

State and Tribal Response Program Highlights



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

REGION 1

VERMONT – The Blodgett Oven facility consists of three buildings located directly adjacent to Lake Champlain in Burlington's historic South End. All three buildings were constructed in the mid-1940s to house the Blodgett Oven and Blodgett Supply companies until the early 2000s. Blodgett manufactures industrial ovens, dishwashers and other appliances. Due in large part to building disrepair, Blodgett decided to relocate its operations. In 2015, a prospective purchaser funded a Phase I assessment and the Vermont Department of Environmental Conservation used Section 128(a) Response Program funding to conduct a Phase II assessment. The Phase II concluded that polycyclic aromatic hydrocarbons (PAHs) in some soils exceeded regulatory limits for industrial use. Remediation will likely involve institutional controls regarding PAH soil location and disturbance. With Blodgett Oven/Blodgett Supply moving to a new location (nearly doubling their production capacity and increasing staff), the purchaser plans to renovate the site's buildings with new energy efficient windows, HVAC systems, and lighting. Future tenants at the site are expected to use the upgraded facility for commercial and industrial purposes.



Indoor sports complex redeveloped on the former brownfield.

REGION 2

NEW JERSEY – The New Jersey Department of Environmental Protection (NJDEP) used Section 128(a) Response Program funding to provide assessment oversight on a 4.5-acre former manufacturing property located in central New Jersey. To address extensive asbestos in the building's walls, a state-approved demolition plan was created to carefully remove the structure, asbestos-containing materials, and several underground storage tanks. During demolition, asbestos-containing fill up to ten feet deep was exposed. Since costs to remove the fill were prohibitive, a leading international firm experienced in deep dynamic compaction joined the team to compact the exposed material, import clean fill as a cap, and redirect surface water around the proposed building's footprint. The NJDEP issued a "No Further Action" letter indicating cleanup was complete in 2014. After completion at the end of 2015, the property is an indoor sports facility, which the town wants to serve as the cornerstone for a sports-oriented complex for competitions, sports medicine, and physical therapy.

REGION 3

PENNSYLVANIA – A 14-acre brownfield in the City of Easton is being redeveloped into a unique, mixed-use community arts center. The Pennsylvania Department of Environmental Protection Land Recycling Program used Section 128(a) Response Program funding to provide technical oversight assistance to the Lehigh Valley Economic Development Corporation and Easton Redevelopment Authority to transform the former Simon Silk Mill into a community asset. Once the largest producer of black silk ribbon in the world, the mill was built in 1883 along Bushkill Creek and employed 2,000 workers until the 1930s. The building's industrial uses contaminated soil and groundwater with metals and organic compounds. After cleanup activities were completed in 2010, the property was redeveloped into a community arts center, 150 residential apartments, an artist live-work facility, a brewery and restaurant, and a mix of retail, commercial, and office space. The first tenants moved into the apartments in the spring of 2016 and businesses are set to open throughout the remainder of the year.



Mixed-use community arts center at the former Simon Silk Mill.

REGION 4

TENNESSEE – The Chisca Hotel has been a fixture in the Memphis skyline for over 100 years. This historic building served as the broadcast center from which Elvis Presley's voice first hit the airwaves. From 1949 until 1956, the building's mezzanine was the base for WHBQ Radio's "Red, Hot, and Blue" program where DJ Dewey Phillips broadcast Elvis Presley's first record on July 7, 1954 and later conducted the artist's first radio interview. The hotel served as a civic meeting space for many years and later became the headquarters of a local church. After the church vacated in the late 1990s, the building fell into disrepair. In 2013, development partners worked with an initial Shelby County Brownfields remediation investment of \$5,892 and eventually secured \$27 million from the city, Downtown Memphis Commission and private investors to rehabilitate the historic landmark into residential lofts and retail space. The Tennessee Department of Environment and Conservation's Section 128(a) Response Program staff helped to ensure the Chisca re-opened its doors on December 21, 2015 by providing technical oversight for assessment activities during the project's early stages.

REGION 5

INDIANA – A former Golden Casting Foundry facility and parking lot in Columbus is being redeveloped into much-needed affordable housing. The Indiana Department of Environment Management used Section 128(a) Response Program funding to provide technical oversight of environmental activities and issued letters regarding contamination and liability issues to facilitate residential redevelopment at the 8-acre property. Levels of lead and thallium in the soil and trichloroethene (TCE) in the groundwater were found to be high, requiring an environmental restrictive covenant to prevent exposure to on-site contamination. With those protections in place, the Gateway Community Building on Phoenix Court opened in December 2015. The building contains 60 affordable housing units with a media center and large gathering room for family events. On the remainder of the property, an Indianapolis developer is planning a \$25 million, 209-unit apartment complex, with 40 percent of the units set aside for low-income applicants. The new buildings are anticipated to open by the fall of 2017.

REGION 6

INTER-TRIBAL ENVIRONMENTAL COUNCIL (ITEC) – ITEC used Section 128(a) Response Program funding to conduct a training course on Phase I assessments in August 2016. Training included how to conduct record reviews; site reconnaissance; interviews with owners, occupants, neighbors and local government officials

in alignment with EPA All Appropriate Inquiry; and ASTM E1527-13 and E2600-10, Standard Guide for Vapor Encroachment Screening. Nine participants from three tribes and one staff from the Oklahoma Department of Environmental Quality attended the course.

ABSENTEE SHAWNEE TRIBE – The Absentee Shawnee Tribe's Section 128(a) Tribal Response Program partnered with the Oklahoma Department of Environmental Quality's Brownfield Program to complete two targeted brownfields assessments. The first property was the abandoned Roadside Motel and the second was the Walls Building, a former retail store with automotive repair bays. Cleanup and redevelopment plans are now pending.



ITEC training participants.

REGION 7

IOWA – The City of Waterloo has redeveloped the former Construction Machinery Company property, an 11-acre parcel that once contained 20 buildings including a foundry. After the city acquired the property, the Iowa Department of Natural Resources (DNR) used Section 128(a) Response Program funding to provide oversight of assessment activities that revealed a buried railcar packed with industrial solvents, underground storage tanks, soil contamination, and hazardous debris from burned buildings. In 2013, an EPA Brownfields Cleanup Grant was used to address the contamination, including encasing a long trench where factory solvents, paint and equipment had been dumped and burned. In 2015, a new public works building opened where the Construction Machinery Company once stood. Today, the 130,000-square-foot building houses 150 vehicles from the city's motor pool. Various departments that had been scattered around the city are in the new building, including the street department, traffic operations, meter repair crews, and engineering technicians and building maintenance crews.

REGION 8

SOUTH DAKOTA – A former petroleum storage site and adjacent abandoned railroad spur in Redfield were eyesores to this small Midwest community for nearly 20 years. The South Dakota Department of Environment and Natural Resources (DENR) used Section 128(a) Response Program funding to perform a full environmental assessment and other state funds to assist in removing four underground storage tanks. The assessment indicated only minor contamination concerns, allowing DENR to issue a No Further Action (NFA) letter for the property. In late 2014, following demolition of several small buildings, the property was acquired and developed into a Dollar General Store that now has six full-time employees.

REGION 9

HAWAII – Hawaii continues to develop “Decision Unit and Multi Increment Sample” (DU-MIS) methods to improve the efficiency of soil and sediment investigations. The Hawaii Department of Health (HDOH) used Section 128(a) Response Program funding to conduct a detailed field study of discrete soil sample reliability at three properties known to be contaminated with arsenic, lead and PCBs, respectively. These DU-MIS investigations were used to: expedite characterization of a property to be redeveloped as a homeless shelter; investigate PCB-contaminated sediment in Pearl Harbor; and test a large, former bombing range for munitions related contaminants. HDOH staff presented their research at the 2016 Battelle Conference in Palm Springs and co-chaired a session on “Incremental Sampling Methodology” with a representative from EPA Headquarters. A two-part manuscript describing the research has been accepted for publication.

REGION 10

METLAKATLA INDIAN COMMUNITY (MIC) – During World War II, the U.S. Department of Defense built three Wood-Stave Aboveground Tanks to store stove oil at its airbase on the Metlakatla Indian Community (MIC) Reservation. The MIC reservation, located in the Annette Islands in Southeast Alaska, is home to 1,400 members. After the war, oil and gasoline companies used the tanks for diesel storage until 1977 when they were abandoned without being emptied, leaving them to deteriorate and leak. Using Section 128(a) Response Program funding, MIC technicians conducted environmental assessments, including the collection and processing of all field samples. The tribe followed an EPA-approved Sampling Quality Assurance Project Plan (SQAPP) and worked under the guidance of its contractor. The assessment results will be used to develop cleanup and reuse plans.



MIC staff collecting soil samples at the property.