

Kauai/Maui County First Brownfields Redevelopment Workshop



State of Hawaii Brownfields Redevelopment Program

- Brownfields - are real properties that are contaminated or potentially contaminated that are not developed or are under utilized due to contamination or perceived contamination.

State of Hawaii Brownfields Redevelopment Program

- ▶ Department of Health - HEER Office
- ▶ Department of Business and Economic Development and Tourism (Office of Planning, DBEDT)

Purpose of State of Hawaii Brownfields Redevelopment Program

- ▶ Identify sites that are potentially eligible for Brownfields grants and loans (TBA, BCRLF)
 - ▶ Prospective applicant call the HEER Office
 - ▶ Site Discovery Section of the HEER Office
 - ▶ Brownfields Inventory List
- ▶ Provide technical assistance in the assessment and cleanup to support productive reuse of contaminated property in a manner that protects the people and environment of Hawaii.

- ▶ Review Phase I - Follow All Appropriate Inquiry (AAI)
 - ▶ Liability defense and obtain protection from potential liability under CERCLA as an innocent landowner, a contiguous property owner or a bona fide prospective purchaser, government entity that acquired the property involuntarily through bankruptcy, tax delinquency, or abandonment or by exercising power of imminent domain.
 - ▶ Should be conducted within one year prior to the date of acquisition

Review of Phase 1

- ▶ Should be conducted by environmental professional (professional engineers, geologist license, 10 years relevant experience, Baccalaureate or higher degree)
- ▶ Provides opinions if there's recognize environmental concerns
- ▶ Provides opinion for additional appropriate investigation or need for site characterization or sampling

► Review of Phase II

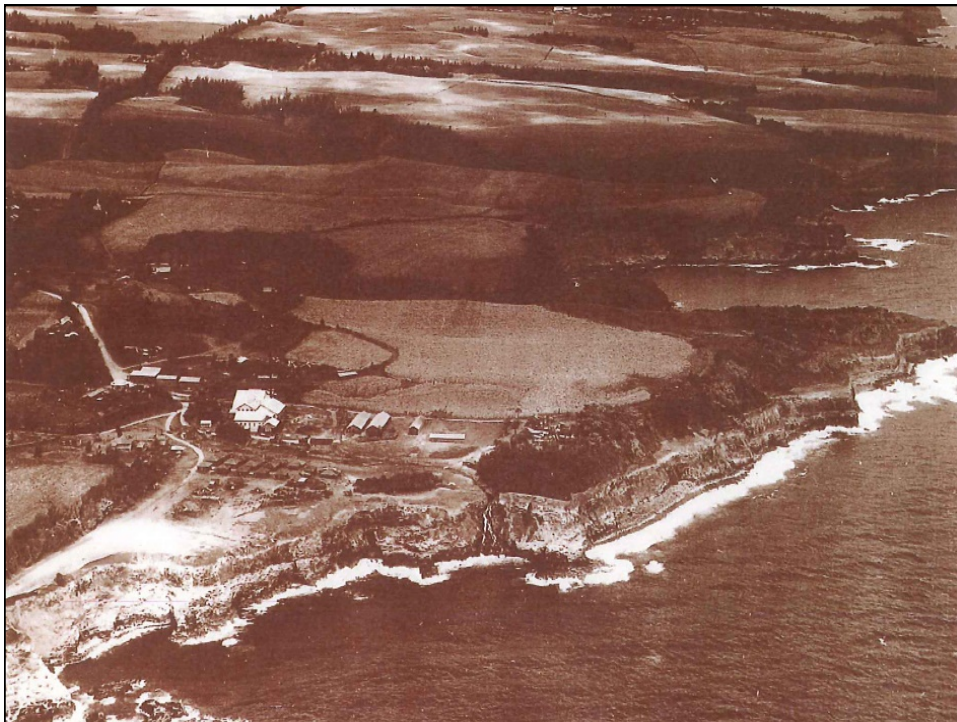
- HDOH involvement at the early stage of the investigation is recommended
- The Sampling And Analyses Plan follows the HDOH Technical Guidance Manual in environmental assessment
- Final Site Investigation Report will be submitted to HEER Office
- Review the Analysis of Brownfields Cleanup Alternatives (ABCA)

Purpose of State of Hawaii Brownfields Program

- Oversee the cleanup process
- Issue No Further Action Determination Letter
- Issue No Further Action with EHMP in place
- Provide Letter of Support in the application for EPA Brownfields Grants

Overview of Hawaii's Brownfields Redevelopment Program

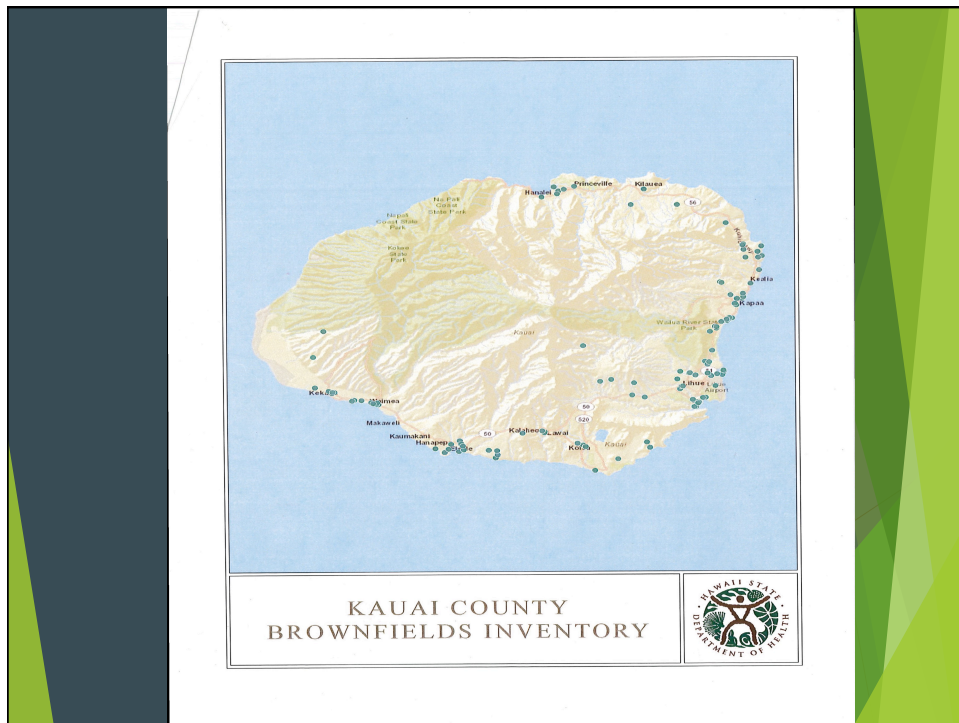
- ▶ Major Components of Hawaii Brownfields Program:
 - ▶ State Response Program - SRP 128(a)
 - ▶ Phase I and Phase II (Niulii Sugar Mill, Kohala Center)
 - ▶ Hawaii Brownfields Cleanup Revolving Loan Funds
 - ▶ Hawaii Brownfields Inventory
 - ▶ Hawaii Brownfields Forum
 - ▶ Hawaii Brownfields Grants Assistance





Brownfields Inventory

- ▶ The State of Hawaii, Department of Health, in collaboration with EPA Region 9, developed a public Brownfields Inventory to provide a list of relatively low risk, hazardous and petroleum-contaminated Brownfields properties to developers, EPA Brownfields Grants recipients and others.
- ▶ This Brownfields inventory will serve as a tool for building and promoting Brownfields redevelopment. Visit our website to view a map that shows state and federally owned Brownfields sites, solar radiation and wind power, and proximity to Honolulu Rail Transit Project Stations.

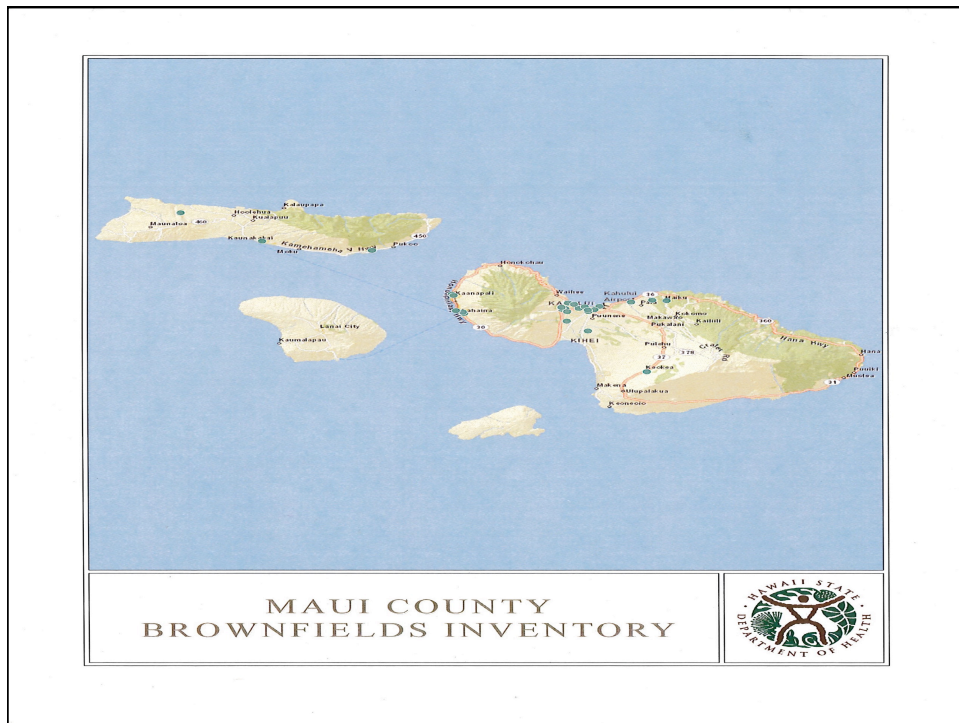


Brownfields Inventory

<http://eha-web.doh.hawaii.gov/eha-cma/Leaders/HEER/brownfields-redevelopment-program>

Each dot will indicate:

- Facility site Name
- Owner
- TMK
- Area
- Contaminants, Status



Brownfields Forum/Workshop

- ▶ HDOH in cooperation with EPA and Center for Creative Land Recycling has been conducting Brownfields Forum since 2006.
- ▶ The objective is to facilitate the identification, cleanup and redevelopment of contaminated properties in Hawaii.
- ▶ The forum offers stakeholders an opportunity to gather, hear presentations and participates in discussions on current issues, challenges and successes and lessons learned in the field.

Hawaii County Brownfields Workshop November 2, 2017



Hawaii Brownfields Cleanup Revolving Loan Fund (Office of Planning, DBEDT)

- ▶ Administer and manage by the Office of Planning, Department of Business Economic Development and Tourism. The State of Hawaii provide technical oversight in the assessment and cleanup, e.g. DHHL East Kapolei, HICDC Kohala Center Affordable Housing

State of Hawaii Brownfields Grants Recipients

- ▶ County of Kauai - \$200,000 (2006)
 - ▶ Brownfields Assessment Grant
 - ▶ Anahola Project Faith
 - ▶ Anahola Bike Path (2006)
 - ▶ Lihue Sugar Plantation (2006)
 - ▶ Targeted Brownfields Assessment Grant
 - ▶ Kekaha Sugar Mill (2010)