

Community Member Fact Sheet

Mat-Su Coalition Assessment Project

Brownfield Site Reuse & Revitalization Program

Program Goal

Plan for reuse and revitalize brownfield sites in Mat-Su Borough to provide benefits to the community, including environmental restoration, job creation, increased property values and reduced health risks.

What is a Brownfield?

Brownfields are vacant and underutilized properties previously used for mining, industrial, or commercial activities that may have resulted in contamination from petroleum or hazardous substances.

Program Background

The Cities of Palmer and Wasilla joined a Coalition led by the Mat-Su Borough to revitalize brownfield sites throughout the community. The Coalition will work with property owners, developers and other community stakeholders to identify and prioritize brownfield sites that are in need of environmental site assessments (ESAs) and/or cleanup/reuse plans to support redevelopment. Participation is voluntary.



Frequently Asked Questions

How is the project funded?

The project is funded by a \$550,000 Brownfields Assessment Grant from the U.S. Environmental Protection Agency (EPA).

What can grant funds be used for?

Grant funding can be used to inventory, assess, and plan for cleanup/reuse of priority sites. Eligible grant funded activities include:

- **Phase I Environmental Site Assessment (ESA):** A Phase I ESA is a research study intended to identify potential environmental liabilities that may act as barriers to redevelopment. Phase I ESAs do not involve collecting environmental samples to confirm if there are actual impacts to the property. **Up to 18 Phase I ESAs will be funded by the EPA Brownfields Assessment Grant.**
- **Phase II ESA:** Should a Phase I ESA identify environmental concerns, a Phase II ESA may be necessary. Phase II ESAs may include testing soil and groundwater and/or hazardous building materials, to determine if impacts exist that require cleanup. **Up to 10 Phase II ESAs will be funded by the EPA Brownfields Assessment Grant.**
- **Cleanup and Reuse Planning:** For sites with confirmed impacts, cleanup planning may be necessary. This includes analysis of cost-effective cleanup options for anticipated redevelopment alternatives. Market studies, infrastructure analysis, and master planning are types of reuse planning that can be performed on sites that meet eligibility requirements.





What sites are eligible for grant funds?

Eligibility is determined on a case-by-case basis. Eligible sites may include (but are not limited to):

- Former manufacturing and industrial sites (e.g. shuttered mills and factories, old tank farms, former canneries, etc.)
- Vacant or underutilized warehouses and commercial facilities (e.g. aging strip malls)
- Vacant gas stations and auto repair shops
- Former dry cleaners
- Old rail yards and truck depots
- Mine-scarred lands
- Salvage yards, landfills and illegal dump sites
- Buildings with asbestos or lead-based paint

Sites included on the EPA National Priority "Superfund" List, under a Consent Decree, or targeted for any federal or state enforcement action are not eligible for grant funding. The property owner must provide site access for assessment.

What happens if contamination is found?

The current grant funds assessment, reuse planning, and related activities. If contamination is identified, the Coalition will work with the EPA, Alaska Department of Environmental Conservation, the Alaska Department of Health and Social Services, and other partners to identify potential cleanup funding.

What are the program requirements and timeline?

Sites will be prioritized based on several factors, including redevelopment potential. Prioritized sites must meet certain eligibility requirements to qualify for grant funding.

The Coalition will submit an eligibility request on the owner's behalf. EPA approval is expected within one month. If approved, the property owner will work with Stantec Consulting Services Inc. (the environmental consultant managing grant implementation) to coordinate the environmental assessment and/or related activities. The owner will receive a report with findings and recommendations.

The program and funding is committed through September 2019.

How do I obtain additional information?

For information or to submit a site for grant funding consideration, contact:

Chris Cole, Matanuska-Susitna Borough
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Website: www.matsugov.us/brownfields

Disclaimer: Although this project has been funded wholly or in part by the EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.

