

# State and Tribal Response Program Highlights

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

## REGION 1

**PASSAMAQUODDY TRIBE**—One of the earliest priorities of the Passamaquoddy Tribal Brownfields Program was to assist in identifying and evaluating potential sites for the construction of a new K-8 school to replace the Tribe's aging Beatrice Rafferty School. In 2010, the Tribal Brownfields Program used Section 128(a) Response Program funding to complete Phase I Environmental Site Assessments (ESA) at two locations identified as the School Site and Alternative School Site, respectively. In August 2012, the Tribe conducted a Phase II ESA on the Alternative School Site, an approximately 20-acre parcel that was home to an aging administrative office building. In early 2014, Congress passed a federal omnibus funding bill that included \$18.5 million for the design and construction of the new Beatrice Rafferty School. In March 2016, the Passamaquoddy Brownfields Program finalized a pre-demolition Hazardous Building Materials Inspection of the tribal office building, which included an asbestos survey. The building was demolished in July 2016 and after several delays, a formal groundbreaking ceremony was held at the property in June 2019. The new Beatrice Rafferty School encompasses approximately 20 acres, including a new 47,000 square foot building, bus garage, and two athletic fields. Approximately \$27 million in construction costs were received as congressional funding through the Bureau of Indian Affairs (BIA) and the school started its first year in Fall 2021.

## REGION 2

**NEW YORK**—The Jared Holt Company, also known as the Jared Holt Wax Factory, was one of Albany's oldest and longest running businesses. The factory eventually closed, and the building has stood empty since the 1960s. After the building's demolition in 1999, all that remained was an abandoned lot. In 2015, the New York State Department of Environmental Conservation used Section 128(a) Response Program funding to provide oversight of environment assessment and cleanup activities. Cleanup included the removal of soil contaminated with polycyclic aromatic hydrocarbons (PAHs). In 2016, the new two-story Jared Holt Mews Townhouses were constructed and designed to resemble the architecture of the city's grandest era, with an attention to detail

that meets National Historic District guidelines. The unveiling of these townhouses marked the completion of Phase I of the \$22 million major revitalization of the city's South End. Redevelopment and beautification of the South End continues, including the planting of 150 trees along the neighborhood's streets as part of the South End Biocultural Diversity Forest program.



*Newly planted trees as a part of the South End Biocultural Diversity Forest program in Albany.*

## REGION 3

**DELAWARE**—The 12.85-acre Taylor Landfill property is located on Pulaski Highway in Newark. The property was originally a gravel pit and later used as an unlined landfill for disposal of bulk waste until the 1980s. After the removal of bulk waste in the 1990s, from the early 2000s to present, the property was used as a parking storage area for trailers, recreational vehicles (RVs), and other large vehicles and as a residence. In June 2020, the Delaware Department of Natural Resources and Environmental Control used Section 128(a) Response Program funding to conduct a site-specific assessment at the property. The Delaware Brownfields Program submitted the draft assessment report for EPA regulatory review in February 2021. The removal of contaminated soil is scheduled to be conducted in August 2021, and redevelopment is expected to begin in November 2021. A portion of the property will be developed into a self-storage facility with additional commercial/retail space along Pulaski Highway.

## REGION 4

**TENNESSEE**—The 37-acre Due West Landfill property is located in a commercial and residential area of Nashville near Skyline Medical Center. After serving as a landfill for several decades, the property was closed in 1973 and subsequently monitored for the release of methane, iron, and manganese. In July 2017, the Tennessee Department of Conservation’s Division of Remediation used Section 128(a) Response Program funding to conduct assessment activities, and later that year, issued a No Further Action Letter for the property. In March 2018, the Nashville Electric Service (NES) broke ground for the new Music City Solar Array (MCSA) on the property, transforming approximately 25 acres of the property into Nashville’s first community solar park as a part of the Livable Nashville Committee initiative. Starting operations on August 1, 2018, the 2-megawatt facility contains over 17,000 solar panels that each generate roughly 14 kilowatt hours of energy for Nashville’s electric grid.

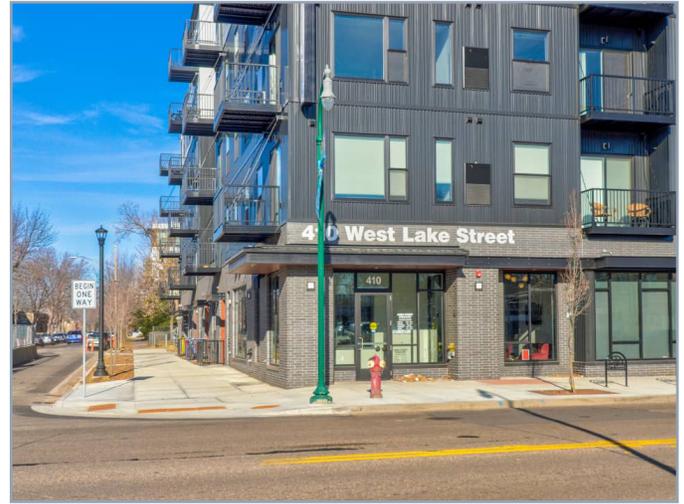


*Nashville Electric Service’s new Music City Solar Array (MCSA).*

## REGION 5

**MINNESOTA**—An affordable housing apartment complex was recently developed in the Lyn-Lake neighborhood in Minneapolis. The 0.52-acre property was previously used as a furniture warehouse, an oil burner warehouse, and by various manufacturing companies, a plumbing supply store, a paint store, a tin shop, a sheet metal supplier, and a dry cleaner. In 2019, the Minnesota Pollution Control Agency used Section 128(a) Response Program funding to conduct an environmental assessment at the property. The assessment revealed that the soil contained polynuclear aromatic hydrocarbons (PAH), mercury, and petroleum impacts. Over 3,559 tons of contaminated soil intermixed with debris were excavated and disposed of at a landfill. In early 2021, the property was redeveloped into the Lake Street Dwellings affordable high-density, transit-oriented housing

development. The complex features both underground and street-level parking, a green roof, bicycle storage and repair stations, pedestrian scale lighting, ground floor walk-up units, a community room, and business and fitness centers.



*Lake Street Dwellings affordable high-density, transit-oriented housing development.*

## REGION 6

**LOUISIANA**—Fred’s Discount Store was a prominent storefront along Main Street in downtown Haynesville for many years. In the early 2000s, the retailer closed, and the property fell into disrepair. The City of Haynesville purchased the property and demolished the structure without conducting a thorough asbestos survey, which spread asbestos material throughout the property and prohibited further development. In February 2020, the Louisiana Department of Environmental Quality (DEQ) used Section 128(a) Response Program funding to conduct assessment activities; and in November 2020, to clean up asbestos from the property. In early 2021, the city began construction of the new Haynesville Community Library, which is scheduled for completion in the Winter of 2021/2022.

## REGION 7

**NEBRASKA**—The 2019 “Great Bomb Cyclone” brought historic flooding and devastation to the State of Nebraska. The deluge caused millions of dollars in damage and displaced several hundred people, including the residents of the Good Samaritan Center nursing home in Wood River. The flood waters forced the facility to close, leaving Wood River with an abandoned 25,000 square-foot structure on a 2.89-acre property. In 2020, the Nebraska Department of Environment and Energy (NDEE) used Section 128(a) Response Program funding to conduct an environmental assessment at the property. Asbestos was

discovered in several building materials and NDEE expended additional funds to assist with asbestos removal and disposal costs so the building could be safely remodeled. Vision 20/20, a local community volunteer group, received a Community Development Block Grant from the Nebraska Department of Economic Development to help redevelop the property into a childcare facility. On May 4, 2021, the new Stick Creek Child Development Center officially opened—featuring amenities such as a full kitchen, indoor playground, and separate rooms for different age groups. The property also includes outdoor imagination stations such as a climbing hill, music wall, and garden. This new childcare resource meets an identified area of concern for the Wood River community.

## REGION 8

**SPIRIT LAKE TRIBE**—Since 2006, the Spirit Lake Tribe has used Section 128(a) Response Program funding to complete 45 environmental cleanups at brownfields properties. The Tribe has worked with EPA Region 8 to conduct Targeted Brownfields Assessments (TBA) at multiple properties each year to identify and prioritize sites for cleanup. In January 2021, the Spirit Lake Tribe used Section 128(a) Tribal Response Program funding to conduct two environmental cleanups at contaminated homes—the former Paula Yankton house and the Old Gazebo house. As part of cleanup, the two homes were demolished, and the properties will be reused for new homes and restored open space.

## REGION 9

**ARIZONA**—After decades of use, the City of Show Low's junior high school began to show signs of deterioration. In 2018, a new junior high school was built, making the aging structure obsolete. In 2019, the Arizona Department of Environmental Quality (DEQ) used Section 128(a) Response Program funding to conduct an environmental assessment on the property. The assessment revealed contamination, and in 2020, the Arizona DEQ used Section 128(a) funding to clean up asbestos and lead-based paint in the building. Following cleanup, the property was successfully redeveloped into a community adult education and job skill training center, as well as a new childcare facility.

## REGION 10

**WASHINGTON**—In 1914, a regional railroad company—later named Union Pacific—constructed bridges across the Spokane River and created the large Kendall Yards railroad facility. For many decades, the Kendall Yards facility served as an important depot for the transportation of goods and passengers across America. Between 1955 and late 1980s, major portions of the Kendall Yards property became abandoned. A developer bought the property in 2005. Working with Washington's Departments of Commerce and Ecology, and EPA's Brownfields program, the developer set out to reach "unrestricted use" for future residential development (i.e., reaching standards high enough for recreational and residential reuse). The developer received \$3,775,000 from an EPA Brownfields Revolving Loan Fund (RLF) for cleanup. By 2006, 77 acres had been cleaned up, 1,500 new housing units were under construction, and 34 new businesses had relocated to the property. The Washington State Department of Ecology has used Section 128(a) Response Program funding to oversee cleanup at Kendall Yards and multiple surrounding sites in the 15 years following the original cleanup. Today, the area is a thriving, multi-use, walkable community with easy connectivity to downtown Spokane.



*Kendall Yards redevelopment project in Spokane.*