

ETDD EPA BROWNFIELD ASSESSMENT GRANT

NEWSLETTER · FALL 2024

EPA Approves Period of Performance Extension

Welcome to our newsletter, created for the purpose of keeping you informed about the East Tennessee Development District (ETDD) and the Environmental Protection Agency (EPA) Brownfield Assessment Grant, which is being used to assist in redevelopment of troubled brownfield properties in our area.

WHAT IS THE ETDD EPA BROWNFIELD ASSESSMENT GRANT?

A Brownfield is a property on which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Brownfields are non-productive and often abandoned properties.

The EPA Brownfields Program provides funding that ETDD is using to facilitate the redevelopment of troubled brownfield properties in communities that cannot afford to perform costly environmental assessments or cleanup required for redevelopment.

ETDD was awarded \$600,000 for the 2021 Brownfield Coalition Assessment Grant. The original period of performance for the grant was October 1, 2021 through September 30, 2024. EPA Region 4 approved an extension for the grant's period of performance in fall of 2024. ETDD continues using this money to perform Environmental Site Assessments (ESA) and jump start potential redevelopment in these coalition members and target areas/sites:

- Morristown/Former Roy Widener site
- Roane County/Roane State Highway
- Rocky Top/Norris Freeway sites
- Scott County/Armstrong Property



ETDD BROWNFIELD ASSESSMENT GRANT UPDATE

The ETDD submitted a request for an extension for the ETDD Brownfield Assessment Grant's period of performance. The request was approved by EPA Region 4. With the extended period of performance ETDD will be able to complete the supplemental Phase II ESA addendum and prepare an Analysis of Brownfield Completion Alternatives (ABCA) for the former Roy Widener property in Morristown, TN. Morristown will then be able to move forward with a Request for Proposal for redevelopment of the former Roy Widener property once the ABCA is completed.

COMMUNITY ENGAGEMENT

The ETDD Project Manager and the Environmental Consultant met with Roane County to discuss leveraging their Brownfield Inventory with their newly awarded Tennessee Brownfield Redevelopment Area Grant (BRAG).

BROWNFIELD INVENTORY FOR ROANE COUNTY

Additional property information was added to the Roane State Highway / Highway 70 Target Area Brownfield Inventory for Roane County.

ADDITIONAL PHASE II ESA FOR ROY WIDENER PROPERTY

The Phase II ESA Report for the Former Roy Widener Property stated that further assessment was needed for the Area AA2 of the property where trucking operations were performed. The Environmental Consultant developed the scope of work and budget estimates to move forward with a further targeted assessment of the terminal and operations area. The Tennessee Department of Environment and Conservation (TDEC) agreement was obtained for the additional sampling plan. This additional Phase II ESA will provide information needed to develop an ABCA.

The Environmental Consultant drafted a Site-Specific Quality Assurance Project Plan (SSQAPP) which includes: further evaluation for Naphthalene within or beneath the building concrete slab, removal of the Aboveground Storage Tanks (ASTs) and waste oil tank (to allow for further characterization under the tanks), and a Hazardous Materials Assessment for Asbestos and Lead-Based Paint. The SSQAPP was submitted to TDEC on October 14, 2024. Once TDEC approval is received the SSQAPP will be submitted to EPA Region 4 for their review and approval.



Lower – Roy Widener Property, Morristown, TN

The City of Morristown intends to subdivide the Former Roy Widener Property. The upper portion of the property is suitable for residential use and the lower portion of the property (located along North Liberty Hill Road and previously used for truck maintenance and offices) is suitable for redevelopment for commercial or light industrial use.

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