



DEC Brownfield Assessment & Cleanup Application

Thank you for considering applying for DEC Brownfield Assessment & Cleanup (DBAC) services! The DBAC program has been assisting Alaskan communities get contaminated land back into reuse since 2003. Through the DBAC program, DEC provides communities environmental services and is not a grant. This distinction means that applicants selected for funding can expect DEC to handle the hiring of an environmental contractor and completing the required paperwork for the U.S. EPA.

Each year DEC opens an application submission period where eligible applicants and owners can apply to receive environmental services. The application period typically opens in the fall (October or November) and closes in late winter (January or February). Applicants are notified of the ranking of the projects typically in March or April. Once EPA notifies DEC of our final funding amount (typically in April or May), we notify applicants if their project is anticipated to receive funding that year. Typically, the highest ranked 4-5 projects will receive funding in a given year. Any actual assessment or cleanup work will occur in the same summer of the application year, or if needed, the following spring or summer as circumstances allow.

The applications are evaluated and scored based upon these criteria:

- 1) Project requirements
- 2) Project Costs
- 3) Project Team
- 4) Viability of the Reuse Plan
- 5) Communitywide Support and Benefit

Please answer all the questions and provide as much information as possible, as this application will provide the tools we need to determine if your project is eligible for Brownfield services and to score and subsequently rank the applications received. We recommend that you read through this application twice to determine if your site or facility meets the threshold criteria and to see if you have any questions about the information that should be provided. If you have any questions regarding the application or eligibility, please do not hesitate to contact DEC Brownfield staff to discuss. Additionally, Brownfield staff can also review your draft application prior to final submittal to evaluate eligibility and completeness.

Lisa Griswold lisa.griswold@alaska.gov (907) 269-2021
Marc Thomas marc.thomas@alaska.gov (907) 465-5206

SUBMISSION REQUIREMENTS:

A completed application must be received via email at lisa.griswold@alaska.gov or via mail to the below address by **5 pm Monday February 15, 2021**.

Alaska Department of Environmental Conservation Contaminated Sites Program
555 Cordova Street, 2nd floor
Anchorage, AK 99501
Attention: Lisa Griswold



DBAC Application

THRESHOLD CRITERIA

Is the site or facility owned or under the control of the federal government?

Yes

No

**If the property is owned or under the control of the federal government, the site is not eligible for services.*

To your knowledge, has the site or facility received funding for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund?

Yes

No

**If the site has received funding from the LUST Trust Fund, the site or facility is not eligible for services.*

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

Yes*

No

**If yes, this site is not eligible for brownfields services.*

Is the current owner responsible for contamination on the property?

Yes*

No

**If yes, this site is not eligible for brownfields services.*

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.*

If any of the above indicate that the site or facility is not eligible, you should refrain from continuing the application without discussing the site with DEC. If you have other questions or concerns about the threshold criteria, please contact us to discuss them. We are happy to talk with you – we want to help you submit a successful DBAC application!

Lisa Griswold lisa.griswold@alaska.gov (907) 269-2021
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ELIGIBILITY CRITERIA

Applicant

Name:

Address:

TRP/IGAP EPA Project Officer (if applicable):

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. Please attach a letter from the property owner granting access to the site if required

Name:

Address:

Is the owner of the property:

- Private
- City/Public
- Native Corp
- Tribe

Is the property expected to change ownership in the near future?

- Yes
- No

Site Location

Address:

Legal Description (If known):

Section: Township: Range: Tax lot number(s):

Latitude: Longitude:



Site History

When was this property acquired by the current owner?

How was this property acquired by the current owner?

Did the current owner complete a Phase I/Phase II Environmental Site Assessment prior to acquisition?

Yes

No

Previous ownership history (if known):

Approximate acres or square footage:

How many buildings or structures are on the property?

What is the condition of each of the buildings and structures on the property?

Has the site had any previous assessment activities?

Yes

No

If yes, what kind of assessment activities have been done?

DBAC

Targeted Brownfield Assessment

Other

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

Yes

No

If yes, please list the DEC file number:

Site name:

*** Please attach full reports from previous assessment work if the site is not already on the DEC Contaminated Sites database***



Contamination – known or perceived

What are the known or suspected contaminant(s) at the site?

- Hazardous Substances Petroleum Hazardous Building Materials

How was the property previously used? (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
- Other:

If known, list the source(s) and location(s) of known or perceived contamination:

Briefly describe how and when this site may have become contaminated:



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Do you know who may have caused any contamination?

Yes

No

If yes, please list here:

What steps has the landowner or community taken to safeguard against the known or suspected contamination?

Is this site currently being used? If yes, describe how it is being used?

Please identify any specific problems limiting reuse:

Please describe any other concerns with the site:

Please attach an aerial photograph showing the location of the site in relation to the community with a circle around any areas of known or suspected contamination. Please attach any other available photos for the site, as these can be useful to envision the project.



RANKING CRITERIA

Project Requirements

What services are you seeking?

Assessment

Cleanup

Describe to the best of your ability what your project team believes the needed environmental assessment or cleanup activities are:

Please describe any local resources or individuals that are available to assist with the DBAC work being requested. (Some things to consider: our contractors doing assessment or cleanup work often require local assistance with site visits, setting up interviews with those knowledgeable about the site, lodging, excavation equipment, and local transportation; site work often requires heavy equipment, heavy equipment operators or Qualified Environmental Samplers (as defined in 18 AAC 75.333).)

Project Costs

Do you have any information regarding how much the assessment or cleanup project will cost? (If a previous assessment has been conducted, sometimes a cost estimate for future work has been included.)

Yes

No

If yes, please indicate the estimated amount and what year this was determined:

Please be aware that the scope of the requested work must both be within the funding limits set forth by the EPA and be within our funding capacity. If you have questions regarding this, please contact DEC to discuss further.



Project Team

Form a project team of at least three individuals (preferably from more than one organization) to ensure continuity beyond this effort and coordination for success of the overall project. List the names and contact information of each individual or organization below and attach a letter of support from each team member. **Please note: Environmental field work is often conducted during the summer. Please designate one member of your project team as the primary contact for the life of the project who can answer questions for DEC or their contractors as they arise. An inability to communicate with the community may cause project delays or even cancellation of a project.**

Primary Contact:

Team member:

Team member:

Additional Team members:

Viability of Reuse Plan

Please describe the reuse plan (Reuse plans can include: housing, commercial development, creation of a recreation area, preservation of green space, restoration of subsistence use, etc.):



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Have you sought, are you currently seeking, or are you planning to seek funding for **completing the reuse plan** after the site has been assessed and/or cleaned up? If so, please describe your strategy for funding the reuse plan:

Please list any resources currently available for the redevelopment phase of the project (such as equipment, labor, in-kind services, or funding etc.):

Attaching documentation such a business plan, a community plan, planned reuse drawings, proposals for grant funding, or items such as loan applications etc. helps to demonstrate that the reuse plan is well developed and will help this application score higher

Community Benefit

Please describe how the planned reuse is a benefit to your community. (Some things to consider: creation of jobs, preservation of historical or culturally significant property, location for community activities or education, preservation or restoration of subsistence habitat, reuse or recycling of materials or infrastructure, cost savings for the community, etc.)

Communitywide Support

Please describe how community wide support for this work has been documented (Such as: resolutions, community plans, public meetings where the site was discussed; letters of support from other community members; etc.)

Please note that community support must be documented and any resolutions, community plans, public meeting notes, letters of support from other community members, etc. should be submitted as an attachment to this application



Bonus Points

Does the reuse plan call for green building or habitat preservation?

Yes

No

Is the site of historical or cultural significance?

Yes

No

Does the reuse plan call for the use of alternative energy?

Yes

No

If you answered “Yes” to any of the Bonus questions above, please discuss describe further:



Request for Application Meeting

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

Disclaimer

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 Application Submittal Checklist

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

Did you answer **each** question?

- If required, did you attach a **letter from the property owner** granting access to the site, if the owner is different from the applicant?
- If applicable, did you attach **past environmental reports** about the site?
- Did you attach a **site map or aerial photograph** of the site with the information requested and any other photos available?
- Did you identify a **primary contact** for the life of the DBAC project?
- Did you attach a **letter of support** from each team member?
- Did you attach documentation demonstrating the **viability of the reuse or redevelopment plan**?
- Did you attach documentation demonstrating that there is **community wide support and benefit** for the project?

After reviewing your application, DEC may have clarifying questions to help in its evaluation. May DEC contact you should it have additional questions?

Yes

No



DEC Brownfield Assessment and Cleanup Award Process



January/February - Application Submittal to ADEC

March - Application review by ADEC

March - Application scoring by ADEC

March - Application ranking by ADEC



* The higher the score, the higher the ranking



March/April - Applicants notified of ranking by ADEC

April/May – EPA notifies ADEC of funding availability



April/May – Applicants notified of projects being funded by ADEC

May/June – Community Kick-off meeting with ADEC



May/June - ADEC builds scope of work for project

June/July - Scope of work goes out to Contractor for cost bid

June - Work awarded to contractor



July 1 - Work can begin on site

Summer/Fall – Field work done on site

Fall/Winter – Report on field work developed

Fall/Winter – Report Finalized



Fall/Winter – Community Wrap up meeting with ADEC