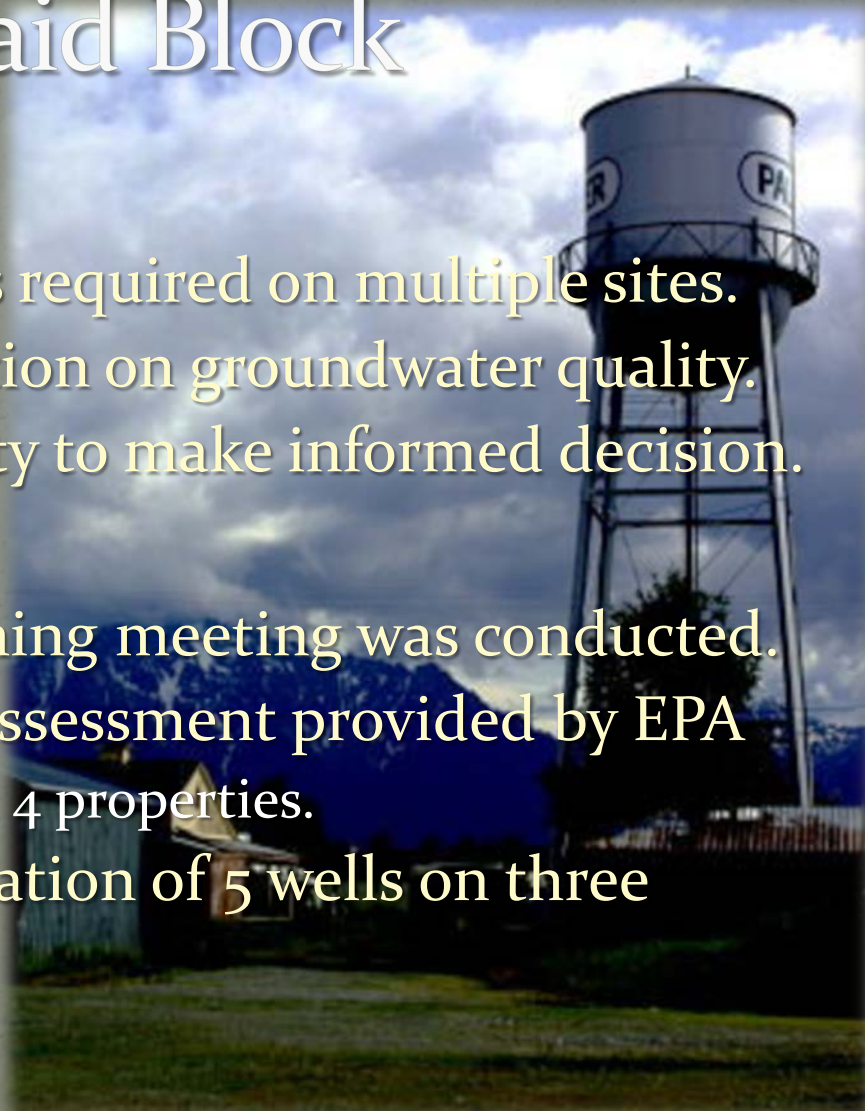
Palmer - Mat-Maid Block

- City wants to purchase 7 contiguous properties for redevelopment.
- All properties owned by individuals.
- Long history of site use, including fuel management, power generation, railroad, and farming chemicals.
- Significant concern over liability.
- Concern that City cannot afford to purchase properties.
- State of Alaska owns one property.



Palmer - Mat-Maid Block

- Needs
 - Site characterization is required on multiple sites.
 - DEC requires information on groundwater quality.
 - Summary to enable City to make informed decision.
- Received
 - Triad Systematic Planning meeting was conducted.
 - Targeted Brownfield Assessment provided by EPA
 - Complete sampling on 4 properties.
 - DBAC provided installation of 5 wells on three properties.



Kake - Keku Cannery

- National Historic Landmark is owned by Organized Village of Kake
- Site has had two structures collapse, one just a few years ago.
- Property is falling into disrepair due to lack of use and upkeep, which is costly.
- OVK is seeking financial assistance to help with renovations such that the property can be reused.
- Deeply concerned about collapse into water.



Kake - Keku Cannery

- Seeking Phase I Environmental Site Assessment to enable federal funding.
- Also seeking cost to cleanup if it collapses into water.
 - This will help justify up-front funding rather than cleanup funding.
- Estimates by OVK and their own consultant to do this work was \$40,000 - \$50,000.
- DEC was able to contract this work and expedite it in only weeks



Next Year Expectations

- Program Development Tasks
 - Training – ANCSA Lands History and Management
 - Additional Task Templates and refinement
 - Tools to help environmental managers communicate their issues and concerns
 - Dry Cleaner evaluation and prioritization project
 - State of Alaska Environmental Management Plan
 - Potentially Responsible Party research project
- Increase in DBAC funding
 - Hoping to conduct work at all eligible sites and initiate dry cleaner inventory.



Questions

- Anything that we should consider?
- Any training that we should think about?
- Timing and location of the annual workshop?
- Questions about types of assistance that R&R can offer?
- Other questions?

Thank you!



END

