

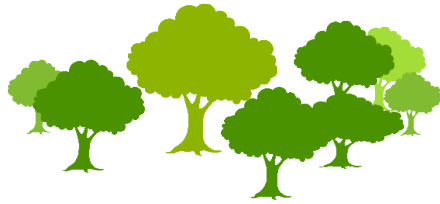


# U.S. EPA REGION 5 Targeted Brownfields Assessments

[www.epa.gov/brownfields/r5](http://www.epa.gov/brownfields/r5)



## What is a Targeted Brownfields Assessment (TBA)?



EPA's TBA program is designed to help minimize the uncertainties of contamination often associated with brownfields—especially for those entities without EPA Brownfields Assessment grants. The TBA program is not a grant program, but a service provided through an EPA contract in which EPA directs a contractor to conduct environmental assessment activities to address the requester's needs.

This resource is distributed on a first-come, first-served basis as funding allows and at sites selected in accordance with specific criteria.

## Who is eligible?

Eligible entities include state, local and Tribal governments; general purpose units of local government, land clearance authorities or other quasi-governmental entities; regional council or redevelopment agencies; states or legislatures; or nonprofit organizations.



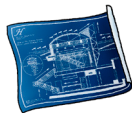
## Which properties are eligible?

Region 5 has discretion in selecting areas to target for environmental site assessment assistance and typically prefers to target properties that are abandoned or publicly owned, have low to moderate contamination, include environmental justice issues, suffer from the stigma of liability or have a prospective purchaser willing to buy and pay for the cleanup of the property, if needed. The selection process is guided by regional criteria.

TBA assistance may only be used at properties that meet the statutory definition of a brownfield. The TBA program does not provide resources to conduct cleanup or building demolition activities. Thousands of properties have been assessed and cleaned up through the Brownfields Program, clearing the way for their reuse.

## What is the recipient's role?

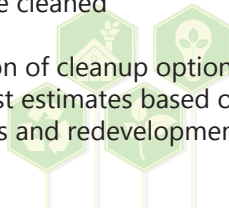
While EPA performs most of the work, the TBA recipient has a vital role in establishing the goals and schedule. The recipients' involvement includes participating in scoping meetings and/or teleconferences, providing background information and documentation; helping obtain site access and reviewing and providing comments on draft reports.



The information collected in the TBA helps the recipient make informed decisions regarding the environmental risk associated with properties. All TBAs completed are compliant with EPA's All Appropriate Inquires, Final Rule.

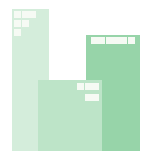
## Typical Activities

- Phase I: An "all appropriate inquiries" assessment which includes a historical investigation and a preliminary site inspection
- Phase II: A more in-depth environmental site assessment which includes sampling activities to identify the types and concentrations of contaminants and the areas to be cleaned
- Evaluation of cleanup options and/or cost estimates based on future uses and redevelopment plans.



## Ready?

1. Reach out to Melanie Sorman at [sorman.melanie@epa.gov](mailto:sorman.melanie@epa.gov) or (312) 886-7185
2. Fill out these three documents
  - Sample Request Letter
  - TBA Eligibility Questionnaire
  - TBA Access Consent Form
3. Wait for approval
4. Work!



All documents available at [www.epa.gov/brownfields/r5](http://www.epa.gov/brownfields/r5)

## Superior, Wisconsin



The Superior Warehouse and Marina Properties site consisted of three parcels that had long histories of use including a commercial fishery, an auto repair shop, a boat repair shop, a warehouse used as storage for flour, sugar, machinery, furniture and building supplies, and more.

U.S. EPA conducted Phase I and Phase II environmental site assessments which included reviewing historical records, conducting a site inspection, interviewing the property owner, completing soil and groundwater testing, an asbestos-containing material survey, a lead-based paint inspection, and an inspection for universal wastes and hazardous chemicals.

U.S. EPA also provided a cost estimate for removal of asbestos, lead-based paint, and universal waste. A development group plans to redevelop the land for commercial, residential, and marina uses. The city of Superior has a higher poverty rate than the rest of the county and the redevelopment should encourage additional development along the waterfront, creating much-needed jobs and strengthening the local economy.

## Lafayette, Indiana

The Wabash River Enhancement Corp (WREC) utilized a U.S. EPA TBA at the former Lafayette Paperboard site. Operations at the approximately 14.2-acre property included a tannery, a foundry, Alton Box Board Co., and Lafayette Box Board and Paper Co. All structures were demolished and removed between 2007-2008. From 2017-2019, WREC conducted Phase I and Phase II environmental site assessments. Several environmental conditions were identified, and some Phase II findings included heavy metals, PAHs, dioxin, volatile organic compounds, and more in soil and groundwater at levels that require cleanup.

U.S. EPA conducted a supplemental Phase II environmental site assessment to figure out the nature and extent of soil and groundwater contamination. U.S. EPA also completed a conceptual cleanup plan for the site. The site is in an environmental justice neighborhood and is an integral part of a redevelopment plan for the area. Cleanup will help facilitate riverfront redevelopment.



## Mille Lacs Band of Ojibwe Tribe, Minnesota



A former gas station can now be transformed into a commercial use property after the completion of a TBA in March 2020. The approximately 2.8-acre site included a vacant gas station/convenience store, an associated pump station island, and a barn. Four underground storage tanks (USTs) ranging from 1,000 to 10,000 gallons were also on the property, though two were closed in place and two were removed in 2008. A 2001 map of the site showed two gasoline tanks east of the pump island. U.S. EPA conducted a supplemental Phase II environmental site assessment which included a geophysical survey to look for underground objects and to sample soil, groundwater, and soil vapor.

There were findings of an UST vent pipe and contaminants in on-site soil and groundwater at levels that require cleanup. Soil vapor contamination was also present. U.S. EPA completed a conceptual design and cost estimates for two cleanup alternatives, and now the Mille Lacs Band of Ojibwe Tribe can move forward with cleanup and redevelopment of the property.