

# State and Tribal Response Program Highlights

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



What Cheer Flower Farm.

## REGION 1

RHODE ISLAND – A 2.7-acre former industrial brownfield in Providence is brightening people's lives with an urban flower farm – What Cheer Flower Farm. The Rhode Island Department of Environmental Management used Section 128(a) program funding to provide oversight of the assessment work at the What Cheer Flower Farm. The assessment found no elevated levels of polychlorinated biphenyls (PCBs). Independent business owners purchased the property and worked with the National Resources Conservation Service to address the property overgrowth and empty brick-façade building. The owners worked with development partners and community volunteers to take ownership of the blighted, abandoned, and dilapidated property. The non-profit's mission of the farm includes reversing urban blight, creating a job training center for Rhode Island residents to help them enter the state's \$2.5 billion green economy and making Providence famous for urban flower farming. The owners donate flowers to Amos House, the Ronald McDonald House of Providence, and Meals on Wheels of Rhode Island.

## REGION 2

NEW JERSEY – The Boris Kroll Mill in Paterson employed many area residents prior to ceasing operations and declaring bankruptcy. The plant's closing triggered the [Industrial Site Recovery Act \(ISRA\)](#), which requires conducting an environmental assessment. With no viable owner, the New Jersey Department of Environmental Protection used Section 128(a) Response Program funding to provide site investigation oversight, which revealed two areas of environmental concern: a fuel tank under the sidewalk and pesticide contamination in the northwest building. The fuel tank was left in place with a deed notice and an engineering control to prevent exposure. A two-phase deed notice was issued to address the pesticide contamination including both an institutional and an engineering control. The property was capped and a venting system was installed to protect against any indoor air intrusion. A \$1.5 million low-interest loan provided by the Department of Community Affairs (DCA), along with a \$600,000 contribution from the City of Paterson, funded the conversion of the historic mill into a complex of apartments, stores and offices now known as Paterson Commons. The developer also utilized the Rehabilitation Tax Credit Program for certified historic structures undergoing certified rehabilitation, overseen by the New Jersey Historic Preservation Office. In 2016, the formerly abandoned Boris Kroll Mill was transformed into market-rate rental housing to spark urban revitalization. The redevelopment created 39 new apartments and 10,000 square feet of retail and office space. In 2017, another building on the site was transformed into a new elementary school and additional redevelopment provided 150 rental units and 50,000 square feet of retail and office space.

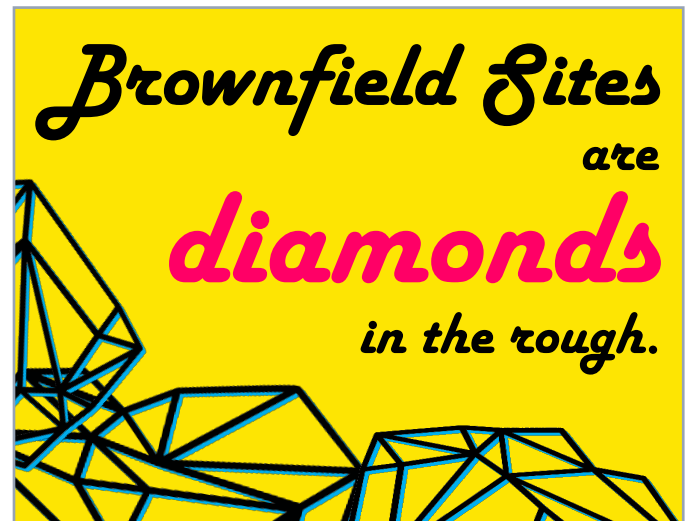
## REGION 3

PENNSYLVANIA – The US EPA awarded the Borough of Carlisle a \$200,000 Area Wide Planning Grant in 2013 to initiate largescale transportation and stormwater design in the Borough's northwest quadrant. The three catalyst brownfields are the International Automotive Components Group (IAC), a manufacturer of flooring and acoustics products to the automotive industry; Tyco, a manufacturer of electronic components and connections for the computer and communications industries; and Carlisle Tire and Wheel (CTW), a manufacturer and importer of agriculture, ATV, golf, aviation, trailer, and lawn and garden tires. The concept plan

for the Tyco site includes a 7,500-square-foot brewpub and two three-story office buildings with retail businesses on the first floor. The two sections of the project will be connected by a pedestrian roadway and landscaping. The Pennsylvania Department of Environmental Protection used Section 128(a) Response Program funding to conduct assessment activities that revealed limited environmental contamination. The redevelopment of the IAC property will include a hotel, restaurant, and condos. The Carlisle Tire and Wheel property will have 92 units of affordable housing. The Borough has received over \$5,328,000 in Pennsylvania Department of Transportation (PennDOT) and PA DCED Multimodal Grants. In addition, the Borough has implemented a Tax Increment Financing (TIF) plan and is expected to raise over \$12,000,000 in funding. The Borough partnered with local educational and workforce training agencies, and private sector partners to train and offer employment in all areas of workforce needed to redevelop over 60 acres of existing brownfields in the northwest quadrant of the Borough of Carlisle with a special emphasis of local hiring in the redevelopment area. The project is anticipated to be completed in 2020.

#### REGION 4

MISSISSIPPI – The Quitman Brownfields Coalition (City of Quitman, Clarke County, and the towns of Enterprise, Stonewall and Shubuta) identified and prioritized two brownfields in the town of Shubuta that needed environmental remediation. A former gas station was redeveloped into the Shubuta Outreach Family Clinic. However, underground storage tanks started to leak. The Quitman Brownfields Coalition agreed to use a Brownfields Assessment Coalition Grant to address the tank issues on the site, funding both Phase I and Phase II environmental assessments. The Mississippi Department of Environmental Quality used Section 128(a) Response Program funding to provide oversight of assessment activities and the county provided in-kind assistance to excavate and remove the tanks. A second abandoned brownfield site was transformed into a senior center. Site assessment activities revealed no environmental contamination at the property. The U.S. Department of Housing and Urban Development awarded a Community Development Block Grant to help build the senior center, which opened in 2016. Both brownfields projects provided benefits to the community, including maintaining convenient access to affordable primary healthcare and offering a location to the 20% population of seniors to get together, socialize and enjoy free meals.



Oklahoma OCC and DEQ outreach postcard

#### REGION 6

OKLAHOMA – The Oklahoma Corporation Commission (OCC) and Oklahoma Department of Environmental Quality (DEQ) developed a Brownfields postcard campaign to raise awareness about the Section 128(a) brownfields program and opportunities. The OCC created an interactive survey to offer a personalized list of resources (e.g., human, financial, technical) for a project. The campaign was a success in helping to identify new applicants for both brownfields programs.

#### REGION 7

IOWA – The City of Waterloo is using U.S. EPA Brownfields Assessment grant funding to transform former factory properties into community assets. When the Rath Packing Company closed in 1985, it left more than 2 million square feet of vacant industrial space. Brownfields funding, combined with leveraged funding from other federal, state, and local partners, transformed the property into a human services campus which includes the Northeast Iowa Food Bank, the Waterloo Women's Center for Change, and Operation Threshold. EPA site-specific assessment grant funds were used on the 11-acre Construction Machinery Company site to reveal a buried railcar packed with industrial solvents, underground storage tanks, soil contamination and hazardous debris from burned buildings. A \$200,000 EPA Cleanup Grant was used to address the contamination, including encasing a long trench where factory solvents, paint and equipment had been dumped and burned. The site was redeveloped into the new public works building. Additionally, the state used Section 128(a) Response Program funding to oversee the assessment activities at Rath Packing Company property and other adjacent properties, helping to spur private investment in residential infill along the waterfront.

## REGION 8

**YANKTON SIOUX TRIBE** – The Yankton Sioux Tribe is completing the cleanup of the Old Tribal Hall in Marty, South Dakota. Historically, the building was the St. Paul's Parish Mother, and more recently as administrative offices for the Tribe. In 2016, EPA Region 8 performed a Targeted Brownfields Assessment on the abandoned two-story building. The assessment concluded that there was asbestos in the floor tiles, pipefittings and window caulking. On December 24, 2016, the building burned down, leaving a shell of a building with the threat of an asbestos release. The Tribe installed fencing and signage to limit access and exposure to the contamination. EPA Region 8 deployed an Emergency Response team in spring 2017 to conduct a removal assessment. The Tribe used Section 128(a) Response Program funding and worked in conjunction with Indian Health Services and Regional EPA programs (solid waste, brownfields, and the tribal assistance) to select a contractor to conduct cleanup activities at the property. The cleanup activities are anticipated to be completed in 2019.



2018 first County of Maui brownfields redevelopment workshop.

## REGION 9

**HAWAII** – The Hawai'i Department of Health (HDOH) Hazard Evaluation and Emergency Response (HEER) Office used Section 128(a) Response Program funding to update and expand its Technical Guidance Manual (TGM) and educate staff and the consultant community about reliable sampling techniques. The 2018 seminars and webinars are posted for public access on the internet at the HEER Office webinar page and HEER YouTube channel. Topics included Decision Unit and Multi-increment Sample Investigation Methods (five-part series), Tapwater Screening Levels for TPH-related metabolites; Environmental Hazard Evaluation and Action/Screening Levels; LNAPL Conceptual Site Models; TPH Forensics; TPH-Risk Case Studies; and a nine-part Unexploded Ordnance (UXO) Training Workshop with subject matter experts.

Additionally, Section 128(a) funds helped fund county Brownfields Redevelopment Workshops. Workshops were held in the Counties of Kauai (July 2018), Maui (July 2018) and Hawai'i (November 2017). HDOH provided an overview of State Environmental Management in Hawaii, the Hawai'i Environmental Response law, and examples of Hawai'i brownfields projects. EPA and the Center for Creative Land Recycling presented the various EPA Brownfields Grants available along with eligibility requirements for the upcoming grant cycle.

## REGION 10

**OREGON** – The Tualatin River is a popular recreational destination with river access every five-river miles. In 2014, Metro, the regional government of greater Portland, purchased a 1.6-acre parcel ideally situated halfway between the two nearest launch sites to improve an access point within a popular 10-mile section of the river. Historic property uses included agriculture in the 1930s, an assembly and packaging site in the 1970s, a leather and saddle production business, and a trailer and clock repair facilities. After purchasing the property, the city razed structures and disposed of aboveground storage drums. The city discovered heating oil from the aboveground storage tank in the soils, and coordinated with the Oregon Department of Environmental Quality (DEQ) before removing many tons of contaminated soil and capping the area with clean fill. An EPA Brownfields Revolving Loan Fund from the Oregon Business Development Department provided \$176,000, which was combined with \$198,000 from the Metro natural area bond measure that voters approved in 2010. Metro also received a grant from the Oregon Parks and Recreation Department (OPRD) to fund new structures on the property. Clean Water Services, a local utility devoted to protecting the Tualatin River, partnered with Metro to assist with design and planting of stormwater treatment swales to enhance Tualatin River water quality. On May 2, 2017, DEQ issued Metro a certification stating the property poses no unacceptable risks to human health or the environment and protecting the owners from liability. In summer 2017, Portland Metro hosted the opening of the Farmington Paddle Launch in Hillsboro.