

ETDD EPA BROWNFIELD ASSESSMENT GRANT

NEWSLETTER · SUMMER 2023

Completion of Phase II Environmental Site Assessment at Local Brownfield Site

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

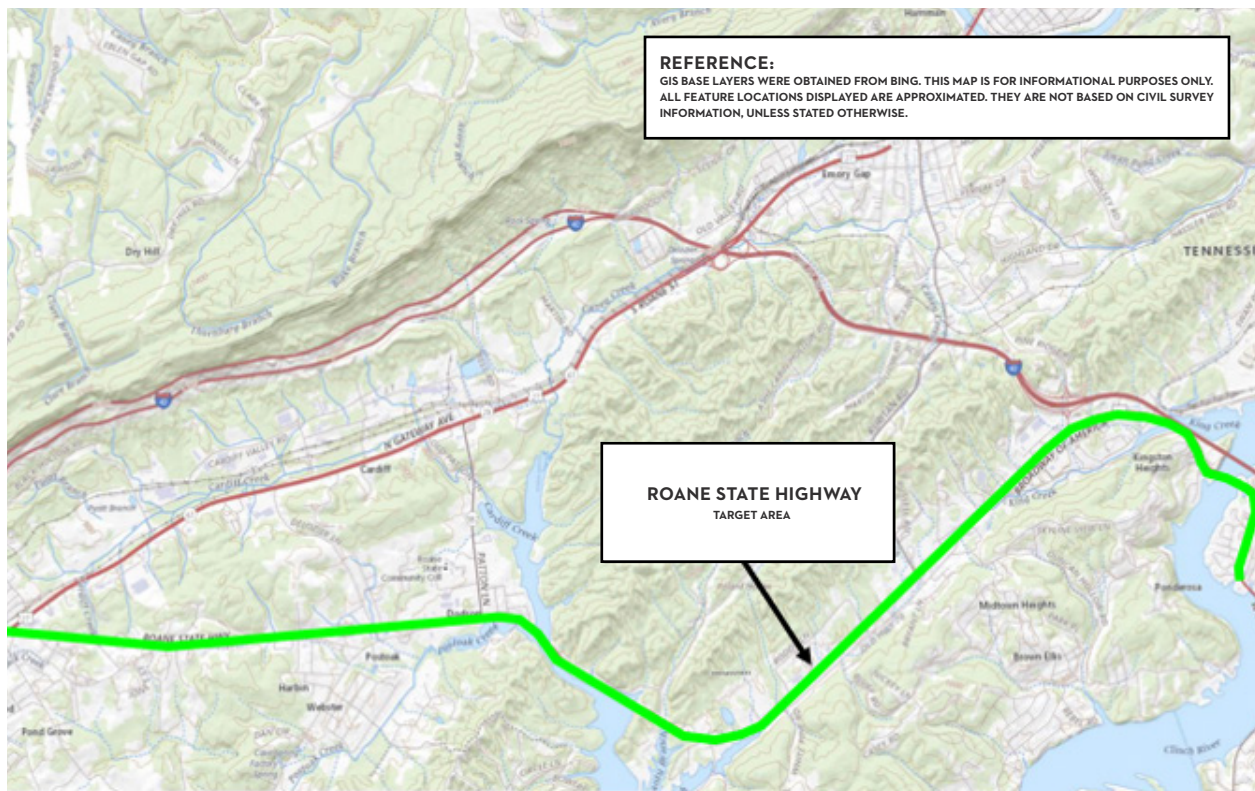


ETDD GENERAL OUTREACH

The ETDD Brownfield Coalition Assessment Grant was featured in a presentation at the Tennessee Environmental Show of the South May 10th through 12th. On behalf of ETDD, S&ME presented an overview of the EPA Brownfield Program Grant success in the ETDD region and the current ETDD Brownfield Coalition Assessment Grant. Progress to date and upcoming plans were included in the presentation.

BROWNFIELD INVENTORY FOR ROANE COUNTY, TN

Preliminary property information for each candidate property, including photos and a map, were compiled to include in the Roane State Highway / Highway 70 Target Area Brownfield Inventory. The draft Inventory was issued to Roane County (Coalition member) and the Roane Alliance / Industrial Development Board (IDB) for review and discussion. Meetings were held in July with the County Executive and the Roane County City Mayors and City Managers to discuss the Inventory and solicit community input.



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 IDB, the Tennessee Department of Economic and Community Development (TNECD) and Tennessee Department of Environment and Conservation (TDEC) to assess and redevelop this property. This effort is bringing positive results for the redevelopment of the property and Scott County.

TNECD provided funds from their Site Development Grant (SDG) program to help leverage the EPA Assessment Grant. The SDG funds were utilized to complete the last of the Phase II ESA effort for the Armstrong Property.

What We've Accomplished for April–June 2023

- The field sampling effort for the Armstrong Property Suspect Waste Disposal Area was conducted in May 2023 in accordance with the Site-Specific Quality Assurance Project Plan (SSQAPP). This concluded the field work for the Phase II ESA for the Armstrong Property.
- Analytical data was received and evaluated by the Environmental Consultant and the Phase II ESA Report was produced. The Phase II ESA Report was issued on June 30, 2023.
- The Phase II ESA found limited environmental concerns within the areas of the property that were assessed. This will allow the Scott County IDB to proceed with redevelopment planning. The remaining SDG funds will be utilized for site infrastructure planning and revitalization of areas for future reuse.

Highland Telephone Cooperative (HTC), the regional telecommunications provider for Morgan and Scott counties in Tennessee, is establishing new crew mobilization quarters in one of the old wood pre-dryer buildings that was assessed with the EPA Brownfield Assessment Grant funds. They will be locating a crew that will be installing new broadband capabilities to Scott County, bringing approximately five new jobs to Scott County.



Timeline of Overall Progress for the Armstrong Property

- Phase I ESA, which identified recognized environmental concerns, was completed on February 17, 2022.
- The SSQAPP was submitted to the EPA Project Officer on October 12, 2022 and EPA approval was received on November 14, 2022.

PHASE II ESA FOR FORMER ROY WIDENER PROPERTY

The Former Roy Widener Property is a 31 acre site where the former Roy Widener trucking company operated a terminal and semi-truck maintenance garage on the property for approximately 46 years.

What We've Accomplished for April–June 2023

- An agreement with TDEC regarding the sampling and analysis approach for the Roy Widener Property was reached at the end of March. Following this agreement the ETDD's Environmental Consultant, S&ME, developed the SSQAPP for TDEC's review. TDEC's approval of the SSQAPP was received on June 23, 2023. The SSQAPP and Checklist were submitted to the EPA Region 4 Project Officer on June 30, 2023 for review.

UP NEXT

Former Roy Widener Property

When EPA approval is received for the SSQAPP, the Phase II ESA sampling activities will begin.

The city of Morristown hopes to redevelop this property with a combination of commercial businesses and multifamily residential properties.

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