

# State and Tribal Response Program Highlights

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

## REGION 1

**MAINE**—Since the late 1970s, the CGA property in Sanford was used to build circuit board components. After going out of business in the early 2000s, the city acquired the CGA property by involuntary acquisition due to the owner's failure to pay property taxes. In the years that followed, the city worked on cleaning up the property. In 2017, the Maine Department of Environmental Protection (DEP) used Section 128(a) Response Program funding to conduct an environmental assessment on the property. Then, in 2018, the Maine DEP used Section 128(a) funding to remove over 3,000 tons of circuit board waste that was coated in copper and heavy metals from the property. The building was later demolished, and significant debris and trash was removed from the property. In October 2021, construction on a solar array project was started, and it is anticipated to be completed in May 2022. The project will deliver approximately 5.0 megawatts (MW) of clean, low impact renewable energy to the local power grid through the existing Central Maine Power-owned electrical infrastructure.



Rendering of the The Peninsula in the Hunts Point neighborhood.

## REGION 2

**NEW YORK**—Built in 1957, for over 50 years the Spofford Juvenile Detention Center sat at the center of the Hunts Point community in the Bronx. The center was permanently shut down in 2011, and in 2014 the city formed a group focused on redeveloping

the property to serve community needs and reintegrate the property into the fabric of the Hunts Point peninsula. The project went through the New York State Department of Environmental Conservation's Brownfield Cleanup Program (NYS DEC BCP). In 2017, the NYS DEC used Section 128(a) Response Program funding to conduct assessment activities at the property and provide oversight of the cleanup. Cleanup activities included the removal of contaminated historic fill and two underground storage tanks. In 2020, the property was transformed into "The Peninsula," a vibrant, mixed-use campus and artisanal food manufacturing cluster, featuring a health and wellness center, fresh food grocer, a film production studio, affordable housing, and a live-work community for the South Bronx tech and creative sectors. The design incorporates approximately 52,000 square feet of publicly accessible open space in an interior public plaza throughout the campus, providing common areas for people to gather and connect in the Hunts Point neighborhood—a community that was previously lacking accessible outdoor areas.

## REGION 3

**PENNSYLVANIA**—The railroad system played a major role in transporting the steel that was made in Johnstown to other parts of the country. Near the northeastern entrance to the city, a CSX Freight Station depot stood vacant for many decades after the decline of the steel industry. In 2017, the Pennsylvania Department of Environmental Protection used Section 128(a) Response Program funding to conduct assessment activities on the property after the building was demolished. The assessment revealed no contaminants of concern, and the Johnstown Redevelopment Authority incorporated the property into the Gateway Greenspace Project to revitalize a premier entranceway into the City of Johnstown. The 0.34-acre Gateway Greenspace is located along the Stonycreek River at the entrance to Johnstown's business district. The Johnstown Gateway Greenspace has new walkways, native shrubs and trees, and a 'Welcome to Johnstown' sign to create a visually appealing scene upon entering the city. The Gateway Greenspace is an inviting atmosphere that encourages people to explore the rejuvenated and revitalized downtown. The project also improved the appearance of a major downtown intersection and beautified the gateway to the downtown business district.

## REGION 4

**MISSISSIPPI**—The dilapidated former Kuhn Memorial Hospital in Vicksburg had plagued the Martin Luther King Jr. district of the city for years. Built in 1901, the hospital operated for nearly 90 years until it was closed and abandoned in 1989. Since that time, the property was sold at least six times, and city officials have worked with the various property owners to try to clean up and redevelop the property. In 2016, the Mississippi Department of Environmental Quality (DEQ) used Section 128(a) Response Program funding to conduct an assessment on the property. In 2017, the city received two EPA Brownfield Cleanup Grants to remove asbestos from the complex's two main buildings, excavate an underground storage tank (UST), and deconstruct the structures onsite. From 2018-2019, the Mississippi DEQ oversaw the abatement, demolition, and deconstruction activities of the Kuhn Memorial Hospital. During the deconstruction of the buildings, nearly 98% of all metal was recycled and roughly 9,000 tons of concrete and brick was crushed to meet recycled concrete specification for crushed stone aggregate. The recycled material was valued at \$126,000, and the city was able to use the material for public works projects. Outside of the required asbestos disposal, nearly 90% of all materials from the former Kuhn Memorial Hospital was recycled. The City of Vicksburg plans to convert the property into an affordable housing development.

## REGION 5

**OHIO**—Set amid a once-industrial landscape, Scioto Audubon Park has been transformed from a blighted brownfield into a green oasis where wildlife and birds thrive and flourish. The Whittier Peninsula is located along the banks of the Scioto River, just south of downtown Columbus. The 120-acre park is a recreational and educational destination that was cleaned up and redeveloped by the Ohio Environmental Protection Agency (Ohio EPA) in 2010. The park features walking and biking trails, a nature center, bird watching areas, an obstacle course, outdoor climbing wall, and picnic and park areas. In 2020, an abandoned property near the entrance of the park was purchased by the city, and the Ohio EPA used Section 128(a) Response Program funding to conduct an assessment on the former commercial property, which revealed no contaminants of concern. In 2021, the property was redeveloped into a new dog park near the entrance of Scioto Audubon Park.



*The redeveloped Lofts at the Grim.*

## REGION 6

**TEXAS**—Originally built in 1925, the eight-story Hotel Grim was a staple of the Texarkana community for 65-years before closing its doors in 1990. The iconic building is strategically located on State Line Avenue on the Texas and Arkansas border. After sitting abandoned for several decades, in 2017, the Texas Commission on Environmental Quality (TCEQ) used Section 128(a) Response Program funding to conduct an environmental assessment on the property. After the assessment, TCEQ provided oversight for the asbestos abatement of the property. The restoration and redevelopment of the 103,200 square-foot building included the preservation of historic elements of the property. The project was financed with Section 108 funds from the U.S. Department of Housing and Urban Development (HUD) along with federal and state historic credits. In 2021, the building reopened its doors as the newly renovated Lofts at the Grim. The main lobby contains refurbished marble flooring, historical archways, and soaring high ceilings, and the building has 98 one- and two-bedroom apartment homes. Additional community amenities include a fully equipped fitness center, 24/7 emergency maintenance, and the historic Palm Room event space.

## REGION 7

**NEBRASKA**—In 2010, the Nebraska Department of Environment and Energy (NDEE) used Section 128(a) Response Program funding to complete an environmental assessment on an 87.5-acre vacant land approximately one-half mile west of the City of Schuyler city limits. The area was used predominantly as agricultural crop land with some commercial/industrial businesses. The assessment identified three adjacent properties whose current or historic uses may have impacted the environmental integrity of the subject property—a meat packing plant; a former farm implement and vehicle maintenance

facility; and a former livestock/poultry feedlot. In 2017, NDEE used additional Section 128(a) funding to complete a Phase II environmental assessment to determine if potentially contaminated groundwater underlying the adjacent properties was migrating onto the property. The results of the Phase II ESA provided enough information for future developers to safely redevelop the site. Underlying groundwater is unfit for drinking, but analytical results indicated no vapor intrusion concern or significant petroleum release. In 2019, approximately 17 acres were redeveloped into a Love's Travel Stops and County Stores fueling station and convenience store with an attached Subway restaurant.

## REGION 8

**TURTLE MOUNTAIN TRIBE**—The Turtle Mountain Reservation is located near the Canadian border in north central North Dakota. Built in the 1960s under the 1937 Housing Act, the L'BelCour residential complex contained 21 structures with over 70 apartments. This complex was once a thriving housing community but became a hazard for its residents. By 2017, many of the units were still occupied, despite substantial contamination, fire damage, and poor structural integrity. In 2017, the Tribe used Section 128(a) Response Program funding to conduct environmental assessments on the L'BelCour units. The assessments found asbestos-containing materials throughout the units. After the assessments, between 2018 to 2020, the Tribe used an EPA Cleanup Grant to abate 17 of the 21 structures. The Tribe completed the cleanup of the remaining four structures with its own funding. In 2019, the HUD joined the partnership with the Tribe's Housing Authority and EPA. With a \$3,000,000 grant, under the Coronavirus Aid, Relief, and Economic Security (CARES) Act provided by HUD, the 21 L'BelCour structures were demolished. By November 2020, demolition and disposal were completed, and eight new prefabricated homes were installed. These new homes provide proper heating for the cold North Dakota winters, while eliminating any health concerns that previously existed. Today, the Turtle Mountain Housing Authority is working with HUD for additional funding to complete the redevelopment.

## REGION 9

**HAWAII**—In the heart of Honolulu, redevelopment transformed a brownfield property into a vibrant part of the community. The Hawaii County Development Authority (HCDA) operated a parking lot in the downtown area and sought to transform the lot into affordable housing. In 2017, the Hawaii Hazard Evaluation and Emergency Response (HEER) Office used Section 128(a) Response Program funding to conduct an assessment on the



*The redeveloped Nohona Hale affordable housing complex.*

property. The Hawaii HEER then provided oversight for the cleanup of petroleum and lead. The city completed the Nohona Hale affordable housing complex in January 2020, only two years after the remediation concluded. The building is made up of 111 micro-units intended for low-income households and includes green features and amenities such as solar photovoltaic panels, solar thermal, low-flow water fixtures, and community gardens.

## REGION 10

**OREGON**—Built in 1960, the Salem Greyhound bus station served the community for decades until it closed in 2012. In addition to servicing as a bus station, the 11,800 square foot building contained shops and other businesses to serve bus passengers and downtown visitors. A drycleaner held one of the retail spaces in the northern end of building from 1961 through 1976. In 2015, the Center for Hope & Safety—a nonprofit that provides services for survivors of domestic and sexual violence—bought the 11,800 square foot commercial building. The Oregon DEQ used Section 128(a) Response Program funding to conduct an environmental assessment on the property, which revealed chlorinated solvents in the soil and groundwater, likely caused by the dry cleaner, as well as, petroleum in the soil. In March 2019, the Oregon DEQ provided oversight of the cleanup activities and the demolition of the building. The Center for Hope & Safety was then able to start construction of the Hope Plaza. The Plaza will be a three-story brick building where survivors will have a place to live and work; it will consist of businesses and a training center on the first floor and 20 apartments spread among the second and third floor. Hope Plaza is anticipated to be completed in 2022.