

# State and Tribal Response Program Highlights

EPA Funding Provided to States and Tribes to Address Contaminated Land in their Communities

## REGION 1



VERMONT – Surrounded by natural beauty, the former Vermont Tissue South property is located in the rural town of Bennington. Just three miles from the downtown and adjacent to Bennington College, this former mill sits on the north bank of the Walloomsac River. Its location was ideal for bringing a greater amount of cheaper renewable energy to the area while also cleaning up contaminated land. Since 1877, the Vermont Tissue Paper Corporation operated a paper manufacturing and processing facility until it was abandoned in 1986. Over the years, there was unauthorized dumping on the site. The Vermont Department of Environmental Conservation (DEC) used Section 128(a) Response Program funding to oversee assessment activities that revealed polychlorinated biphenyls (PCBs), dioxins, furans, and polycyclic aromatic hydrocarbons (PAHs) in soil, concrete, and plumbing. After the property was cleaned up, the historic mill building was repurposed into residential units and a hydroelectric facility was developed on the property. A man-made concrete dam houses two energy-generating turbines and a secondary bedrock dam addresses environmental concerns related to fish migration pathways, water oxygenation, and water temperature. In addition, part of the property was transformed into a public open space. Other benefits include the preservation of a historic building and ecological improvements that have enhanced habitat functioning of the Walloomsac River.

## REGION 2



NEW YORK – In the Village of Adams, an abandoned property that was formerly occupied by a car dealership and several small gas stations was remediated under the oversight of the New York State Department of Environmental Protection (NYSDEC). Environmental assessment activities revealed that the property was contaminated with petroleum related to leaking underground storage tanks. NYSDEC used Section 128(a) Response Program funding to conduct a cleanup that included the removal of asbestos, building demolition, and the removal of 13 underground storage tanks, 3,495 tons of petroleum contaminated soil, and 27,311 gallons of petroleum contaminated water. Institutional controls are in place to prevent the

reuse of groundwater for drinking water and to provide for the use of vapor barriers. After cleanup, the Village of Adams constructed a jointly owned municipal building for government offices and the South Jefferson Rescue Squad, a volunteer ambulance corps providing ambulance transportation service to the residents of southern Jefferson County.



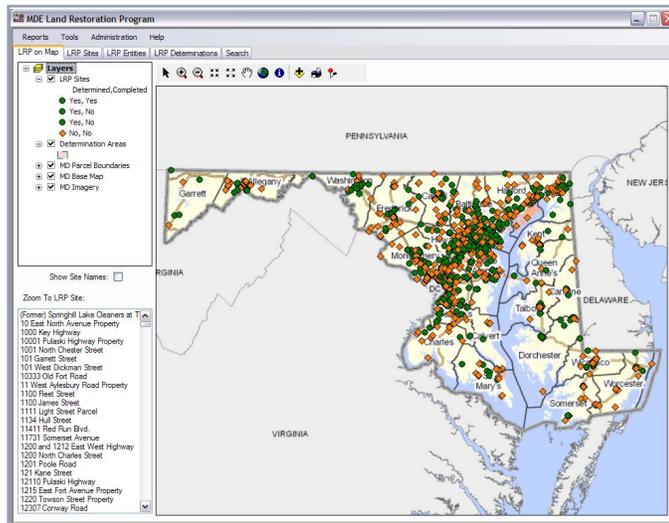
*The Village of Adams municipal building.*

## REGION 3



MARYLAND – The Maryland Department of the Environment's (MDE) Land Restoration Program (LRP) has completed development of its LRP Information Management System (IMS) database. Financed partially through Section 128(a) Response Program funding, LRP has developed a structured query language (SQL)-based desktop application to track active and closed sites throughout the State of Maryland. Collectively, these sites comprise Maryland's Brownfield Master Inventory. The desktop application and the SQL backend provide LRP with the ability to update site-specific information presented to the public through its web-based LRP geographic information system (GIS). When MDE's Office of Information Management Technology (OIMT) upgrades to ArcGIS 10.2, the GIS data from the SQL database will be available to both the desktop application and the GIS website on a real-time basis. In addition to the pre-prepared (or canned) reports available from the desktop application, LRP personnel can use Microsoft Access to

generate customized queries of the data and prepare reports. The development of the database has increased the efficiency for MDE staff to access historic site information, and has improved public access and information flow.



Screenshot of the MDE's Information Management System database.

## REGION 4

MISSISSIPPI – On May 28, 2014, the U.S. Environmental Protection Agency (EPA) announced that it plans to award five communities in Mississippi with brownfield grants. The Mississippi brownfield grant recipients are: City of Biloxi (\$400,000), City of Corinth (\$400,000), City of Gautier (\$400,000), City of Laurel (\$400,000), and Monroe County (\$350,000). Recognizing the competitive nature of the national grant writing field, the Mississippi Department of Environmental (MDEQ) used Section 128(a) Response Program funding to increase outreach efforts to help communities write better grant proposals. In cooperation with the Mississippi Municipal League (MML) and EPA Region 4, MDEQ has held an “Advanced Brownfield Grant Writing Workshop” at the Mississippi Coast Coliseum and Convention Center during the annual MML Conference in Biloxi for the last three years. The purpose of the Advanced Workshop is to provide the year’s unsuccessful Mississippi communities an opportunity to receive feedback on their grant proposals from technical experts who have been successful in securing Brownfield Grants. One goal of the advanced workshop is to identify strengths and weaknesses in the unsuccessful proposals. Another goal is to provide a forum for community leaders to meet face-to-face with successful Brownfield grant writers. Since

launching this outreach effort, grant awards have gone up and the enhanced outreach efforts have shown positive results with Mississippi doing better than the national and regional averages as measured by Brownfield Grant Success Rate.

## REGION 5

WISCONSIN – The 4.25-acre North 800 Block of East Washington Avenue, in the shadow of Wisconsin’s capital building, was in industrial and commercial use since the early 1900s. The property was historically used for manufacturing leather products before transitioning in the middle of the century to auto sales and service, auto wrecking with junk areas, used auto parts, a motor freight station, a machine shop and a gasoline station. The City of Madison purchased the site in 2011 with the intent to remediate and ready this highly visible property for redevelopment. Following acquisition by the city, a block-wide Phase II environmental site assessment (ESA) was completed. Soil tests showed that the entire block consisted of soil and fill materials containing widespread petroleum and metal contamination associated with industrial use and underground tanks. The cleanup was supported by a \$400,000 hazardous substance grant from the Wisconsin Department of Natural Resources’ (DNR) Ready for Reuse program. DNR experts used Section 128(a) Response Program funding to provide technical assistance throughout the entire process, including project management, creating a scope of work and reviewing documents for closure. In June 2013, the city reached a deal on the sale of the site to a developer for a \$65 million, 10-story mixed-use project anchored by a 50,000 square-foot grocery store with a rooftop garden. Groundbreaking on the development, The Galaxie, occurred in September 2014. The tower portion of the project will include up to 240 residential units, including nearly 50 for lower-income residents. A second phase of the project could provide nearly two dozen owner-occupied homes and an additional 65,000 square-feet of retail/commercial/office space.

## REGION 6

TEXAS – In Austin, the Guadalupe-Saldaña Net Zero Subdivision redeveloped 11 acres of vacant land where historical dumping had occurred. The Texas Commission of Environmental Quality (TCEQ) used Section 128(a) Response Program funding to provide oversight on the project. After a thorough investigation, the only area of concern was lead-impacted soil associated with the dumping of numerous battery casings. The impacted soil was excavated and disposed of at an approved landfill. As a result, a No Further Action letter was issued on November 19, 2012 stating the property was suitable for residential land use.

The property was redeveloped into a 130-unit subdivision that transformed an existing brownfield into a mix of single-family and townhouse units with both rental and ownership opportunities for households with low-income. The Guadalupe-Saldaña Net Zero Subdivision has a “net zero” designation in which 60 units will produce as much energy as they consume over the year resulting in a “net-zero” energy bill. A portion of the property will be open space, a bio-filtration pond, and walking trails. These housing opportunities are in collaboration with a non-profit corporation that assists single parents and their children to break the cycle of poverty by providing a supportive community of affordable housing, developmental childcare, life skills programming, individual coaching and empowerment training.



*The Guadalupe-Saldaña Net Zero Subdivision.*

## REGION 7

MISSOURI – The Lewis County Industrial Development Authority (IDA) applied for and received a Community Development Block Grant (CDBG) of almost \$2 million to purchase, remediate and/or demolish 10 blighted properties and buildings considered health hazards, making room for community development opportunities including the new Ursa Farmer’s Coop grain elevator and barge loading facility on the Mississippi River in the town of Canton. Ten different properties were assessed and then enrolled in the Section 128(a) Response Program funded Missouri voluntary cleanup program (VCP) for cleanup oversight. Contaminants included lead-based paint, asbestos-containing materials, and other contaminants including barrels of unknown substances. The VCP issued a certification of completion letter in February 2014. In addition to the new Ursa Farmer Coop facility, the Canton Tourism Commission built a wetland educational walking trail, a levy promenade, and an observation deck overlooking the river.

## REGION 8

UTAH – Utah’s Division of Environmental Response and Remediation (DERR) has revisited four of the properties that were recipients of the Brownfields Showcase Communities and Assessment Demonstration Pilots from the late 1990s in order to update the associated accomplishments in the Assessment, Cleanup and Redevelopment Exchange System (ACRES) database. This follow-up has resulted in the reporting of large amounts of leveraged redevelopment dollars and jobs created from some of the earliest brownfields properties. For example, following a 1997 pilot assessment grant, Ogden City entered the Ogden Block 37A property into the Utah voluntary cleanup program (VCP). Once the cleanup was completed in 2005, an office building complex was constructed that resulted in approximately 900 new jobs and over \$21M in private redevelopment dollars. In another instance, the Salt Lake City Redevelopment Agency was awarded pilot grant funds, a supplemental assistance grant, and was designated as an EPA Brownfields Showcase Community for the assessment and eventual redevelopment of the Gateway District/ 500 West Park Blocks properties. This initial seed

money from EPA for assessment led to over \$18M in leveraged redevelopment funds and thousands of new jobs created. These accomplishments, that occurred after the grants were closed out, were able to be captured in ACRES because DERR committed to researching the outcomes of these early assessment projects. The research performed by DERR to update these properties in ACRES has led to capturing millions of redevelopment dollars and thousands of jobs created that have resulted from brownfield assessments.



Office Complex in Ogden City, Utah.

## REGION 9

**GILA RIVER INDIAN COMMUNITY-** Earlier this year, the Gila River Indian Community (GRIC) adopted a new solid waste ordinance for their 584 square mile community, which lies just south of Phoenix, Arizona. The development of this ordinance was funded by its Section 128(a) Response Program grant. The ordinance helps protect the community by creating enforceable environmental standards for the storage, collection, transportation and disposal of all solid waste including hazardous waste. The ordinance addresses multiple activities including the management of solid and hazardous waste. Important to these efforts are the establishment of enforcement mechanisms to ensure the fair implementation of this ordinance, as well as administrative appeal processes.

The Community has also been working with the Institute for Tribal Environmental Professionals (ITEP) to make the new ordinance available to other tribes via ITEP's library of solid waste laws. This ensures that the ordinance will help to protect GRIC's environment and form the foundation for those tribes that are looking to establish similar ordinances for their communities.

## REGION 10

**ORGANIZED VILLAGE OF KASAAN –** The Organized Village of Kasaan (OVK) used Section 128(a) Response Program funding to plan and host the fourth annual Prince of Wales Island-Wide Mining Symposium on April 24th and 25th, 2014 in Craig, Alaska. With more than 100 people in attendance, the symposium provided a unique forum for information exchange and issue discussion among stakeholders, landowners, and the indigenous people of Southeast Alaska. Participants included tribes, Alaska Mining Association, mining companies, power entities, regulatory entities, University of Alaska Southeast, and many other concerned community members. Technical presentations included Mineral Resources of Prince of Wales Island and Water Quality and Water Management. Regulatory presentations included the Alaska Department of Natural Resources Coordinated Permitting Involvement in Canadian Mine Reviews, Mining Reclamation, and the U.S. Department of Agriculture (USDA) Forest Service's Comprehensive Environmental Response, Liability Act (CERCLA) Program. Tribal participants were provided valuable information from environmental and mining attorneys about effectively engaging with the regulatory agencies. By providing updates on mine sites within the brownfield inventory, the OVK program is able to enhance its ability to provide oversight of ongoing site work, while also providing mechanisms and resources for meaningful public participation.