



Former Public Health Service Building Action Plan

Prepared by

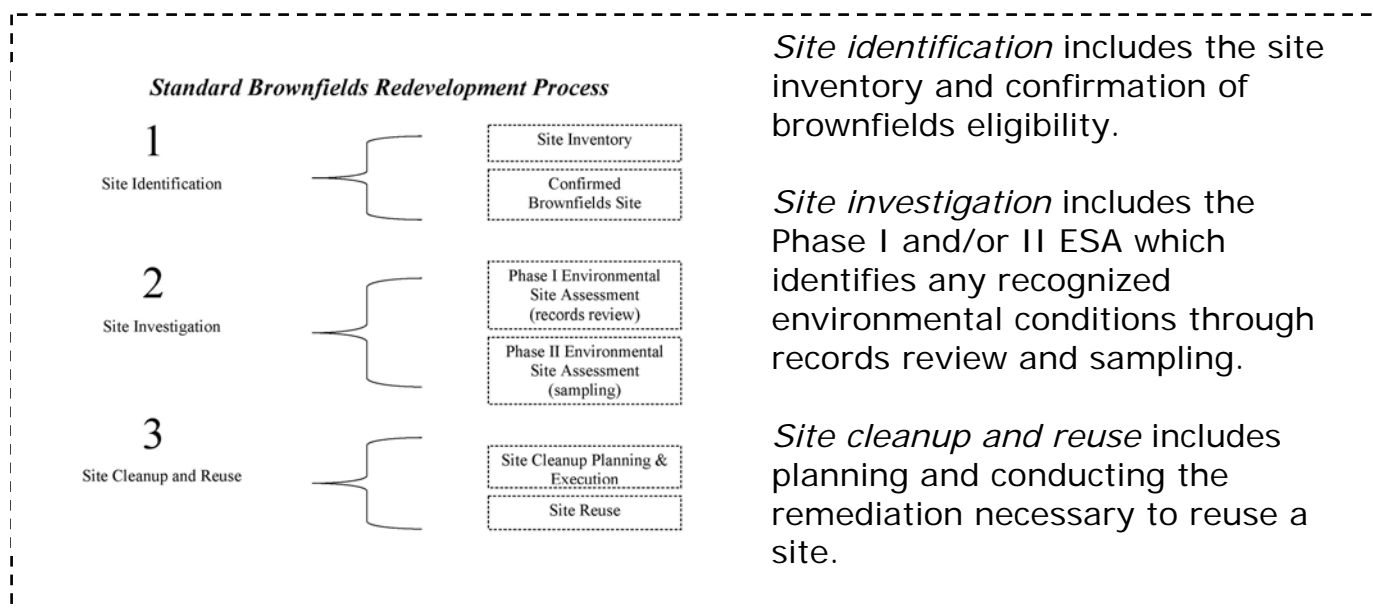
**Yukon River Inter-Tribal Watershed Council
Brownfields Tribal Response Program
815 2nd Avenue, Suite 201
Fairbanks, Alaska 99701**

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INTRODUCTION

The Yukon River Inter-Tribal Watershed Council's (YRITWC) Brownfields Tribal Response Program was formed in 2005 to assist tribes in addressing their brownfield issues. The Environmental Protection Agency defines a brownfield as *'real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.'*

Most brownfield projects follow a standard redevelopment process which consists of several stages as illustrated in the diagram below.



To date, the YRITWC Brownfields Program has partnered with thirty tribes in the Yukon River watershed to inventory a total of 229 potential brownfields. Of those, 4 have been *confirmed* as brownfield sites and have received Phase I Environmental Site Assessments (ESAs) through the YRITWC.

In July 2007, the Arctic Village Council requested a Phase I ESA for the Former Public Health Service Building. This site was selected through a prioritization process which ranked the sites according to the following criteria: level of local concern/support, potential impact on human health, potential impact on subsistence, reuse potential, and potential impact on environmental health. In August, YRITWC contracted URS to complete a Phase I ESA of the Former Public Health Service Building.

The purpose of this Action Plan is to provide the Arctic Village community with relevant information to inform future decisions regarding the Former Public Health Service Building. The Plan is organized into the following sections:

- I. Summary of Phase I ESA Recommended Actions
- II. What Your Community Can Do Now
- III. Conclusion
- IV. Appendices (A-F)

I. SUMMARY OF PHASE I ESA RECOMMENDED ACTIONS

The Phase I ESA report recommended the following actions be undertaken at the site:

- Sample and characterize the extent of the potential diesel contamination at the subject property and the soil stockpiled adjacent to the site by conducting soil and ground water sampling.
- Inspection of the W C King electrical transformer located in the building for leaks; sampling and testing the transformer for PCBs, and removal and proper disposal of the transformer after testing.
- Characterization of the soil under the building for potential diesel contamination after demolition, removal from the subject property, and proper disposal.
- Sampling and characterizing the building for asbestos containing material and lead-based paint.
- Removal and proper disposal of the solid waste from the site.
- Removal and proper disposal as hazardous waste of the calcium hypochlorite container located in the building.

The first four of these recommendations can potentially be completed through a Phase II ESA (*see Appendix A for more information on Potential Brownfield Funding Sources*). The last two recommendations, removal and proper disposal of solid and hazardous waste, can occur regardless of a Phase II ESA depending on local capacity and with the proper safety equipment and oversight.

II. WHAT YOUR COMMUNITY CAN DO NOW

Oftentimes, moving a brownfields project through the standard redevelopment process (from site inventory to reuse) occurs over a several year period. There are however things that your community can do in the meantime to limit exposure as well as set the groundwork for future site work.

Site controls should be taken into consideration. One site control can include posting signs around the site or in the community that would notify the public that the area may be contaminated. Another site control may include the construction of a fence or other physical barrier that would restrict access to the site.

Establish strategic partnerships that will help support your efforts to address the site. Brainstorm a list of areas or topics where the community may need additional help or expertise in dealing with the site. Based on that list, identify which groups or entities may be positioned to provide the needed help or expertise.

Identify assets and needs to help your community better leverage resources. Start by making a list of all the relevant community assets (such as written support of local entities, access to heavy equipment, HazWoper certified residents, etc.). Use that list to then identify any gaps in assets (such as funding to pay laborers, etc.). This exercise can help build the narrative for grant proposals by identifying specific project needs, in-kind contributions from the community, as well as demonstrating local support and capacity to address the site.

Plan to reuse the site after cleanup occurs. Develop a clear idea or vision for reuse that will demonstrate to funding agencies that your community is thinking beyond just cleanup. If your village has a community plan, update it to include all contaminated sites that have been identified as well as possible reuses.

III. CONCLUSION

Implementing this Action Plan will require a certain degree of commitment from the Arctic Village community and other stakeholders. Often the most successful brownfield projects are those that have the support of local people and entities who are willing to carry out the goals and objectives of the project. Taking action to address the various environmental concerns associated with the Former Public Health Service Building could result in many community benefits.

IV. APPENDICIES

A. POTENTIAL BROWNFIELD FUNDING OPPORTUNITIES

Targeted Brownfield Assessments

A Targeted Brownfield Assessment (TBA) is a site-specific study to determine the nature and extent of contamination. TBAs are available through the EPA. The value of EPA TBAs is approximately \$50,000. TBAs are available to public, quasi-public or non-profit entities interested in redeveloping abandoned or underutilized properties (*see Appendix D for TBA Site Questionnaire*). For more information visit:

<http://www.epa.gov/swerosps/bf/tba.htm>.

DEC Brownfield Assessment (DBA)

The Alaska Department of Environmental Conservation (DEC) helps eligible applicants (city and borough governments, villages, tribal councils, Native corporations, and non-profits) identify environmental conditions that may preclude development at their properties through our DEC Brownfield Assessments. This service identifies contamination at a property, summarizes how the contamination may limit future use, and provides an estimate of cleanup costs. DEC conducts several DBAs each year, using brownfield funding from EPA. (*See Appendix E for DEC Brownfield Assessment Fact Sheet and Request Form*). For more information visit:

<http://www.dec.state.ak.us/SPAR/csp/brownfields.htm#assess>.

EPA Brownfields Assessment Grants

EPA Brownfields Assessment Grants are a competitive grant. An eligible entity may apply for up to \$200,000 to assess a site contaminated by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum) and up to \$200,000 to address a site contaminated by petroleum. For site specific proposals, applicants may seek a waiver of the \$200,000 limit and request up to \$350,000 for a site contaminated by hazardous substances, pollutants, or contaminants and up to \$350,000 to assess a site contaminated by petroleum. The performance period for an Assessment Grant is 3 years. Currently Alaska tribes are not considered an eligible entity, but they can access this resource by partnering with a non-profit organization. For more information visit: http://www.epa.gov/swerosps/bf/assessment_grants.htm.

State & Tribal Response Program

All federally recognized Tribes, including Tribes in Alaska are eligible to request funding under the Brownfields State and Tribal Response Program. The goal of this funding is to ensure that tribal response programs include certain elements that help build program capacity to address and manage contaminated lands. Individual request may be made up to \$1.5 million to cover a one year project period. For more information visit:

http://www.epa.gov/swerosps/bf/state_tribal.htm.

B. CONTACTS

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Venetie Tribal Government

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Alaska Department of Environmental Conservation

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C. BROWNFIELD RESOURCES LIST

State & Tribal Response Program Grantees in Alaska:

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Online Database Resources:

Alaska Dept. of Environmental Conservation Contaminated Sites Database

<http://www.dec.state.ak.us/spar/csp/search/default.asp>

The DEC maintains an online database of known contaminated sites and leaking underground storage tanks (USTs) throughout Alaska. To use this database: go to "city", scroll down to your community, and click "search records".

<http://www.dec.state.ak.us/spar/csp/map.htm>

The DEC recently added an interactive GIS contaminated sites map which allows individuals to access site specific information and data collected on identified contaminated sites throughout Alaska.

CERCLIS Database

<http://cfpub.epa.gov/supercpad/cursites/srchsites.cfm>

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database contains information on hazardous waste sites, potentially hazardous waste sites and remedial activities across the nation. To use this database: type the name of your community in the "city" field and select Alaska under the "state" dropdown menu.

Envirofacts Data Warehouse

<http://www.epa.gov/enviro/index.html>

This website provides access to several EPA databases to provide you with information about environmental activities that may affect air, water, and land anywhere in the United States. To use this site: go to "quick start", select "city, state abbr", type the name of your community (,) AK, and click "go".

D. TARGETED BROWNFIELD ASSESSMENT QUESTIONNAIRE

E. DEC BROWNFIELD ASSESSMENT FACT SHEET & REQUEST FORM

F. LAND TITLE RECORDS