

# ETDD EPA BROWNFIELD ASSESSMENT GRANT

NEWSLETTER · SUMMER 2022

## Community Engagement and Brownfield Assessment in ETDD Coalition Target Areas

Welcome to our newsletter, keeping you informed about the East Tennessee Development District (ETDD) and the Environmental Protection Agency (EPA) Brownfield Assessment Grant in assisting with 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 assessments 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



### APRIL - JUNE 2022: WHAT WE'VE ACCOMPLISHED

#### *Grant and Project Management*

- The ETDD continued grant and project management activities during this quarter.

## Community Meetings and Communications

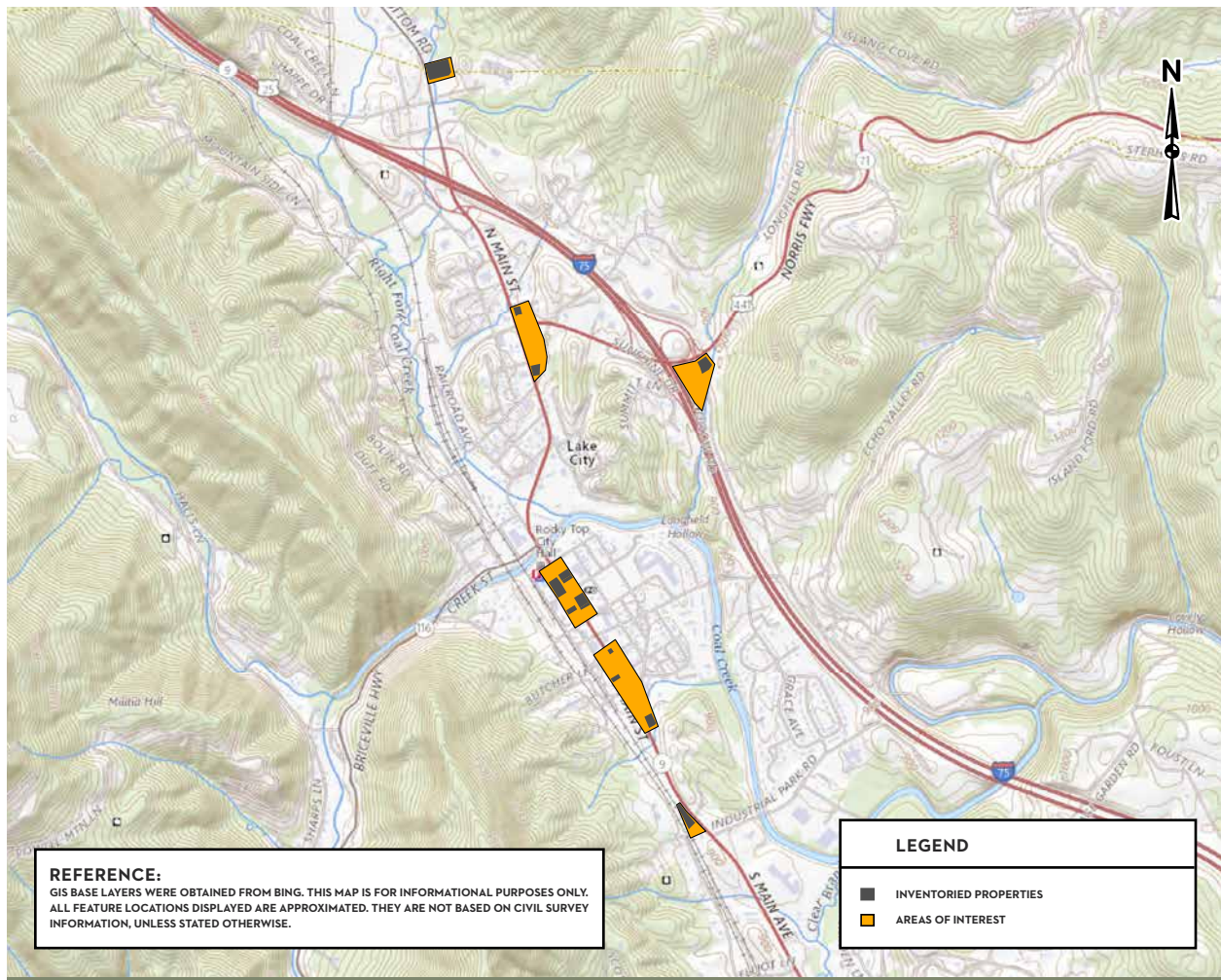
- ETDD participated in joint monthly meetings for the Armstrong Property in Scott County with the State of Tennessee Economic and Community Development (TNECD), Environment and Conservation (TDEC), Scott County Industrial Development Board, and Scott County Mayor.

## Brownfield Inventory and Assessments

- ETDD finalized brownfield inventory for Rocky Top, TN.
- Preparation was continued for brownfield site assessments in Scott County, TN.

# BROWNFIELD INVENTORY PROGRESS FOR ROCKY TOP, TN

## ROCKY TOP BROWNFIELD INVENTORY TOPOGRAPHIC OVERVIEW



The Brownfield Inventory was finalized for Rocky Top, TN, within the Target Area of North Main Street near I-75 Exit 129 to the Lake City Middle School on South Main Street, to include the historic downtown of Rocky Top. The consultant obtained Environmental Data Resources reports for the Target Area and 12 brownfield properties to review historic property information.

Information for each property was added to a property inventory template, and accompanying maps to show locations were developed.

For each property, the consultant provided estimated costs to perform Phase I Environmental Site Assessments (ESA), potential Phase II ESAs, and hazardous materials surveys for properties with potential for lead-based paint and asbestos. The Rocky Top Brownfield Inventory Report is ready for use.

The next steps will include working with Rocky Top to identify priorities for identified brownfield properties and outreach to the community and property owners to make them aware of the opportunity to assess property and develop revitalization plans.

## ARMSTRONG PROPERTY PLANNING IN SCOTT COUNTY, TN

ETDD continued planning for the Phase II ESA for the Armstrong Property. The draft for the Site-Specific Quality Assurance Project Plan (QAPP) was submitted to TDEC for review on June 22, 2022. TDEC provided several comments and questions on June 29, 2022. The ETDD and the consultant conducted a series of meetings and discussions with TDEC and Scott County to resolve questions about redevelopment plans, potential future land use restrictions, and the Phase II ESA strategy to meet redevelopment objectives. The Site Specific QAPP is being revised accordingly and will soon be re-issued for review and approval.

## UP NEXT

The results of the Phase II ESA will be used to evaluate and develop alternatives for needed environmental cleanup to proceed with redevelopment of the property.

ETDD and the coalition members are pleased to have begun or completed preliminary phases necessary to move toward redevelopment and revitalization of identified brownfield properties in multiple target areas.

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### Project Contacts:

Tim Hendrick  
Deputy Director/Environmental Planner  
East Tennessee Development District  
thendrick@etdd.org



Lydia Birk, PMP  
Brownfields Grant Coordinator  
S&ME  
lbirk@smeinc.com

