

ETDD EPA BROWNFIELD ASSESSMENT GRANT

NEWSLETTER · SUMMER 2024

Progress on Environmental Site Assessments Continue at Local 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?

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. 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



ETDD BROWNFIELD COALITION ASSESSMENT GRANT

The ETDD Project Manager and the Environmental Consultant continue to work towards completing assessment work to best utilize the remaining EPA Brownfield Assessment grant funds within the grant period of performance. The overall goal is to ensure each coalition member benefits from the grant funding. A deadline of April 15, 2024 was established for identifying new properties to enter the Assessment process utilizing the grant funding. No properties were identified in Roane County by the deadline. Rocky Top identified the former Martin Funeral Home, a property in their Brownfield Inventory. The City of Rocky Top would like to purchase the property for their downtown revitalization efforts. The assessment for this property will be performed with the Campbell County Coalition Assessment Grant funding. The remaining ETDD grant funds will be utilized for redevelopment planning efforts and assessment for two properties in Morristown, TN.

PHASE II ESA FOR FORMER 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. This additional Phase II ESA will provide information needed to develop an Analysis of Brownfield Cleanup Alternatives (ABCA). The ABCA will be used to pursue a Brownfield Voluntary Agreement (BVA) under the Tennessee Voluntary Cleanup Oversight and Assistance Program (VOAP).

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 is undergoing review and approval.

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.**



Upper – Roy Widener Property, Morristown, TN*



Lower – Roy Widener Property, Morristown, TN**

COMMUNITY ENGAGEMENT

The ETDD Project Manager and the Environmental Consultant project managers attended the Tennessee Environmental Show of the South (TENSOS) in May 2024. They presented an update on the progress made with both the ETDD Brownfield Coalition Assessment Grant and the Campbell County Coalition Assessment Grant. Photo includes EPA Region IV Brownfields Project Director Camilla Warren and other fellow presenters during one of the Brownfield Sessions at TENSOS.



Tennessee Environmental Show of the South, May 2024

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