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Utah Brownfields Connection

Mountain Vista Business Center - Ironton Site

Columbia Steel Corporation built an iron production plant at what is known as the former Ironton site in 1923. The first pig iron was produced there in May 1924. Columbia Steel Corporation operated the Ironton plant until 1930 when the company was acquired as a wholly owned subsidiary of U.S. Steel Corporation. U.S. Steel Corporation continued operations on the site until 1962. Much of the site has been vacant since the early 1960s.



Action Target building built after sampling and cleanup of the Mountain Vista Business Center.

Provo City (City) received a Brownfields Redevelopment Grant from the Environmental Protection Agency (EPA) in 1996 to explore ways to remediate the Ironton site. In 1997, U.S. Steel Corporation applied to the Voluntary Cleanup Program (VCP) to investigate and cleanup the site as part of a cooperative effort and partnership with the City and the Utah Department of Environmental Quality (UDEQ), Division of Environmental Response and Remediation (DERR).

The Ironton voluntary cleanup site is approximately 215 acres in size and is located in an industrialized area of the City. Sampling detected lead and semi-volatile organics including benzo (a) pyrene in soil and benzene in groundwater.

(Continued on page 3)

Update on EPA Grant Applications

EPA Assessment, Revolving Loan Fund and Cleanup (ARC) grants are tools to address Brownfields in Utah. The grants are competitive and Utah communities compete with other communities across EPA Region 8 and the nation. Salt Lake City, Tooele County, and a Carbon/Emery Coalition applied for Community Wide Assessment grants. The Wasatch Coalition applied for a Revolving Loan Fund grant, and Utah State University in Brigham City applied for a Cleanup grant.

This year, grant applications were accepted through November 28, 2011. Five Utah applicants submitted grant applications. This is an increase from the previous year.

The DERR assisted these applicants by reviewing and commenting on the grants, and by providing letters of support. EPA will announce the winners of this competitive process in Spring 2012.

EPA Brownfields Support Center

The Brownfields and Land Revitalization Technology Support Center (BTSC, formerly the Brownfields Technology Support Center) is a cooperative effort to provide technical support to federal, state, local, and tribal officials for questions related to the use of innovative technologies and strategies for site assessment and cleanup.

EPA created the BTSC in 1998 to help decision-makers:

- * Evaluate strategies to streamline the site investigation and cleanup process.
- * Identify and review information about complex technology options.
- * Evaluate contractor capabilities and recommendations.
- * Explain complex technologies to communities.

For more information visit: www.brownfieldstsc.org

EPA Urban Agriculture Initiative

Urban Agriculture projects can improve the environment, reduce greenhouse emissions, and improve access to healthy, locally grown food. Other possible benefits include promoting health and physical activity, increasing community connections, and attracting economic activity.

For additional community benefits and links please see: <http://www.epa.gov/brownfields/urbanag/basic.htm>

Petroleum Brownfields Grant

The UDEQ/DERR has been awarded an EPA Petroleum Brownfields grant to identify and assess petroleum contamination at environmentally challenged sites. The DERR is actively looking for sites throughout Utah to consider for this revitalization effort. Utah communities have the opportunity to apply for this grant money to fund environmental assessments of underutilized properties and old abandoned gas stations where petroleum products were used.

Due to known or perceived environmental contamination, many communities in Utah have been left with vacant properties unable to be redeveloped. These properties are often difficult to revitalize due to fear of liability or lack of funding to investigate or cleanup.

The grant monies can be used to determine the extent of petroleum contamination at eligible properties by sampling the soil and groundwater. Findings and recommendations will be distributed to all interested parties for review. This information will help communities make informed decisions about the properties.

Recently, the DERR performed a site investigation at a site in Cisco, Utah. Grand County requested use of the monies to assess a site they had obtained through a tax default. The County was interested in selling the site for redevelopment, however prospective developers had concerns with potential contamination at the site and looked elsewhere for properties. The DERR performed the assessment in July of 2010. Underground storage tanks needed to be removed in order to properly assess the site. The results of the assessment showed the site was clean and redevelopment has moved forward.

Petroleum Brownfields grant funding can be used for the following:

- Site assessment, including collecting soil and groundwater samples.
- Documentation and reporting of site assessment results.
- Evaluating cleanup options and identifying funding sources.
- Technical assistance and regulatory oversight.
- Obtaining site closure to help redevelopment and beneficial reuse.



Draining an Underground Storage Tank.



Removal of an Underground Storage Tank.

If you know of any sites that may be potential candidates for a Petroleum Brownfields Assessment, please contact Paul Zahn or Melissa Turchi at (801) 536-4100.

Mountain Vista Business Center (cont. from page 1)

The initial remediation conducted in 1998 and 1999 focused on areas and materials that were above the cleanup goals. These included the coke by-products plant, gas holder perimeter, former slag piles and various asbestos containing materials. A second phase of remediation was conducted in 2000 and 2001 using Low Temperature Thermal Desorption technology. In total, the two phases of remediation addressed over 40,000 gallons of liquid tar and over 60,000 tons of impacted soil across the site. Groundwater monitoring was performed and continues today to assess contaminant fate and transport.

The UDEQ issued a Certificate of Completion (COC) to the City and U.S. Steel Corporation on December 12, 2008. The COC requires compliance with a Site Management Plan which guides groundwater monitoring and future development.

Property at the Ironton site has been designated as the Mountain Vista Business Center by the City. The future land use will consist of commercial operations consistent with the COC. Currently, Action Target operates on the property and A.C. Label Company is constructing a commercial facility. The relocation of Action Target saved approximately 100 jobs within the City. In addition, the City continues to develop the needed infrastructure for this site which will open up more development opportunities in the future.



Before and after photographs from Mountain Vista Business Center. Left: Excavation of south slag pile during remediation. Right: New development of the A.C. Label Company facility under construction in October 2011.

Enforceable Written Assurances

UDEQ has a Brownfields tool known as an Enforceable Written Assurance (EWA), which allows the Executive Director of the UDEQ to issue an EWA to a *bona fide prospective purchaser* (BFPP). This term is defined by the federal Comprehensive Environmental Response, Compensation, and Liability Act and incorporated in the Hazardous Substances Mitigation Act (HSMA). The UDEQ will not bring an enforcement action under HSMA against the holder of an EWA, provided the holder continues to satisfy the ongoing obligations associated with the written assurance. The requirements for an EWA are outlined in R311-600 Utah Administrative Code. Applications should be submitted to the DERR at the address provided on the application form. The DERR will review an application when the application and fee are received. It is important to remember that an EWA is only issued to a BFPP. The EWA application is available online at <http://www.superfund.utah.gov/vcpassuranceprogram.htm>.

UDEQ Brownfields 2012 Conference

The DERR is currently evaluating the prospects of holding another State Brownfields Conference in Summer/Fall 2012. This conference will build upon the success of the last State Brownfields conference.

The last conference, held in May 2010 and titled "New Opportunities for Communities," was attended by more than 100 people and provided a forum to discuss community planning and the tools and resources available to address Brownfields in Utah. Stay tuned for more information.

If you have suggestions for the conference or even topics you would like to see covered, please contact Bill Rees at 801-536-4167.

Voluntary Cleanup Program Statistics:

DERR has received 74 VCP applications and issued 36 Certificates of Completion since the program began in 1997. Over 850 acres have been returned to a state of beneficial re-use.

Enforceable Written Assurance Statistics:

DERR has received 63 EWA applications and issued 48 EWAs since the program began in 2006.

DEQ Interactive Map and EZ Search:

DERR now has site records and information available for electronic review. The Interactive Map provides public access to information organized in a geographical manner. A database of electronic versions of available files can be accessed from the map interface or via E-Z Search. Both tools are on the DERR's web page.

To access records please visit: <http://environmentalresponse.utah.gov/research.htm>

The interactive map can be found at: <http://mapserv.utah.gov/DEQ/>

For more information contact: haroldsandbeck@utah.gov



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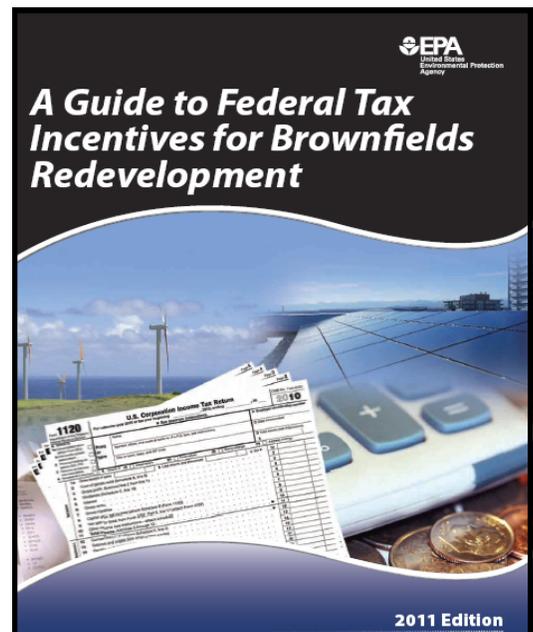
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Brownfields Tax Incentives Guide

Brownfields Tax Incentives encourage the cleanup and reuse of Brownfields. The success of many Brownfields cleanup and redevelopment projects depends on the ability of developers and investors to craft a financing package that leverages numerous sources of funding available from a variety of sources. Taking advantage of federal, state and local tax incentives and credits allows a Brownfield developer to use resources normally spent to pay taxes for other purposes. This can help site developers to save the cash needed to address contamination issues. The extra cash flow resulting from a tax break may also improve a project's appeal to lenders. Federal tax credits and incentives often are an important part of a redevelopment effort.



For further information please see <http://www.epa.gov/brownfields/tax/index.htm> and http://www.epa.gov/brownfields/tax/tax_guide.pdf

About Our Organization

The VCP/Brownfields Program is administered through the Division of Environmental Response and Remediation, Superfund Branch. The DERR is charged with protecting public health and Utah's environment through cleanup of chemically contaminated sites, by ensuring that underground storage tanks are used properly and by providing chemical usage and emission data to the public and local response agencies. For more information about us, please see our website.

We're on the Web!

www.environmentalresponse.utah.gov