

US EPA ARCHIVE DOCUMENT

State and Tribal Response Program Highlights



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

REGION 1

NEW HAMPSHIRE – The New Hampshire Department of Environmental Services (NHDES) used Section 128(a) Response Program funding to complete Phase I and Phase II environmental assessments at the Richelson Building in Plymouth. The current building was constructed between 1930 and 1937 and was occupied by a clothing store and ski outfitting shop. In 1992, the building was renovated to include a furniture store, tanning salon, photocopy shop, bagel shop, an art studio and an office for Plymouth State University (PSU). The building has been vacant since 2009. The assessments were conducted to determine potential petroleum contamination associated with an underground storage tank. The assessments revealed that no cleanup was required and allowed the Grafton County Economic Development Council (Council) to receive U.S. Department of Housing and Urban Development (HUD) funding to purchase the property. In addition, the Council was awarded \$500,000 in New Hampshire Tax Credits and successfully applied for a loan from the Northern Border Regional Commission, a new regional coordination mechanism for the Northern Forest states as well as a potentially significant new source of investment for economic and community development in the region. As the property is located adjacent to PSU, the Council is working with PSU to renovate the building to house a small business incubator and business resource center that will be run by PSU staff. Construction of the new facility is anticipated to begin in November 2012.



Artist's rendering of the redeveloped Richelson Property.

REGION 2

NEW JERSEY – The former Camden Recycling Company property, located on Mount Ephraim Avenue in Camden, was transformed to accommodate the expansion of the neighboring DiNaso & Sons, Inc., a building supply company. This expansion, used for building material storage, created new jobs in the community and sparked the revitalization of other sites along Ephraim Avenue. This approximately 80-acre property was originally developed as a drive-

in theater, and later operated as a scrap metal recycling facility from 1940 to 1995. The site investigation revealed contaminated soils associated with three former fuel underground storage tanks. The New Jersey Department of Environmental Protection used Section 128(a) Response Program funding to oversee the investigation and cleanup activities to ensure that the cleanup was complete. Today this project has become an integral part of the area's revitalization, while creating 45 jobs for local residents.

REGION 3

VIRGINIA – The cleanup of almost two million railroad ties from a property in Radford brings to an end to a multi-year effort to clear a former industrial location and eliminate a potential environmental concern. Performed by the Norfolk Southern Railway Co., this removal finalized an arrangement with the Virginia Department of Environmental Quality (DEQ) to transport the ties to an approved disposal facility. The cleanup, which took approximately five months, made seven acres of industrial property—with rail service and utilities already in place—ready for revitalization. "Norfolk Southern deserves a great deal of credit for this project," explained DEQ Director David K. Paylor. "They willingly removed these old railroad ties at their own expense, and the result is a new opportunity for productive use of industrial property in Radford." The ties dated to the 1980s, when they were sold and stockpiled for reuse on a private property. The owner eventually declared bankruptcy, leaving the property abandoned with a potential fire hazard and other environmental concerns. In 2009, DEQ's Brownfields Program, a Section 128(a) Response Program grantee, began researching alternatives to traditional disposal. In early 2011, DEQ and Norfolk Southern signed an agreement to begin the voluntary removal of the ties via rail to approved disposal facilities. Most of the material went to a permitted facility in Pennsylvania that specializes in incineration of treated wood to create energy.

REGION 4

MISSISSIPPI – The former Gautier Oil site was used by the railroad and its lessees for creosote wood treating operations from approximately 1870 to 1979, and for waste oil recovery from 1980 to 1983. After a period of inactivity for the site, owner CSX Transportation (CSXT) worked closely with the Mississippi Department of Environmental Quality (DEQ), a Section 128(a) Response Program grantee, to evaluate environmental impacts associated with the property and adjacent West Pascagoula River and Bayou Pierre. These studies revealed environmental impacts to soil, groundwater, and near shore sediments from the river and bayou. In January 2011, CSXT hosted an outreach session at the property to inform the local community of planned cleanup work and

give area residents an opportunity to voice any concerns. On March 24, 2011, the Mississippi DEQ approved a Brownfields Agreement with CSXT to remediate the former Gautier Oil Site. To date, CSXT has spent over \$15 million disposing of approximately 16,000 tons of impacted soil and 7,000 tons of sediment. CSXT also removed, stored and replanted 25,000 plants and restored approximately three acres of fringe wetlands. CSXT is planning to partner with the Land Trust for the Mississippi Coastal Plain to establish a conservation easement on the entire property and restore its natural habitat in an effort to promote wildlife resettlement. In addition to the conservation easement, CSXT plans to apply for site certification in 2012 through the Wildlife Habitat Council.



Wetland plantings at the former Gautier Oil site.

REGION 5

RED LAKE BAND OF CHIPPEWA INDIANS – The Tribal Council of the Red Lake Band of Chippewa Indians passed a Hazardous Substance Control Act (HSCA) into Tribal Law on February 14, 2012. The HSCA was developed by the Red Lake Environmental Response Program (RL ERP) utilizing Section 128(a) Response Program funding. The Act creates a Voluntary Response Program to clean up contaminated properties, promotes proper disposal of waste and encourages recycling and reuse. The Act also includes mandatory cleanup, bans on open dumping, bans on burning of solid and hazardous wastes and a requirement to report releases of hazardous substances. The HSCA gives the RL ERP oversight, enforcement and rule-making authority to help the staff protect and conserve the tribe's natural resources. The passing of the HSCA is a very important milestone for the Red Lake Band of Chippewa Indians, as Red Lake joins a group of fewer than a dozen tribes nationwide that have passed such laws in their efforts to protect tribal lands from contamination. This new tribal law will be an important tool for RL ERP staff as they strive to protect the land and the health and safety of the people of Red Lake.

REGION 6

NEW MEXICO – Located on historic Route 66 near the Navajo Nation and Zuni Pueblo Reservations, Gallup has been the home of the Lexington Hotel since 1931. The hotel was showing its age when the nonprofit organization Community Area Resource Enterprise, Inc. (CARE 66) acquired the property in 2009 to provide supportive and transitional housing for low-income individuals. Environmental investigations funded by EPA Region 6 Brownfields Assessment grants revealed the need for asbestos remediation. The New Mexico Environment Department (NMED) used Section 128(a) State Response Program funding to assess alternatives and develop the remediation plan. CARE 66 then obtained an American Recovery and Reinvestment Act sub-grant through NMED's Brownfields Revolving Loan Fund to complete the cleanup. Additional support for the Lexington's \$2.3 million rehabilitation came from the Navajo Housing Authority, HUD Rural Housing and Economic Development, the New Mexico Legislature, the U.S. Congress, the Daniels Fund, and a local Gallup family. The Lexington Hotel renovations were completed in early 2012. The main floor now features transitional housing for 25 individuals in dormitory-style units, a commercial kitchen, dining area, and CARE 66's administrative offices. The historic lobby and Work Progress Administration era paintings were preserved and the second floor offers a kitchen, laundry, accessible bathroom facilities and 20 single rooms as permanent housing for chronically homeless individuals who suffer from mental illness or substance abuse. The new Lexington Hotel is helping to achieve CARE 66's mission "to create opportunities to end homelessness."



The Lexington Hotel after renovations were completed in 2012.

REGION 7

MISSOURI – Long term stewardship (LTS) experts nationwide have recognized that the best way to avoid accidental exposures to residual contamination is to ensure that data on land use restrictions and engineered controls is widely disseminated and provided to those involved in site activities at the right time. Missouri's Brownfields/Voluntary Cleanup Program (BVCP), a Section 128(a) Response Program funding grantee, created a new GIS-based

online mapping and information system that provides such critical data about remediated sites. This new system improves the visibility of LTS information to users such as local land use and building permitting authorities, developers and environmental professionals. It also enhances the level of information available to the general public on both active and closed sites, provides quick access to key site documents, and is updated daily. The system's map provides direct links to completion letters for closed sites as well as environmental covenants and post-closure management plans for LTS sites. The system is also scalable, allowing additional databases to be connected. The long term plan is to incorporate all remediated sites and LTS data into this system.

REGION 8

SOUTH DAKOTA – A historic, former school for the blind was redeveloped as a mixed-use complex after South Dakota's Department of Environment and Natural Resources cleaned up contamination throughout the site. The 34-acre campus, located in the small village of Gary (population 231), consists of eight structures dating back to 1900 and was used to house and educate blind children until 1961. The site's idle buildings had deteriorated significantly by 2006, when the City of Gary contacted the state requesting Brownfields assistance. The state performed environmental site assessments that identified large quantities of asbestos and lead both in and outside of the structures, buried fuel oil tanks, waste pits, and cisterns containing debris. Section 128(a) Response Program funding was used to perform asbestos and lead paint abatement; additional state funds were used to remove the fuel tanks and cisterns and address the waste pits. Following cleanup and building renovation, the Buffalo Ridge Resort and Business Center opened—featuring a hotel, bunkhouse, ballroom, conference rooms, fitness center, racquetball court, restaurant, business offices, small lake, freshwater stream, walking trails, and campground. The facility is now used by the local community as well as people drawn to Gary for destination weddings, conferences, and trainings.



The Buffalo Ridge Resort and Business Center after redevelopment of the former school facility.

REGION 9

NEVADA – The Nevada Division of Environmental Protection's (NDEP) used Section 128(a) Response Program funding to help two school districts in rural Nevada assess and prepare idle former school facilities for demolition and redevelopment. Both of the school properties had fallen into disrepair after years of vacancy and become economic and health and safety liabilities to their school districts and communities. The first project was a vacant building located on the main campus of the Lincoln County School District. The NDEP Brownfields program conducted a Phase I assessment in late 2010, then provided an additional \$56,000 to remove asbestos containing material (ACM) and lead-based paint in preparation for the building's demolition. The second project was the Ruth Elementary School, a single-story masonry building constructed in 1962 on an eight-acre parcel. The building was used as a school for 23 years before closing in 1985 and used for storage by the White Pine County School District. The NDEP Brownfields program conducted a modified Phase I assessment on the then-vacant building, including sampling for ACM and lead-based paint. In May 2011, a certified asbestos abatement contractor was hired by the NDEP Brownfields program to remove all ACM from the former school and prepare it for demolition. Both properties are ready for demolition and redevelopment.



The Lincoln County School District school after asbestos and lead-based paint abatement.

REGION 10

NEZ PERCE TRIBE – The Nez Perce Tribe of Idaho used their Section 128(a) Response Program funding to address an abandoned above-ground storage tank (AST) recently identified while conducting a survey and inventory. At the property owners' request, the Nez Perce Tribal Response Program oversaw an owner-funded Phase II after developing a strategy based on a Phase I ESA conducted by the previous owners. The tribe's environmental professional targeted likely areas of concern, excavated six shallow pits, and used a photoionization detector to measure volatile organic carbon concentrations. No contamination was observed other than a slight sheen of petroleum on the groundwater in one of the pits. Based on the confirmation sample results, the tribe reached a determination with the state that no further action was required.