

State and Tribal Response Program Highlights

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

REGION 1

MASSACHUSETTS – A 200-year-old mill complex that once provided an economic engine in western Massachusetts has become one of New England's largest brownfield redevelopment projects. Since 2015, the Massachusetts Department of Environmental Protection (MassDEP) has used Section 128(a) Response Program funding to oversee assessment and cleanup at the Ludlow Mills site, which covers about 170 acres along 1.5 miles of the Chicopee River. Located in the Ludlow Village Historic District and listed on the State and National Register of Historic places, the site lies within one of the most economically disadvantaged regions in Massachusetts. The project has been awarded multiple EPA grants including an EPA Assessment grant, a Targeted Brownfields Assessment, and an EPA Cleanup grant—the last of which was used to clean up contaminated soil and groundwater on the property from historic mill activities. In 2018, the Ludlow Mills site was redeveloped into housing, a hospital, and greenspace along the river. Future plans for the 50 historic mill buildings include a \$50 million mixed-use project that is expected to create 2,000 jobs and attract \$300 million in private investment.

REGION 2

NEW JERSEY – In 2017, New Jersey Department of Environmental Protection (NJDEP) used Section 128(a) Response Program funding to provide oversight of remediation at a former industrial property in Aberdeen Township. This 14-acre steel and plating company has since been redeveloped into Hudson Ridge Residences and Hudson Ridge Senior Residences. Cleanup activities included the removal and disposal of heavy-metal contaminated soil and replacement with clean fill. Redeveloped in 2018, the property now includes 145 residential



Hudson Ridge Residence in Aberdeen Township.

units, access to the Henry Hudson Trail, and open space. The new residential complex includes apartments for people in low/moderate income brackets; senior residences for people in low/moderate income brackets; and a community center for senior citizens. This project not only transformed a contaminated industrial site, it helped to redevelop an area severely impacted by Superstorm Sandy.

REGION 3

WEST VIRGINIA – A nearly 500-acre overgrown farmland had been sitting idle for many years in the Town of Inwood. In 2017, the property operated as an orchard until the 1950s and for other agricultural activities more recently. The property entered the West Virginia Voluntary Remediation and Redevelopment Program and the West Virginia Department of Environmental Protection (DEP) used Section 128(a) funding to provide oversight of assessment and cleanup. Assessments revealed arsenic, lead, and organophosphate and organochlorine pesticides. Site investigation and characterization determined the vertical and lateral extent of impacted soils. Contaminated soils were removed and placed into capped berms, and several sinkholes located on the property were remediated. Several vacant residences, old barns, and silos were also demolished. In 2019, the property was redeveloped into a new Proctor and Gamble manufacturing plant, creating approximately 900 jobs and producing brands such as Swiffer, Bounce, Dawn, Gain, Pantene, Head & Shoulders, and Aussie and Herbal Essences shampoos and conditioners.

REGION 4

TENNESSEE – Until 1979, a one-acre lot in Campbell County had been used as a strip mine, one of several within the county. After the mine's closure, the property was left vacant and abandoned and became over-grown with invasive plant species and a haven for illegal trash dumping. In 2017, an environmental assessment was completed on the property through Campbell County's EPA 104(k) Brownfields Assessment grant. The Tennessee Department of Environment and Conservation used Section 128(a) Response Program funding to oversee the assessment, which determined that arsenic concentrations in the soil were below background levels in East Tennessee. After determining that no cleanup was required, the project and community leaders decided to use the land for the production of several

crops—including broccoli, kale, hot peppers, and asparagus rhizomes—with the goal to become a competitive producer in the Appalachian region. The University of Tennessee in Knoxville helped to install and monitor a new field hydroponic system in 2018, providing a sustainable and environmentally friendly setting where plants grow in ideal conditions. Private donations from individuals and organizations, including the Mountain Women’s Exchange, covered initial costs for the first harvest. This initiative provides a form of economic self-sustainability for this rural Appalachian County.



Hydroponic system in Campbell County, Tennessee.

REGION 5

ONEIDA NATION – The Environmental Compliance Coordinator for the Oneida Nation’s Environmental Response Program has played a major role in training other EPA Section 128(a) tribal grantees. The Oneida Nation Compliance Coordinator has helped facilitate a series of webinars with the Kansas State University Technical Assistance to Brownfields (TAB) program. The webinars assist new EPA Brownfields tribal grantees in getting their contractors on board and beginning work on brownfields within their community. The webinars review the federal grant requirements for procurements, what type of brownfield grant activities are often contracted, how to develop a Request for Proposal (RFP) and what information goes into it, how to review/evaluate contractor proposals, documenting your contractor selection, making sure appropriate requirements of the grant

terms and conditions are incorporated into the contract, ensuring technical issues are covered (prioritization/eligibility, health and safety, QAPP, etc.), how to negotiate contract terms and conditions, monitoring contractor performance, and closing out and contractor payment. The Tribal Brownfields Coordinator for the Oneida Tribe of Wisconsin also discusses real-world examples and tips from her experience in tribal contracting to support Brownfields grant projects.

REGION 6

LOUISIANA – The Louisiana Department of Quality (DEQ) used Section 128(a) Response Program funding to partner with communities and help them develop brownfields inventories. This outreach has helped local communities recognize and prioritize brownfield properties and increase their awareness of state and federal brownfields programs. Developing brownfields inventories makes communities more competitive for EPA 104(k) Brownfields grants and better prepares them to address their sites.

REGION 7

IOWA, KANSAS, MISSOURI & NEBRASKA – The Iowa Division of Natural Resources, Kansas Department of Health and Environment, Missouri Department of Natural Resources, and Nebraska Department of Environment and Energy used Section 128(a) Response Program funding to hold, in partnership with the Kansas State University Technical Assistance to Brownfields (TAB) Program, a free two-day grant-writing workshop. The workshop offered tools and tips for grant-writing when applying for U.S. EPA Brownfields, Environmental Justice, Pollution Prevention, Environmental Education, and healthy homes and lead-paint grants. The state Section 128(a) response programs used this as a way to help local and tribal communities within their state become more competitive for EPA Brownfields grants.

REGION 8

MONTANA – In 1980, the City of Harlowton acquired the 180-acre site of the Old Milwaukee Roundhouse and refueling station, which required significant cleanup. The property was contaminated with hydrocarbons from abandoned oil tanks used by Milwaukee Railroad to service converted steam locomotives in the early 20th century. Starting in 2009, the Montana Department of Environmental Quality has used Section 128(a) Response Program funding to provide oversight of the property’s cleanup. From 2011 to 2017, cleanup activities have included the excavation and removal of tanks; installation of a sheet pile wall to halt migration of remaining oil into Tin Cup Joe Creek, a tributary of the Clark Fork River in Deer Lodge; and the excavation of oil-contaminated soils. The community is now developing a Master Plan for Redevelopment to transform the property into trails and a bike park, an amphitheater, and campgrounds.

REGION 9

ARIZONA – The Arizona Department of Environmental Quality (DEQ) is using Section 128(a) Response Program funding to provide assistance to the Phoenix Brownfields to Healthfields initiative. Phoenix has recognized the opportunity to cleanup and redevelop brownfields that directly impact public health through the reuse of these sites for food and healthcare. After initial support from the Arizona DEQ Section 128(a) funding, in 2019 the city received an EPA community-wide Brownfields Assessment grant to further assist with the initiative. To date, ten sites have been cleaned up and are now being used as urban farms, community gardens, school gardens, a farmer's market, and a food hub. The initiative targets areas with inadequate health care, and food deserts; and designated infill incentive, neighborhood initiative, and redevelopment areas. Focusing on these areas within Phoenix addresses sustainable and equitable development, in addition to building upon existing brownfields reuse efforts.



A community garden in Phoenix.

REGION 10

WASHINGTON – The Washington State Department of Ecology used Section 128(a) Response Program funding to coordinate and hold the 2019 Washington State Brownfields Conference in Spokane on May 29-30, 2019. The goal of this conference was to bring together public and private sector stakeholders and tribes in Washington and the Inland Northwest to share information on brownfields redevelopment successes and future opportunities. The conference addressed many topics, including: how to attract redevelopment to your brownfield through incentives and effective positioning, Tribal Brownfields, creating a community vision, integrating brownfields into community planning and economic development goals, and creative cleanup and reuse strategies.