



ETDD EPA BROWNFIELD ASSESSMENT GRANT

NEWSLETTER · WINTER 2021-22

Bringing New Life to Brownfields in ETDD Coalition Target Areas

Welcome to our newsletter, where we'll keep you informed about the East Tennessee Development District (ETDD) efforts to help with redevelopment of troubled brownfield properties using the Environmental Protection Agency (EPA) Brownfield Assessment Grant.

ABOUT THE ETDD EPA BROWNFIELD ASSESSMENT GRANT

What is a brownfield?

The EPA (Environmental Protection Agency) defines a brownfield as real property for which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutants, or contaminant.

Brownfields are detrimental to communities.

- They are non-productive properties, which have a negative impact on the tax base and economic investment.
- Contamination of water, soil or air can result in health concerns.
- Abandoned property attracts vandalism and other illegal or unsafe activities.

Brownfield assessment, cleanup and redevelopment is costly.

Through the EPA Brownfields Program, the ETDD hopes to facilitate the redevelopment of troubled brownfield properties in communities that cannot afford to perform the environmental assessments or cleanup required for redevelopment.

So, where does the funding go?

Communities can use this money for:

- Inventory and prioritizing brownfield properties.
- Assessments (Phase I and Phase II Environmental Site Assessments, or ESAs).
- Community planning and engagement.
- Redevelopment planning and cleanup plans.
- Execution of cleanup.

ETDD was awarded \$600,000 for the 2021 Brownfield Coalition Assessment Grant.

From October 1, 2021 through September 30, 2024, ETDD is focusing on 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



GETTING STARTED

Since receiving the Cooperative Agreement (CA) for the Brownfields Assessment Grant from the EPA, the ETDD has accomplished several project management tasks:

- Established agreement with the EPA for their Grant Work Plan in August 2021, and immediately began planning activities ready to start when grant funding was available on October 1, 2021.
- Awarded contract for Environmental Consultant Services to S&ME, Inc. on September 20, 2021.
- Awarded contract to Robin Easter Design, a woman-owned small business providing communications services, on December 15, 2021.

ETDD started community engagement, brownfield inventory and site assessment activities:

- Conducted a kickoff meeting with Scott County on October 6, 2021.
- Participated in a monthly status meeting for the Armstrong Property in Scott County with TNECD, and the Scott County Industrial Development Board.
- Conducted a kickoff meeting with Roane County on November 16, 2021.
- Initiated the preparation of the Community Involvement Plan.
- Completed the Asbestos-Containing Material (ACM) visual reconnaissance survey for the Armstrong Property.
- Initiated the Phase I ESA for the Armstrong Property.

REJUVENATING THE ARMSTRONG PROPERTY

Redevelopment efforts have begun on the former parquet flooring manufacturing complex in Scott County. In a collaborative effort to redevelop this 100-acre site, the ETDD, Scott County Industrial Development Board (IDB), Tennessee Department of Economic and Community Development (TNECD), and the Tennessee Department of Environment and Conservation (TDEC) have come together to assess the brownfield status of the Armstrong Property.

The ETDD assessment grant is providing the funding to perform the Environmental Site Assessments and an Analysis of Brownfield Cleanup Alternatives, which will be used to negotiate and execute the necessary Brownfield Voluntary (Cleanup) Agreement with TDEC. Then, the TNECD Site Development Grant will kick in to assist with funding needed for cleanup and site master planning for necessary site infrastructure.



Armstrong Property, Scott County, TN

UP NEXT

The City of Morristown wishes to redevelop a long-abandoned former trucking terminal known as the Roy Widener property. Redevelopment is challenged as the property is bisected by Stubblefield Creek. This multi-level, 31 acre site is also adjacent to other privately owned, underutilized properties, and Morristown hopes that redevelopment of the Roy Widener property will spur further economic investment in this area.

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