

NDEE's Brownfields and Voluntary Cleanup Program

Helping to bring blighted properties back to productive reuse.



Taryn Serwatowski

NDEE Brownfields and VCP Coordinator

Definition of a Brownfield

“Real property, the expansion, redevelopment, or reuse of that may be complicated by the presence, or **potential** presence, of a hazardous substance, pollutant, or contaminant” ~ *Small Business Liability Relief and Brownfields Revitalization Act, January 2002*

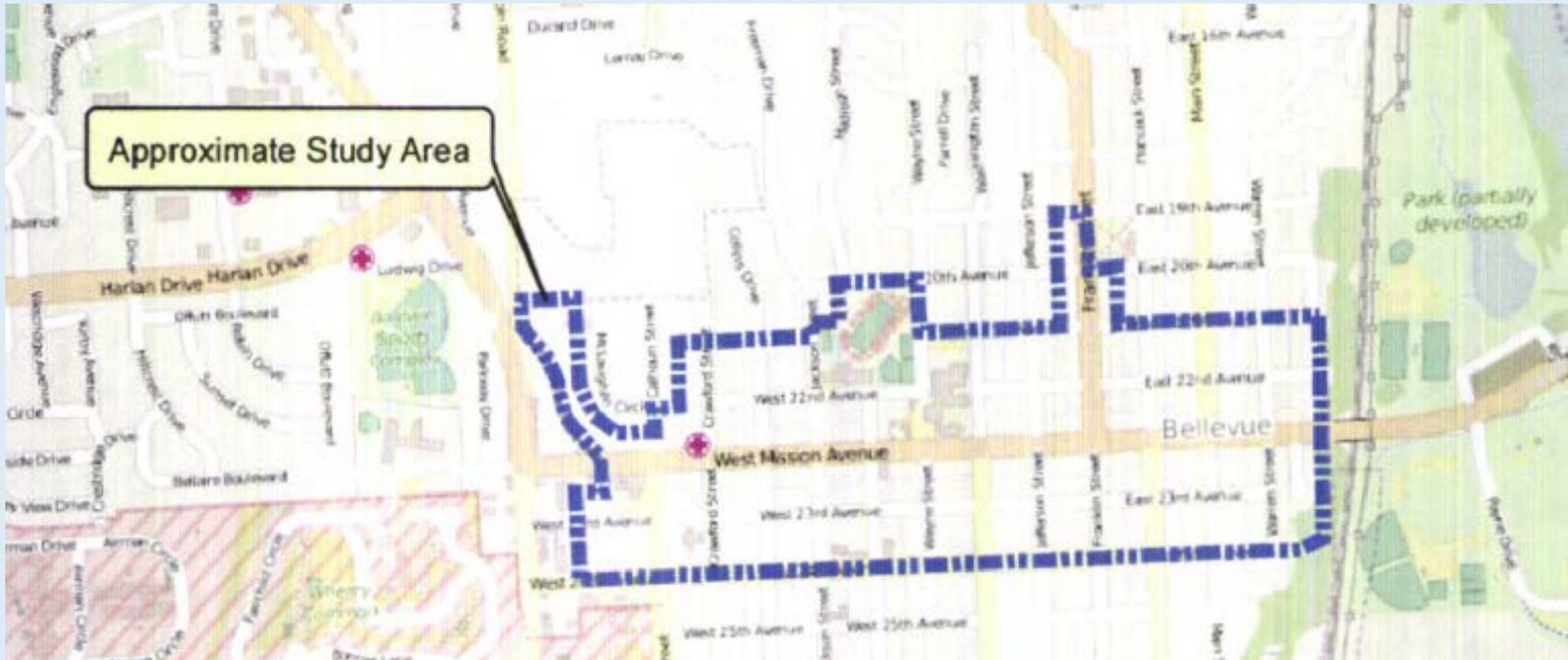


What the Brownfields Program Can Do for You?

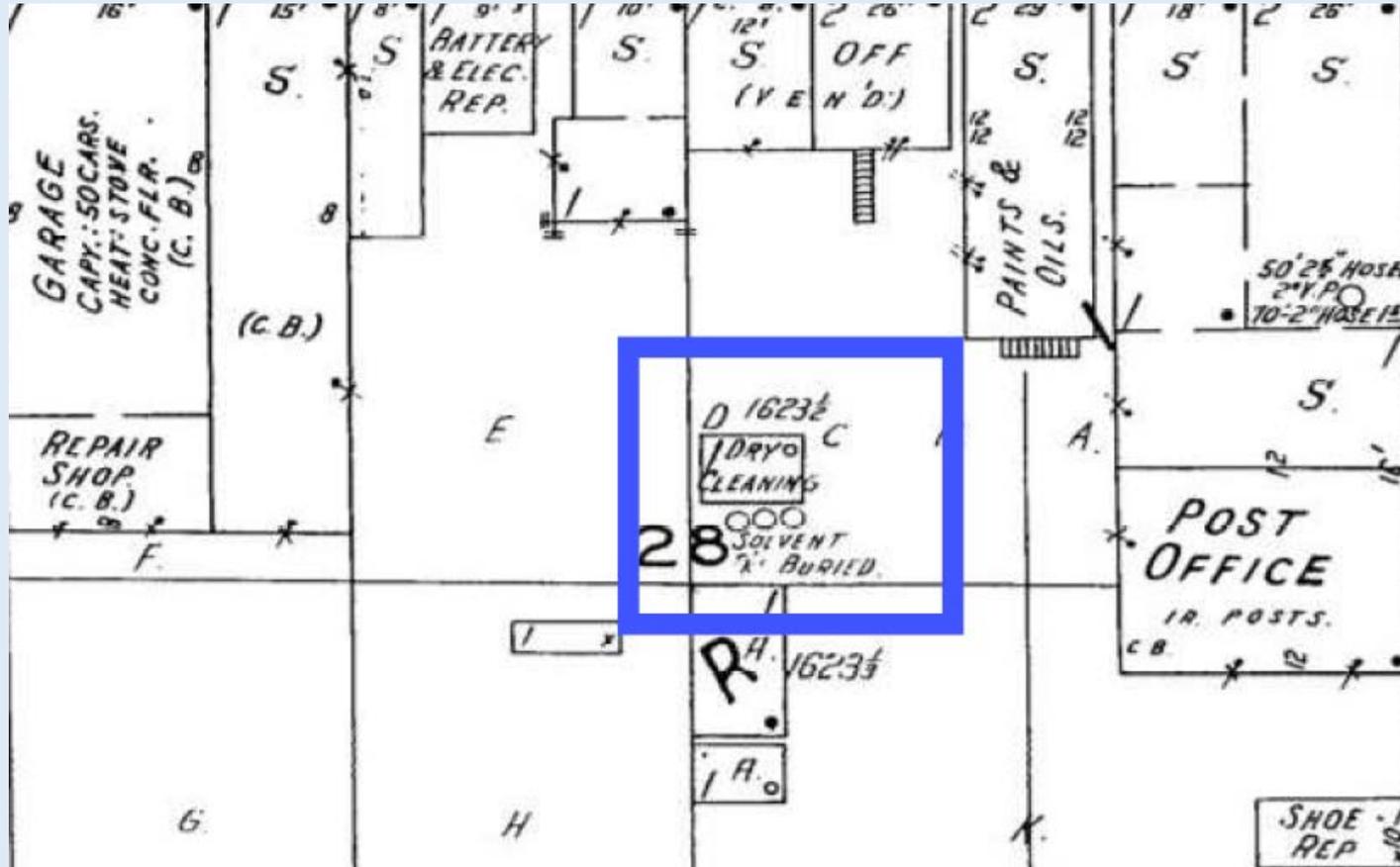
- Brownfield Inventories
- Phase I ESAs
- Phase II ESAs
- ACM, LBP, and Mold Surveys
- Asbestos Removal Aid
- Soil Cleanup (determined on a site by site basis)
- VCP/Oversight



Brownfields Inventories



Sanborn Map™ from 1933



| | |
|---------------------------------------|-----------|
| Industrial / Utility | 2 |
| Auto Body / Auto Service Shops | 14 |
| Gas tanks/Filling or Service Stations | 6 |
| Laundry | 3 |
| Other | 11 |
| TOTAL | 36 |

| Site # | Facility | Address | NDEQ Program/Status | EDR Program / Status | Nebraska State Fire Marshal UST Database | USEPA Envirofacts |
|--------|---|----------------------------|---|---|---|-------------------|
| 6 | Bellevue Public School/Central Elementary School* | 510 W 22 nd Ave | RCR (as 2009 Franklin St) - Active | LUST - NFA | ID: 8550, listed in database, no tanks listed | Not Listed |
| | | | LST (as 510 W 22 nd) - Inactive | UST - no information reported | | |
| 7 | Former Kwik N' Klean/Carriage Cleaners | 2110-2112 Franklin St | RCR - Inactive | RCRA - NonGen | Not Listed | AFS, RCRA |
| | | | AIR - Inactive | AIRS - Facility ID: 41327 DRYCLEANERS - Historic Drycleaners | | |
| 8 | Al Mobile Mechanic Service* | 301 W Mission Ave | LST (as Husker Svc Plus Auto Repair) - Active | LUST (as Dean's Unocal 76) - Additional work needed, DEQ not directed yet | ID: 6642, 6 tanks removed | Not Listed |
| | | | PRR (as Husker Svc Plus Auto Repair) - Active | UST (as Dean's Unocal 76) - no information reported | | |
| | | | TL3 (as Husker Svc Plus Auto Repair) - Inactive | U.S. Historical Auto Stations | | |
| 9 | Olde Towne Carwash* | 307 W Mission Ave | LST - Inactive | LUST (as Mission 66 Station) - NFA | ID: 850, 4 tanks removed | Not Listed |
| | | | TL3 - Inactive | UST (as Mission Conoco) - 4 tanks removed | | |
| | | | PRR - Inactive | U.S. Historical Auto Stations (as Butch's Auto Service) | | |

Complete Inventory can include an ArcGIS Geodatabase as a supplemental tool

Select the image or pdf file to view parcel information or a picture of the facility if applicable.

The screenshot displays an ArcGIS web application interface. On the left, a 'Table Of Contents' window shows a 'New Data Frame' with several facility categories, including 'Filling and Service Station Facilities' which is selected. Below this, a 'Identify' window shows the details for a selected feature. The details include a table of attributes and a list of attachments.

| Field | Value |
|-------------------------------------|--|
| OBJECTID | 6 |
| SHAPE | Point |
| EA Facility Site Number | 12 |
| Name of Facility | Apollo Refrigeration & Heating |
| Facility Address | 122 W Mission Ave |
| Facility Owner | Apollo Heating & Air Conditioning |
| Facility Owner Address | 114 W Mission Ave, Bellevue, NE |
| Current Site Use | Warehouse/Storage |
| Facility Operation Years of Concern | 1965-1983 (Tin's Conoco), 1981-1988 (Tin's Conoco) (as 122 W Mission Ave) |
| NDEQ Regulatory Program | UST (as Tin's Conoco), TL3 |
| NDEQ Regulatory Program Status | UST-Active; TL3-Inactive |
| RCR Regulatory Program | ULST, UST (as Tin's Conoco), U.S. Historical &/or Contents (as Nunbich's Conoco) |
| RCR Regulatory Program Status | ULST-As for orphan sites; UST-3 tanks removed |
| Underground Storage Tanks | 3 tanks removed (ID: 4021) |
| Aboveground Storage Tanks | none |
| Additional Notes/Comments | none |
| X_COORD | 41.13676 |
| Y_COORD | 95.89462 |
| Assessor Parcel ID | 005974547 |

The 'Attachments' section shows two files: '122 W Mission Ave' and 'Apollo Heating & Air Conditioning'. A 'Photo Viewer' window is open, displaying a photograph of the facility. To the right, a web browser window shows the 'Facility Details' page for 'Apollo Heating & Air Conditioning', which includes contact information and a small thumbnail image of the facility.

First Step to Revitalization: Phase I Assessment

- Liability Relief
 - innocent land owner
 - prospective purchaser
 - contiguous property owner
- Satisfies “All Appropriate Inquiries” (AAI)
- Property becomes eligible for loans
- Provide peace of mind



Asbestos Abatement Program

- NDEE will match 50% of the cost (up to \$20,000)
- Submit application
- Must own the building
- Get certification from SHPO
- Sign written agreement



Case Study – Rialto Theater, Cozad



Case Study – Rialto Theater, Cozad



Case Study – Walthill Fire Station...



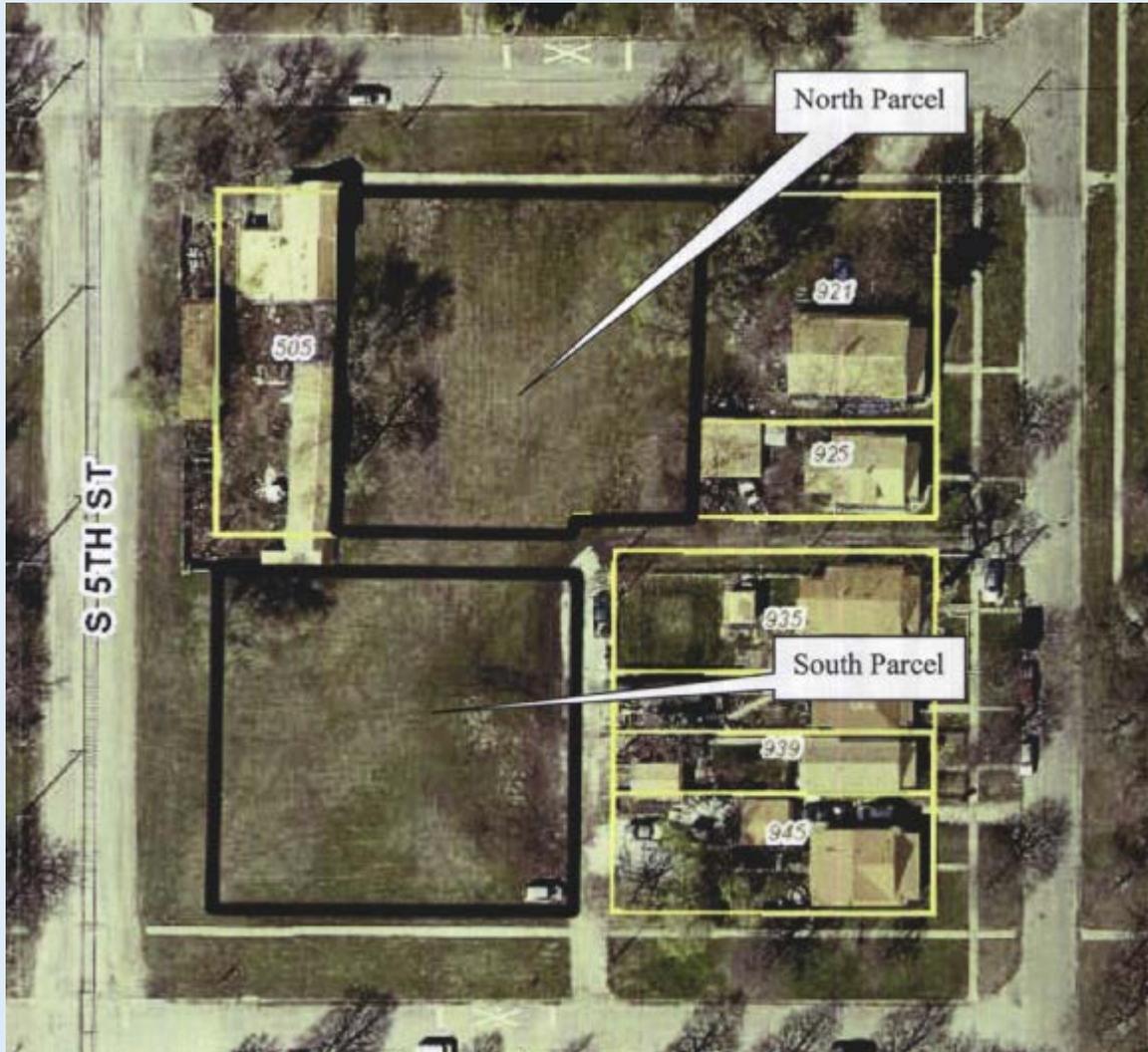
Now the Walthill Public Library



Old Midwec Building soon to be demolished



Case Study – Community Crops, Lincoln



Case Study – Community Crops, Lincoln



Cleanup Assistance – Former Gordon Refinery

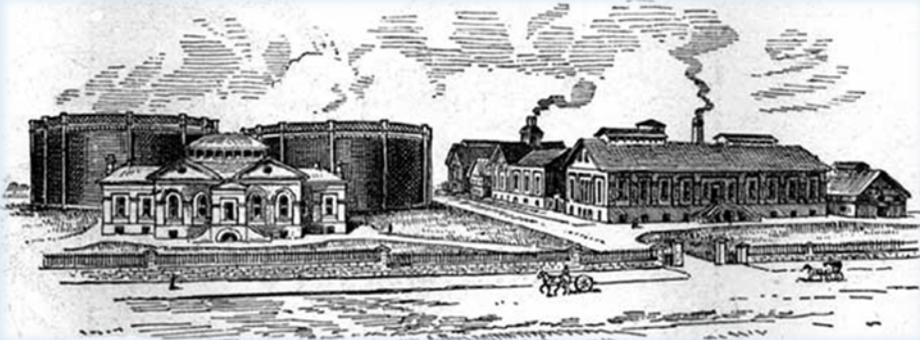


Voluntary Cleanup Program

Provides a stream-lined approach to cleanup

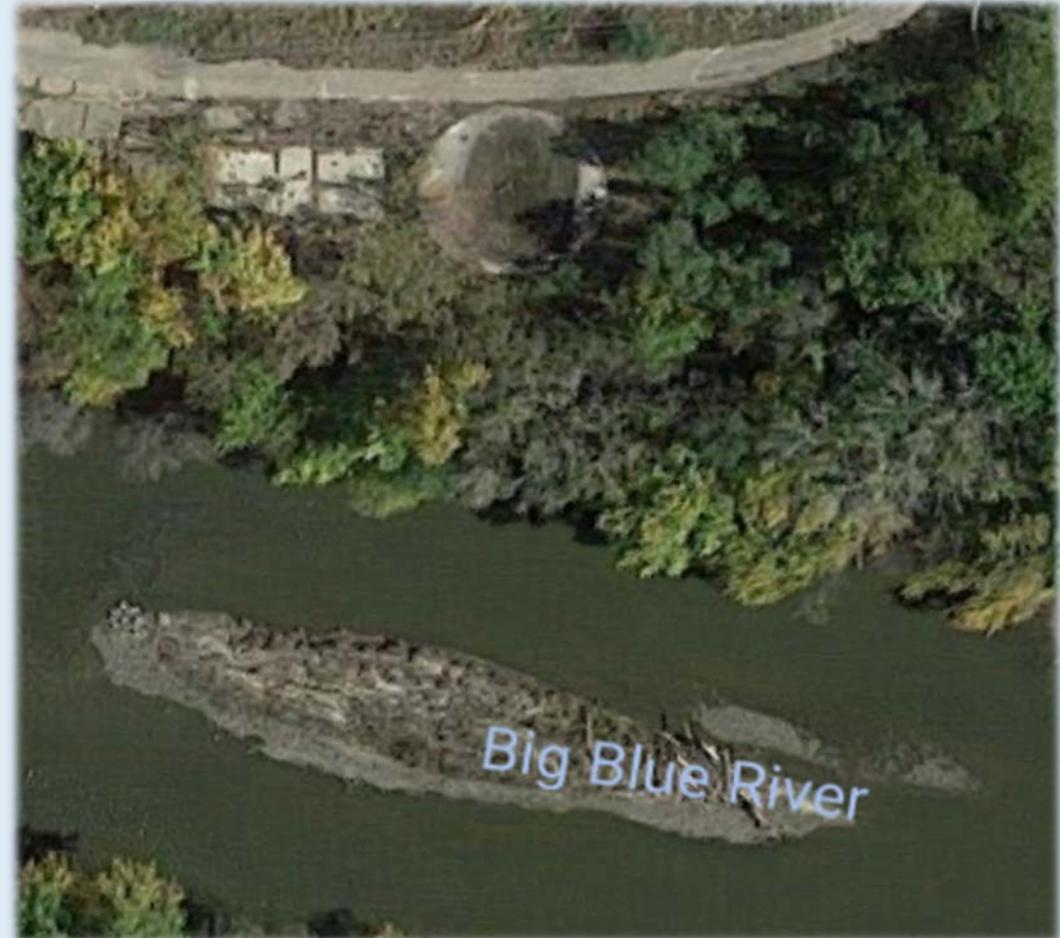
- Submit application with \$2,000 application fee and \$3,000 for initial oversight costs.
- Sign written agreement that outlines expectations for the applicant.
- Submit a Remedial Action Plan (RAP)
- Conduct Cleanup
- Submit Remedial Action Report (RAR)
- NDEE issues a No Further Action Letter (NFA)

VCP – Prevent Superfund NPL Listing! Beatrice Former Manufactured Gas Plant



Picture Source: http://www.hatheway.net/01_history.htm

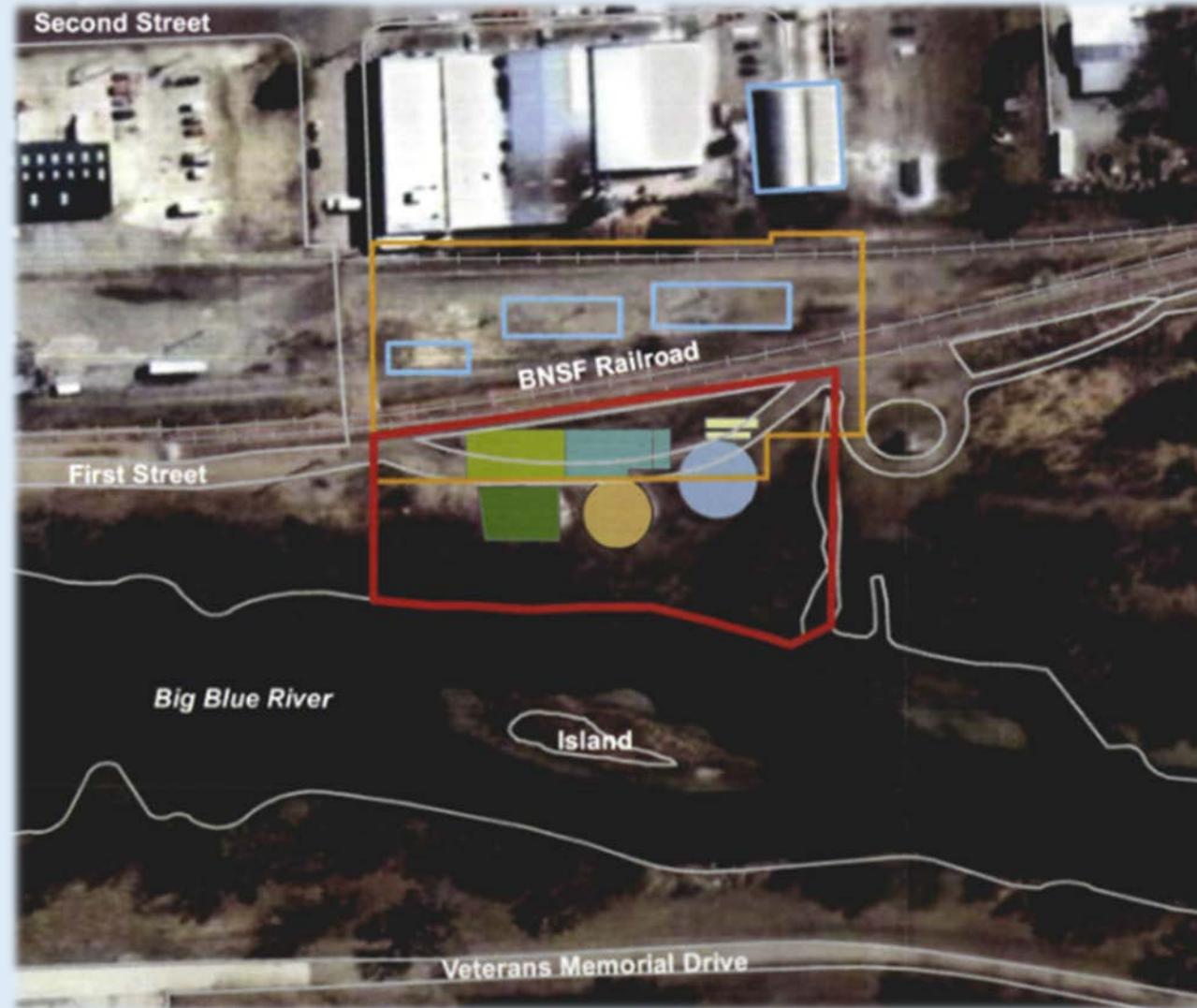
- FMGP Sites 1850s-1950s
- Source of Significant Environmental Contamination
- Estimated 52,000 sites across the country



VCP – Beatrice FMGP Site

LEGEND

- RAILROAD
- MGP SITE
- ABOVEGROUND GAS HOLDER BASE
- BNSF PROPERTY
- HISTORICAL STRUCTURES**
- FORMER OIL STORAGE FACILITY
- OIL TANK
- BELOWGROUND**
- 50,000 CF GAS HOLDER
- COKE BIN
- GAS PLANT BUILDING
- CHEMICAL LABORATORY



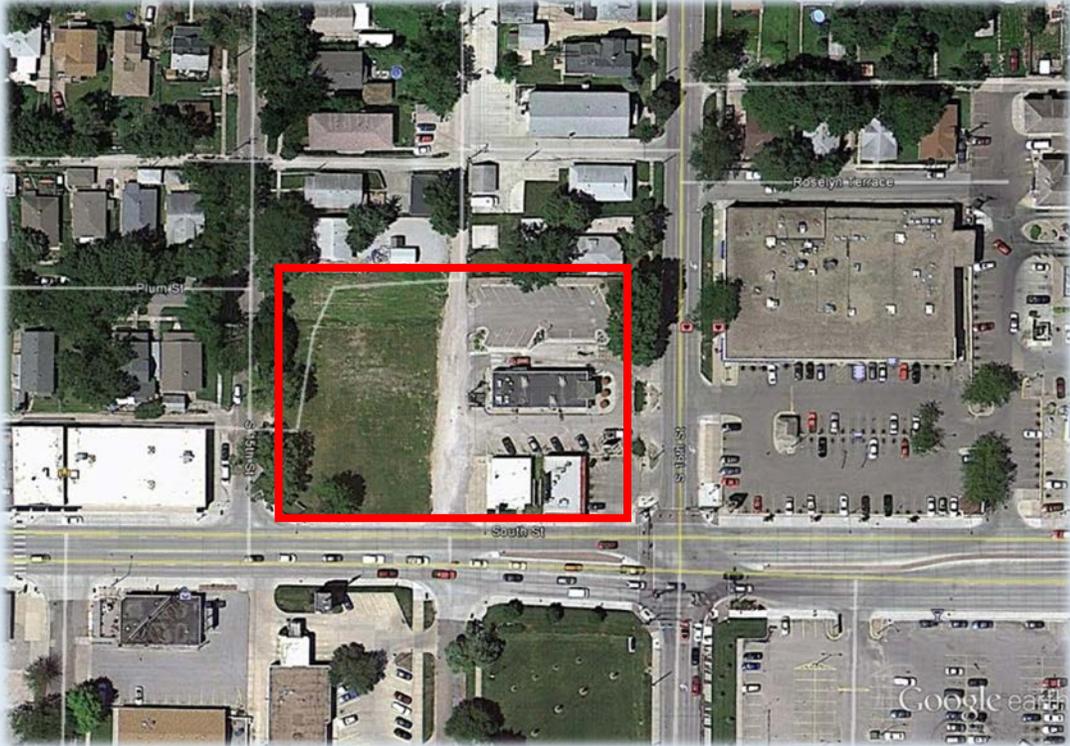
VCP – Beatrice FMGP Site

Remedial actions included:

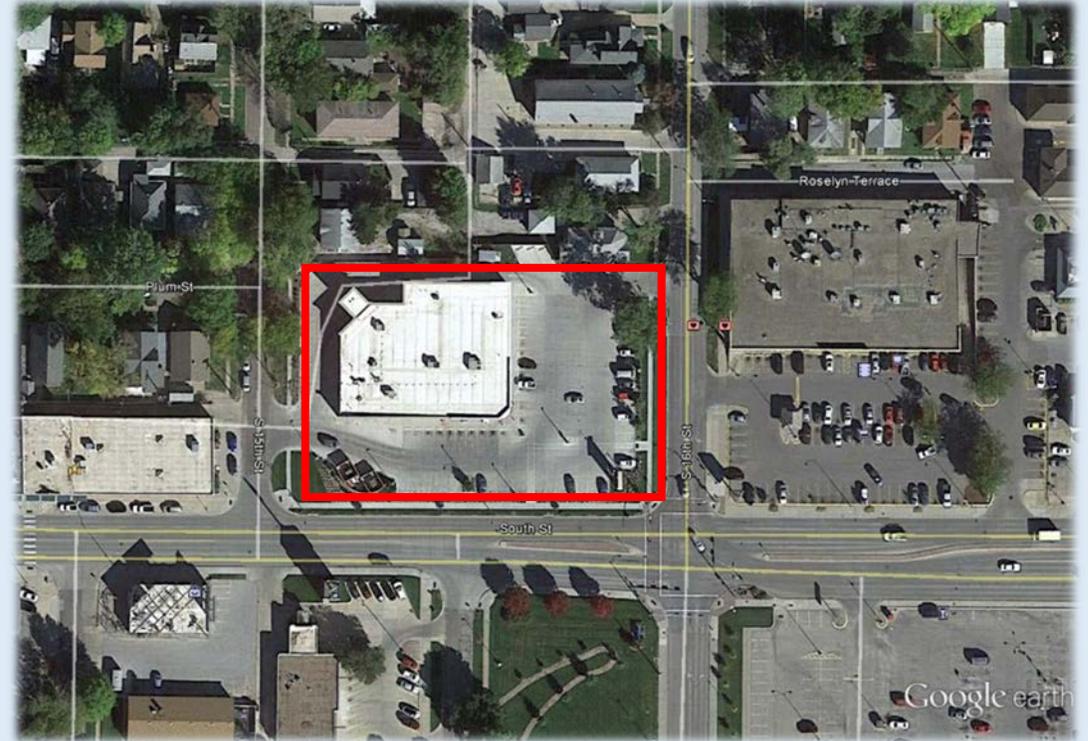
- Clearing trees and concrete foundations
- Excavating soil and debris along river bank
- Backfilling with clean soil fill
- In situ Soil Stabilization (ISS)
- Placing clay and top soil on ISS area
- Planted new vegetation
- Installed groundwater monitoring well



VCP – Promote Redevelopment!



2010



2014



New CVS Pharmacy – Lincoln, NE



Other Services

- Data Gap Reviews

Western Sugar Cooperative

- Gering, NE

Western Sugar Cooperative Photo: Google Maps



- Comfort Letters

Store Kraft Manufacturing

- Beatrice, NE

Store Kraft Facility Photo: Beatrice Daily Sun



Brownfield FAQs

- Property Access
- Recalcitrant Property Owners
- Discovery of contamination



Questions?



Taryn Serwatowski
Brownfields & VCP Coordinator
taryn.serwatowski@nebraska.gov
(402) 471-6411