

ETDD EPA BROWNFIELD ASSESSMENT GRANT

NEWSLETTER · SPRING 2023

Receiving Regulatory Approval Step by Step at Multiple Brownfield Sites

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?

Brownfields are non-productive, and often abandoned, properties that are contaminated with harmful substances.

The EPA Brownfields Program provides funding that ETDD hopes to put to work in facilitating 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. From October 1, 2021 through September 30, 2024, ETDD is using this money to perform Environmental Site Assessments (ESA) and jump start potential redevelopment in these coalition members and target areas/sites:

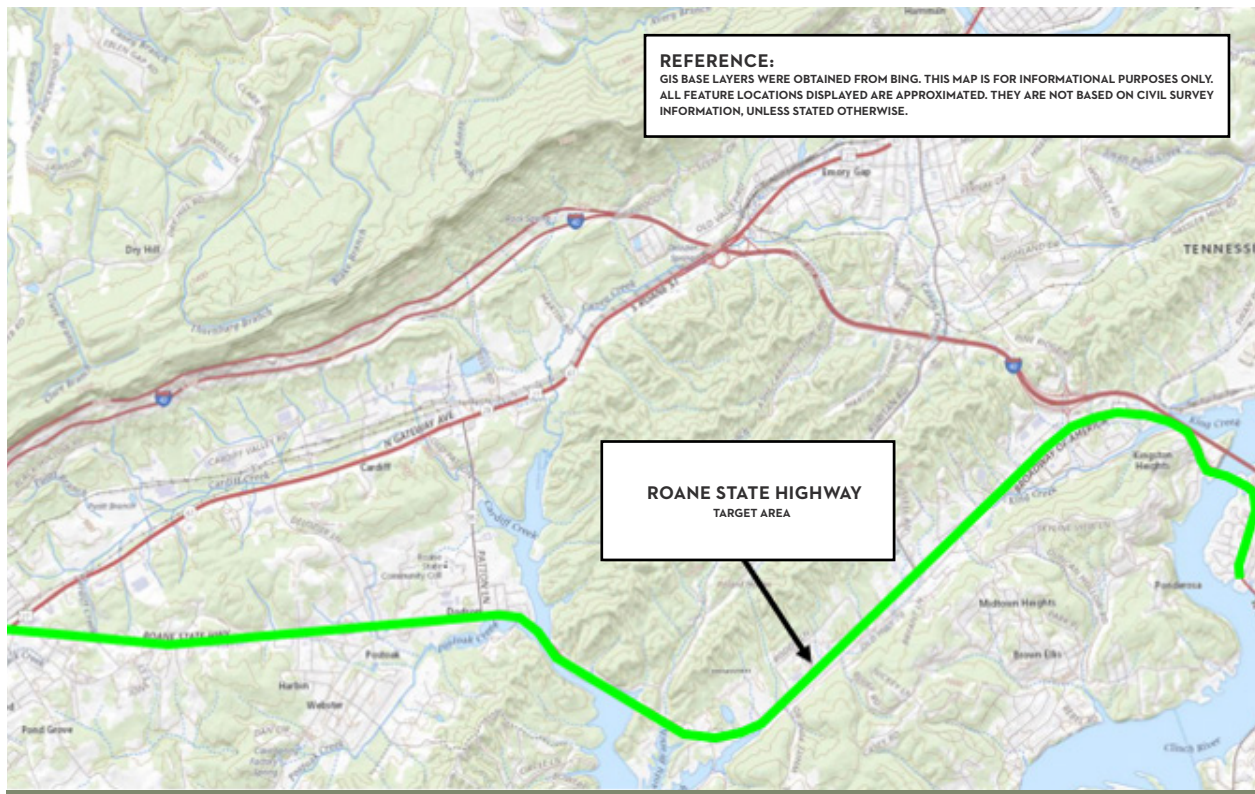
- Morristown/Former Roy Widener site
- Roane County/Roane State Highway
- Rocky Top/Norris Freeway sites
- Scott County/Armstrong Property



BROWNFIELD INVENTORY FOR ROANE COUNTY, TN

A Brownfield Inventory for Roane County was commenced by ETDD. The target area was identified and expanded to include the Roane State Highway/Highway 70 corridor from Kingston to Rockwood, Tennessee. Approximately 20 brownfield properties were identified via a drive through. Preliminary information was gathered from the Tennessee Property Viewer database to compile and review information pertaining to these potential candidate properties.

ROANE COUNTY BROWNFIELD INVENTORY TOPOGRAPHIC OVERVIEW



PHASE II ESA FOR ARMSTRONG PROPERTY, SCOTT COUNTY

The Armstrong Property is a 111 acre industrial complex where parquet flooring products were manufactured. ETDD continues to collaborate with the Scott County Industrial Development Board, the Tennessee Department of Economic and Community Development and Tennessee Department of Environment and Conservation (TDEC) to assess and redevelop this property.

What We've Accomplished for January–March 2023

- The Phase II ESA effort continued for the Armstrong Property. A Limited Phase II ESA Report was prepared and issued for the proposed Highland Telephone subdivision at the Armstrong Property on January 31, 2023.
- The second round of field sampling and laboratory chemical analysis was conducted January 30 through February 2, 2023. Groundwater monitoring wells were installed and sub-slab soil gas and indoor air samples were collected in the Strip Mill building and Warehouse. This field effort was cut short due to inclement weather and weather related safety concerns.
- Analytical results for all second round samples were received by February 13, 2023. Data verification and validation was completed by February 28, 2023.

Timeline of overall progress for the Armstrong Property

- Phase I ESA, which identified recognized environmental concerns (RECs), was completed on February 17, 2022.
- The Site Eligibility Determination Form for Phase II ESA was completed and EPA approval received on February 23, 2022.
- TDEC approval was received on October 11, 2022. The SSQAPP was submitted to the EPA Project Officer for review on October 12, 2022, with EPA approval received on November 14, 2022.



Armstrong Property, Scott County, TN

PHASE II ESA FOR FORMER ROY WIDENER PROPERTY

The former trucking company operated a terminal and semi-truck maintenance garage on the property for approximately 46 years. RECs and vapor encroachment conditions were found at the property during the Phase I ESA.

What We've Accomplished for January–March 2023

- The EPA Region 4 Site Eligibility Determination Checklist was completed and submitted to Olga Perry, the EPA Project Officer, on December 29, 2022. EPA Region 4 approval to proceed with a Phase II ESA was received on January 3, 2023.
- Efforts to develop The Sampling and Analysis Plan for the property began after the Site Eligibility Determination checklist approval was received. ETDD, the Environmental Consultant and TDEC held several discussions about the assessment approach. TDEC reviewed and agreed with the proposed approach on March 29, 2023.

FORMER ROY WIDENER PROPERTY OVERVIEW



UP NEXT

Armstrong Property

The remaining proposed field sampling and analysis is scheduled for May 2023, with the final Phase II ESA Report to follow.

Former Roy Widener Property

The SSQAPP is being developed for TDEC and EPA Region 4 to review and comment.

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