<table>
<thead>
<tr>
<th>Time</th>
<th>Session</th>
<th>Presenter(s)</th>
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<tbody>
<tr>
<td>11:00 am</td>
<td>Welcome</td>
<td>Keith Karaoka, DoH HEER, Fenix Grange, DoH HEER</td>
</tr>
<tr>
<td>11:10 am</td>
<td>What's a brownfield?</td>
<td>Ignacio Dayrit, CCLR (02), Melody Calisay, DoH HEER (03)</td>
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<td></td>
<td></td>
<td>Tim Streitz, City of Honolulu (04), WaiYi Ng, City of Honolulu (05)</td>
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<td></td>
<td></td>
<td>Marian Gushiken, EAH Housing (06), Jon Wallenstrom, Alaka‘i Development (07)</td>
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<td></td>
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<td>Q&amp;A (08)</td>
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<tr>
<td>11:25 am</td>
<td>Brownfields Case Studies: Community and economic development, adaptation and resiliency</td>
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</tr>
<tr>
<td>12:25 pm</td>
<td>Group Survey/Exercise</td>
<td>CCLR</td>
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<tr>
<td>12:30 pm</td>
<td>HDOH-HEER programs</td>
<td>Sven Lindstrom, DoH HEER (09)</td>
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<td>12:50 pm</td>
<td>Financing, Risk and Environmental Assessments, Technical Assistance/Funding Part 1</td>
<td>Scott Rodie, Bank of Hawaii (10), Ruby Edwards, DBEDT (11), Melody Calisay (12), Noemi Emeric-Ford, US EPA (13), Q&amp;A (14), All</td>
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<td>1:45 pm</td>
<td>Open Forum</td>
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### Agenda

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<tr>
<td>11:00 am</td>
<td>Welcome – Day 2</td>
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<td>11:05 am</td>
<td>PFAS /UXO Databases &amp; Inventories</td>
<td>Sven Lindstrom, DoH HEER (17)</td>
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<td>Robert Leon Guerrero and Joshua Santos, CNMI DEQ(18)</td>
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<td>Diana Felton, DoH HEER (19)</td>
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<td>Iris van der Zander DoH HEER (21)</td>
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<td>Lauren Cruz, DoH HEER (22)</td>
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<td>Cameron Black, DBEDT (23)</td>
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<td>David Martin, HECO(24)</td>
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<td>12:00 am</td>
<td>Open Forum</td>
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<tr>
<td>12:05 am</td>
<td>Preparing for grant applications</td>
<td>Noemi Emeric-Ford, US EPA (26)</td>
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<td>Ignacio Dayrit, CCLR(27)</td>
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<td>1:05 am</td>
<td>Recap</td>
<td>Recap (28)</td>
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Hawai‘i Brownfields Virtual Workshop

Keith Karaoka, DoH HEER
Fenix Grange, DoH HEER
Brownfield?
Our mission is to promote the sustainable, equitable and responsible reuse of underutilized and environmentally impacted properties. We educate, advocate, assist and convene stakeholders to revitalize communities through land recycling.

CCLR is U.S. EPA’s Technical Assistance to Brownfields Provider (TAB) for 10 states and numerous territories around the county.

Follow us on:
# Multiple Choice: A Brownfield is:

<table>
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<th>Option</th>
<th>Yes</th>
<th>No</th>
<th>Maybe</th>
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</thead>
<tbody>
<tr>
<td>A contaminated site?</td>
<td></td>
<td></td>
<td>😞</td>
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<tr>
<td>On the EPA / state databases?</td>
<td></td>
<td></td>
<td>😞</td>
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<tr>
<td>Any site* or redevelopment with potential contamination &amp; liability?</td>
<td>😊</td>
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The reuse of abandoned, vacant, or underused properties that are perceived to be contaminated

**Objective:** Using Federal, State and Local Tools - including **MARC** grants - for Reuse

*See full definition with exclusions*
WHAT IS A BROWNFIELD?
SUPERFUND VS BROWNFIELD

- Locates, investigates, and cleans up the **worst** hazardous waste sites throughout the United States and territories
- **Urgent threat to human and environmental health**

- Represent an economic or social threat, because they prevent development and stifle local economies
## WHAT IS A BROWNFIELD?
### LEGAL DEFINITION, OPPORTUNITY, PREVALENCE

- "...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant"*
  - *(Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002)*

- Opportunity for funding + redevelopment goals

- Includes all types of sites, in large cities, small towns everywhere including:
  - Abandoned factories, strip shopping centers, gas stations, grocery stores, foundries, power plants, old apartment buildings, dry cleaners, orchards, vacant lots, corporation yards, landfills, waterfront sites, rail yards, etc.
WHAT DO BROWNFIELDS LOOK LIKE?
Why are brownfields problems?

- Increase **criminal activity**
- Discourage investment
- Increase unemployment
- Diminish **Quality of life** for neighbors
- Loss of value for adjacent properties
- Stagnate local economies
## Why do brownfields redevelopment?
### 3 Broad Benefits

<table>
<thead>
<tr>
<th>Economy</th>
<th>Environment</th>
<th>Equity</th>
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</thead>
<tbody>
<tr>
<td>● Jobs – permanent and temporary</td>
<td>● Preserves open space</td>
<td>● Expands opportunities</td>
</tr>
<tr>
<td>● New industry</td>
<td>● Removes environmental and safety hazards</td>
<td>● Provides public amenities</td>
</tr>
<tr>
<td>● Property values</td>
<td>● Enhances Quality of Life</td>
<td>● Improves public safety</td>
</tr>
<tr>
<td>● Investment</td>
<td>● Promotes sustainable practices</td>
<td>● Creates housing and services</td>
</tr>
<tr>
<td>● Increased tax base</td>
<td></td>
<td>● Improves public health</td>
</tr>
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</table>

- Economy:
  - Jobs – permanent and temporary
  - New industry
  - Property values
  - Investment
  - Increased tax base

- Environment:
  - Preserves open space
  - Removes environmental and safety hazards
  - Enhances Quality of Life
  - Promotes sustainable practices

- Equity:
  - Expands opportunities
  - Provides public amenities
  - Improves public safety
  - Creates housing and services
  - Improves public health
## Redevelopment Barriers from Developer’s Perspective

<table>
<thead>
<tr>
<th>Issue</th>
<th>Implication</th>
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<tbody>
<tr>
<td>Cleanup costs and liability surpass market value, no starter</td>
<td>Requires significant public investment or market change</td>
</tr>
<tr>
<td>Poor earnings for developer after cleanup</td>
<td>Targeted public investment can make project feasible</td>
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</table>

### Uncertainty of Cost and Time / Fear of Liability
Hawaii Brownfields Virtual Workshop
July 28 and 29, 2020
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
  - Provide Technical Support
- Department of Business and Economic Development and Tourism (Office of Planning, DBEDT)
  - Brownfields Cleanup Revolving Loan Fund
Overview of Hawaii’s Brownfields Program

- Major Components of Hawaii Brownfields Program:
  - State Response Program - SRP 128(a)
    - Phase I and Phase II
  - Voluntary Response Program
  - Hawaii Brownfields Cleanup Revolving Loan Funds
  - Hawaii Brownfields Inventory
  - Hawaii Brownfields Forum
  - Hawaii Brownfields Grants Assistance
  - Technical Support for Assessment and Cleanup
Voluntary Response Program

This program provides a mechanism for prospective purchasers and developers of brownfields property to become exempt from liability for contamination they did not cause. VRP projects are treated as voluntary, collaborative undertakings and receive priority attention from HDOH staff.
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 sites, hazardous and petroleum-contaminated Brownfields properties to developers, non-profit organizations, 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 Inventory: https://eha-cloud.doh.hawaii.gov/iheer

- iHEER Database
  - Brownfields site is now link to the iHEER database.
  - There are approximately 1068 sites listed under Brownfields.
Brownfields Inventory

- Sites that used Brownfields funding for assessment and cleanup
  - TOD
  - Honolulu Authority Rail Transit
  - Kakaako Makai Development
  - East Kapolei
- Selected Formerly Used Defense Sites and BRACS sites
- Sites with No Further Action Determination with EHMP in place
- Sites listed in different counties Inventory list as part of their assessment grant
- Contaminated sites that were cleaned up, developed or reused
- Potentially contaminated sites that were assessed and developed
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 network and reach out to the community and provides updates on assessment cleanup and redevelopment of contaminated properties in Hawaii.
- The forum also provides opportunity to listen and hear different funding sources available for assessment and cleanup of contaminated properties.
Brownfields Forum

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
Kauai and Maui Counties Brownfields Workshops, July 2018
Assists in the Application for Brownfields Grants

▶ Apply for Targeted Assessment Grant
  ▶ Kekaha Diesel Generator
  ▶ Kuhio Park Terrace
  ▶ East Kapolei Pesticide Mixing
  ▶ Kakaako Makai District

▶ Issue a Letter of Support for the Brownfields Grants Application

▶ Provide Technical Support in the Assessment and Clean up
Kakaako Makai District Development
Community-Wide Assessment
Brownfields Grant

Tim Streitz
Hawaii Brownfields Workshop | July 28, 2020
What is TOD?

Transit-oriented development is compact, mixed-use development within easy walking distance of a transit station.
Honolulu’s TOD Vision

Create choices and a high-quality, healthy urban lifestyle

- Series of walkable, healthy, age-friendly neighborhoods
- Connect people with jobs, homes, goods, services & parks
- Station areas have their own unique identity
- Scale of new development fits community context
- Revitalize older communities
Neighborhood TOD Plans
Honolulu’s TOD Program

• High-density, mixed-use development near rail stations
• TOD planning/ community outreach
• Rezoning of lands around each station, with added height and density available

• Infrastructure, complete streets, finance tools and incentives
• Catalytic projects
• Affordable housing strategy and investments
• Mayor’s TOD Subcabinet
• State Interagency TOD Council
Interim Planned Development – Transit Permit (IPD-T)

Permit process to facilitate catalytic TOD projects prior to adoption of the neighborhood zoning changes

TOD Special District (entire rail corridor)

- Use and design standards that activate the streetscape
- Reduced vehicular parking / required bicycle parking
- Community benefits like affordable housing in return for height & density bonuses

Zoning Map Changes (each TOD neighborhood)

- Allows for more mixed uses, e.g. AMX, BMX, IMX
- Waipahu has been adopted; Aiea-Pearl City is proposed; Kalihi is being drafted
TOD Zoning

- Allows mixed uses
- Includes TOD Special District overlay
- Density/height bonus option
- For station areas following adoption of TOD plans
$1.5 billion in planned TOD infrastructure investments
(as of November, 2017)
TOD Zoning and Opportunity Zones
TOD corridor demand capture of islandwide demand growth out to 2040

**Office:** 77-87%

**Residential:** 62-67%

**Retail:** 49-54%

**Hotel:** 35%

**Industrial:** 5-7%
TOD Opportunities: State Lands Along Rail

- 1,900 + acres of State lands within ½ mile of rail transit stations
- ~ 29 State TOD-related projects identified
Honolulu Brownfields Assistance

• $700k Brownfields Assessment Grants from US EPA
• Environmental assessments and cleanup planning
• Targeted towards smaller landowners and businesses in TOD areas
• Can help lead to potential clean-up funding
Benefits

• No charge to participants
• Removes uncertainty
• Redevelopment tool for highest and best use of land
• Safer environment
Shoreline Park Site

- Create ½-acre park at convergence of three important amenities:
  - Pearl Harbor Historic Trail
  - Pearl Harbor shoreline
  - Pearlridge rail station and transit center
- Acquire and preserve shoreline access
- Preserve/create view corridor
- Clean up land from industrial uses
- Recreation amenity for community
Views from West Side of Site

Looking South

Looking West
Views from East Side of Site

Looking South

Looking West
Shoreline Park Site Environmental Info

- Current and past industrial uses
- Phase I and II ESAs
  - Soil and groundwater contamination
- Cleanup planning
  - 6 alternatives
  - Preferred alternative: site capping with land use controls
    - Mayor’s Directive on Climate Change
- Implementation
  - Site Acquisition: Clean Water and Natural Lands Fund
  - Cleanup: State of Hawaii Brownfields RLF
  - Maintenance: Public Private Partnership
Consistency with Pearl Harbor Historic Trail Master Plan

- Where park space envisioned
- Greenway concept and vision to educate trail users of wildlife and natural habitats
- Shoreline views and access
- Stimulate trail use
Consistency with ‘Aiea-Pearl City TOD Plan

• Where park space envisioned
• Public access and open space opportunities along Pearl Harbor shoreline (re-establish as waterfront neighborhood)
• Connection to nearby transit plaza
Consistency with Other Community Plans and Input

• Primary Urban Center Development Plan
  – Public access and views to Pearl Harbor shoreline
  – Opportunities for passive recreation
  – Recreational opportunities via transit, and less space-consuming parking

• ‘Aiea-Pearl City Livable Communities Plan
  – Open space and parks along shoreline

• ‘Aiea Neighborhood Board Resolution of Support
Adjacent to TOD Catalytic Project

- Bus transfer station adjacent to Pearlridge rail station
- Mixed-used project with affordable housing
- Open space leading from rail station to bike path and shoreline
Kauai’s Bike Path
For more information

www.honolulu.gov/tod

City and County of Honolulu
Department of Planning & Permitting

Tim Streitz
Lead TOD Planner
tstreitz@honolulu.gov
(808) 768-8042
Assessment Grant Update

99T63501- HART City Center Phase I and II Environmental Site Assessment, Oahu, HI

Wai Yi Ng / Honolulu Authority for Rapid Transportation Environmental Manager

$300,000 Community Wide Assessment Grant
Project Description

• HART—(City & County of Honolulu)
• First mass transit project in State of Hawai'i
• 20-mile, 21-station driverless mass transit system
Construction Status

• Finalizing the construct of the first 15 miles of guideway. And first 9 stations. Starting Utility work in last 4 miles in City.

• Finalizing acquisition on the last 4 miles of the Project.

• Conducted approximately 80 Phase I Environmental Site Assessments (ESA) on a short, repeated schedule.
City Center Phase I ESA

- Phase I's are the first step in the remediation process and determines if further investigation is needed on a subject property.
- ASTM Practice satisfies landowner liability protection, constitutes All Appropriate Inquiries.
- These Assessments are required for each subject property, prior to purchase
- Environmental Impact Statement requirement.
Phase I ESA

Approach:
Segment Divided into Groups

The Phase I ESA report was prepared and is being updated approximately every 180 days as part of ongoing property acquisitions.

- Cycle 1 – 89 properties
- Cycle 2 – 78 properties
- Cycle 3 – 72 properties (to be confirmed)
Phase II ESA Approach:

Phase II ESA Evaluation:
Properties with higher environmental concern were selected for Phase II ESA based on:

- Likely to affect evaluation
- Potential contaminant type
- Proximity of potential contamination
- Potential workers exposure
- Type of acquisition
Cleanup Grant Update
BF99T56501 – HART Remedial Action Cleanup at 533/537 Kaaahi Street, Oahu, HI

Wai Yi Ng/HART
Environmental Manager

$600,000 Cleanup Grant
$200,000 per site
Iwilei Station – Work

Areas

Area 1—Hawaiian Electric Company (HECO) vehicle parking (504 Kuwili Street; TMK 1-5-007-016)

Area 2—Former Nuuanu Auto Company, LTD (545 Kaaahi Street; TMK 1-5-007-021)

Area 3—Alleyway connected to the HECO parking lot (noncontiguous portion of TMK 1-5-007-016)

Area 4—Former General Printing Company (533/537 Kaaahi Street; TMK 1-5-007-023)

Remedial Action within Area 4 is funded by EPA Brownfields Cleanup Grant
Area 4

Assessment

- MI Soil Sampling:
  - DU IWL-08, -09, -10
  - Sampled to 7 ft bgs in 1 ft layers (A-G)

- Wells/Groundwater Sampling:
  - DU IWL-08 – GW05
  - DU IWL-0 – GW06

- Soil Gas Probe Sampling:
  - DU IWL-08 – SG05
  - DU IWL-09 – SG06
What needed to be remediated under the Cleanup Grant?

- Soil - C/I EAL Arsenic Exceedances in Decision Units IWL-08 (1-2 feet and 3-4 feet bgs) and - 09 (3-4 feet and 4-5 feet bgs)

Groundwater – No EAL exceedances (residential and/or C/I) in the groundwater samples collected from the temporary wells located in DUs IWL-08 and -10

Soil Gas - PCE exceeded the residential EAL in the sample collected from sample point IWL-SG06 located in DU IWL-09. There were no exceedances (residential and/or C/I) in the soil gas samples collected from the sample points located in DUs IWL-08, and -09
Excavation and Removal

- 6" Concrete surface demolished and disposed of as construction debris
- Impacted soil plus/minus 6 inches excavated and disposed of at PVT landfill as non-hazardous waste
- Onsite overburden soil not requiring off-site disposal placed at the bottom of the excavation
- No confirmation samples required
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<th>Approximate DU Area (square feet)</th>
<th>Vertical DU Layer</th>
<th>Depth Interval (feet bgs)</th>
<th>DU Layer Thickness (feet)</th>
<th>DU Layer Volume (cubic yards)</th>
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</table>
**Cleanup**

**Figure 5**

Cross Section B-B' (Northwest-Southeast)

*Further Characterization and Remedial Action Oversight*

Iwilei Station, Honolulu, Oahu, Hawaii
Excavation and Removal

94 loads and 1,824 tons were transported and disposed at PVT Landfill.
**Backfill and Site Restoration**

Quarry rock and clean fill material generated from other parts of the HRTP used for backfill.

- Quarry Rock and clean import fill from other parts of the HRTP used to backfill the remaining excavation
- EHMP Planned
Excavation and Removal

Tidally-influenced groundwater encountered at approximately 5 feet bgs in some areas.
Backfill and Site Restoration

Quarry rock and clean fill material generated from other parts of the HRT used for backfill.
• Quarry Rock and clean import fill from other parts of the HRT used to backfill the remaining excavation
• EHMP Planned
Project Schedule

• Work Planning/HDOH Concurrence – December 2019 to April 2020
• Remedial Action—May/June 2020
• Post-Remedial Action Reporting—July through September 2020
• Grant expires December 2020

Mahalo

Wai Yi Ng – Project Manager (HART) – waiying@honolulu.gov
52 years ago, EAH Housing was founded with the belief that attractive, affordable housing is
the cornerstone to sustainable communities.

A roof is just the beginning.
# EAH Housing Overview

## Creating Community
- **Founded**: 1968
- **Relationships with**: 78 municipalities, 21 counties in California & Hawaii
- **Employees**: 600

## Developing Housing
- **104 properties**: Over 8,400 units developed & acquired
- **$1.2+ billion**: Active development
- **$1.8+ billion**: Developed housing

## Managing Properties
- **Serving over**: 25,000 residents
- **214 properties**: Over 11,000 units
- **$115+ million**: Annual Cash Management
EAH Housing

- 1,855 units developed/predev in Hawaii
  - 2,275 under management

Kauai
- 8 properties;
- 364 units

Oahu
- 13 properties;
- 1,625 units

Maui
- 3 properties;
- 286 units
2014 – HCDA issues RFP promoting redevelopment of parcel at 630 Cooke St. into affordable housing featuring micro-unit typology and green-building practices, smart-growth & multi-modal principles.

2015 – joint venture between Bronx Pro Group and EAH Housing selected to develop Nohona Hale.
630 Cooke Street

Site = 9,659 s.f. in former HCDA parking lot for adjacent senior and retail uses
Infill Site History/Concerns

2015
EPA
Targeted Brownfields Assessment
Phase I
630 Cooke St.

2016
EPA
Targeted Brownfields Assessment
Phase II
## Summary and Comparison of Cleanup Alternatives

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<th>Alternative</th>
<th>Actions</th>
<th>Effectiveness</th>
<th>Implementability</th>
<th>Approximate Cost</th>
<th>Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1: No Action</td>
<td>None</td>
<td>Low</td>
<td>Easy</td>
<td>None</td>
<td>May be unable to reuse the Site as intended if no actions are taken. This option will not address potential health or environmental concerns.</td>
</tr>
<tr>
<td>2: Capping and Institutional Controls (ICs)</td>
<td>Dispose of top 6 inches of soil and install a 2-foot-thick soil cap to mitigate exposure to lead- and diesel-contaminated soil. Develop and Implement ICs including an environmental hazard management plan and long-term monitoring plan.</td>
<td>Moderate</td>
<td>Moderately Easy</td>
<td>$388,000</td>
<td>The contaminated soil would remain in place. Over time the cover will deteriorate, and if it is not repaired, it will no longer mitigate exposure. Land Use Covenants (LUCs) and ICs would be necessary and are explained in more detail in Section 3.2.</td>
</tr>
<tr>
<td>3: Soil Excavation, Confirmation Sampling, and Off-Site Disposal</td>
<td>Excavate Site to a depth of 5 feet. Perform confirmation soil sampling and analysis to verify that the cleanup goals are achieved, characterize excavated soil for disposal in accordance with the receiving facility requirements, and transport excavated soil for disposal at the appropriate facility in accordance with applicable regulations.</td>
<td>High</td>
<td>Moderate</td>
<td>$565,000</td>
<td>Based on preliminary soil waste profile sampling, excavated soil is not likely to be considered Hawaii hazardous waste. The soil would be transported to an appropriate landfill. LUC and ICs may be necessary if confirmation sample results exceed regulatory limits.</td>
</tr>
</tbody>
</table>
Environmental Hazard Management Plan
2018
2020

Unpaved Area Garden

No Surface Soil Hazards

Direct Exposure Hazard for Lead at 2 feet Hgt

SG-5

SG-4

SG-3

SG-2

SG-1

Unpaved Area Vegetated Landscape

630 Cooke St.
Nohona Hale
Nohona Hale

630 Cooke Street
Nohona Hale

Cooke St. Elevation
Nohona Hale

Typical Residential Floor and Unit Plan
Unit size = 285 sf + 70 sf lanai
Nohona Hale

Apartment Features
- Floor to ceiling sliding glass doors
- Lanais
- Luxury vinyl tile flooring
- Low-e insulated windows
- Energy Star® Appliances
- Garbage disposals
- Window coverings
- Cable hook-ups

Green Features
- LED lighting – interior and exterior
- Low-flow water fixtures
- Solar photovoltaic (PV) panels
- Solar thermal (water heating)
- Targeting LEED Gold

Community Amenities
- Bicycle/Moped/Surfboard storage area
- Building elevators
- Commercial retail space
- Community gardens
- Community kitchen
- Community room/Lounge area
- Management office
- On-site laundry facilities
- Outdoor lanai
- Secured entry
- Security cameras

Transportation
- Bus lines
- Future Honolulu Rail stop
Nohona Hale

- 11 @ 30% AMI – Rents @ $559
- 99 @ 60% AMI – Rents @ $999

[Initial Rents in 2020]

Affordability Mix
Nohona Hale

Project Financing:

• Tax-Exempt Bonds
• LIHTC equity (4%)
• Rental Housing Revolving Fund (HHFDC)
• General Partner Funds
• HCDA Land via Long Term Ground Lease

TDC = $52.7M
Nohona Hale – Makai View
NOHONA HALE
Makai View
Mahalo!

Marian Gushiken
Director of RE Development, Hawaii
(808) 523-8826
52 years ago, EAH Housing was founded with the belief that attractive, affordable housing is the cornerstone to sustainable communities. A roof is just the beginning.
Hawaii Brownfields Workshop
John Wallenstrom
Alaka’I Development
KAPOLEI SUSTAINABLE ENERGY PARK
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Nature of Project</th>
<th>Affordable Component</th>
<th>TOD</th>
<th>Phase 1</th>
<th>Phase 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oahu</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Element</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Sort of</td>
</tr>
<tr>
<td>Kapolei Lofts</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Navy and Marine Corps Housing</td>
<td>Military housing</td>
<td>Yes and No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes and No</td>
</tr>
<tr>
<td>Solar Farms</td>
<td>Renewable Energy</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Mainland</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jefferson at Den Rock, MA</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Jefferson at Westtown, PA</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Archstone Milestone, MD</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Jefferson at King Farm, MD</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Archstone Kentlands, MD</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Archstone Rockville Town Center, MD</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Archstone Columbia Town Center, MD</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>White Flint Station Apartments, MD</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Jefferson Dulles Town Center, VA</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Archstone Woodland Park, VA</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Jefferson at Van Dorn, VA</td>
<td>Multifamily Housing - Apartments</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>
Our mission: to meet the needs of Hawaii’s housing shortage by developing quality rental residences.

841 new units w/ 506 affordable

- 2004: 499 units
- 2014: 499 units
- 2019: 318 units
Kapolei Lofts Renter Demographic:
- Avg Household Income: $95K
- Avg Household Size: 3
- 31% commute < 10 miles to work
- Typically transit friendly demographic
Resort style amenities:
• Pool w/ cabanas
• BBQ's
• Fitness center
• Clubhouse w/ meeting & gathering spaces
• Oversized lanais
Questions
Hawaii Brownfields Virtual Forum

Sven Lindstrom
Voluntary Cleanup Program (VCP) Specialist

Hawaii Department of Health
Hazard Evaluation and Emergency Response Office
Site Discovery, Assessment, and Remediation (SDAR)
OUR REGULATORY GUIDANCE

• Hawaii Revised Statutes (HRS) 128D – Hawaii Environmental Response Law

• Hawaii Administrative Rules 11-451 – State Contingency Plan

• HEER Office Technical Guidance Manual (TGM) for the Implementation of the Hawai’i State Contingency Plan
HDOH Environmental Response Action Process

Hawaii Brownfields Virtual Forum

OUR REGULATORY GUIDANCE

• Hawaii Revised Statutes (HRS) 128D – Hawaii Environmental Response Law
• Hawaii Administrative Rules 11-451 – State Contingency Plan
• HEER Office Technical Guidance Manual (TGM) for the Implementation of the Hawai‘i State Contingency Plan

ADDITIONAL GUIDANCE

• EHE Guidance - Evaluation of Environmental Hazards at Sites with Contaminated Soil and Groundwater:
  • Volume 1 (User’s Guide)
  • Volume 2 (Lookup Tables and Appendices)
• HDOH EAL Surfer
• Guidance for Soil Stockpile Characterization and Evaluation of Imported and Exported Fill Material – Clean Fill Guidance
§128D-4 State response authorities; uses of fund. (a) Whenever any hazardous substance is released or there is a substantial threat of such a release into the environment, or there is a release or substantial threat of such release into the environment of any pollutant or contaminant that may present a substantial danger to the public health, welfare, or the environment, the director is authorized to act, consistent with the state contingency plan, to remove or arrange for the removal of, and provide for remedial action relating to such hazardous substance, pollutant, or contaminant at any time, including its removal from any contaminated natural resources, or take any other response measure consistent with the state contingency plan which the director deems necessary to protect the public health or welfare or the environment. The director may:

(1) Issue an administrative order or conduct any other enforcement or compliance activities necessary to compel any known responsible party or parties to take appropriate removal or remedial action necessary to protect the public health and safety and the environment;

(2) Upon determining that there may be an imminent and substantial endangerment to the public health or welfare or the environment because of an actual or threatened release of a hazardous substance, issue without a hearing, such orders as may be necessary to protect the public health, welfare, and the environment;

(3) Authorize any person to remove or arrange for the removal of any hazardous substance, pollutant, or contaminant from any site at which such substance, pollutant, or contaminant may be found; and

(4) Enter into contracts with any person to remove or arrange for the removal of any hazardous substance, pollutant, or contaminant from any site at which such substance, pollutant, or contaminant may be found.
Tier 1 Environmental Action Levels Surfer (Screening Levels For Specific Environmental Hazards)

**TETRACHLOROETHYLENE**

<table>
<thead>
<tr>
<th>Chemical Name</th>
<th>CAS #</th>
</tr>
</thead>
<tbody>
<tr>
<td>TETRACHLOROETHYLENE</td>
<td>75-55-8</td>
</tr>
</tbody>
</table>

**Environmental Action Levels Surfer Hawai’i DOH (Fall 2017)**

Worksheet is write protected. Disable protection using "Unprotect" under "Review" if you have trouble selecting options (removed = EALs).

---

**STEP 1: Select Site Scenario**

- Land Use: Unrestricted
- Groundwater Utility: Drinking Water Resource
- Distance To Nearest Surface Water Body: < 150m

**STEP 2: Select Contaminant**

- Chemical Name: TETRACHLOROETHYLENE
- Chemical Name: TETRACHLOROETHYLENE

**STEP 3: Enter site data.** (Potential environmental hazards highlighted in red on Detailed EAL worksheet.)

- Soil (mg/kg): 9.8E-02
- Groundwater (mg/L): 5.0E+00
- Soil Vapor (mg/m³): 9.2E+02

**Notes**

Volatile chemical. Collect soil gas data for site-specific evaluation of vapor intrusion hazards.

---

**2 Tier 1 EAL Surfer Summary Report Hawai’i DOH (Fall 2017)**

- Selected Site Scenario
- Land Use: Unrestricted
- Groundwater Utility: Drinking Water Resource
- Distance To Nearest Surface Water Body: < 150m

---

**HAWAII STATE DEPARTMENT OF HEALTH**

**HEALTHY PEOPLE - HEALTHY COMMUNITIES - HEALTHY ISLANDS**
Hawaii Brownfields Virtual Forum

 INITIAL SITE DISCOVERY AND NOTIFICATION HAR 11-451-4

(1) Release of Reportable Quantities (RQs) (128D-3 and 11-451-6)
(2) SDAR PA/SI Site Discovery
(3) (a) Phase I/Phase II Investigation (>Tier 1 EALs)
(3) (b) Discovery during construction (Gross Contamination or Disposal Testing)
(4) Other

 NOTIFICATION REQUIREMENTS HAR 11-451-7

Report to EP&R Required for RQs and Discovery of Gross Contamination (128D-3 and 11-451-7)

Exceedances of Tier 1 EALs may be reported to EP&R (preferred) or directly to SDAR (particularly if site is already in the HEER database)

Response and/or Assessment and Prioritization
Upon Notification, EP&R assigns a Release ID Number
(2) EP&R On-Scene Coordinator (OSC) conducts investigation
(3) OSC may conduct/oversee Emergency Response as necessary
(4) OSC prepares Incident Report

EP&R issues “No Further Action” (NFA) for Release

EP&R passes site/release information to SDAR for follow-up assessment and prioritization

SDAR adds site to iHEER database and conducts Preliminary Site Prioritization/Ranking
Hawaii Brownfields Virtual Forum

SDAR Preliminary Site Ranking:
Screen against criteria in HAR 11-451-9 (b)(2) (A) to (H)

- **High**
  (Factory Street, GasCo, Hickam Housing, DoD MMRP sites, Red Hill, etc.)

- **Medium**
  (DoD IRP sites, HFFC Sand Island, Former Voice of America, etc.)

- **Low**
  (Most sites)
(1) Review Site History (Phase I ESAs, Phase II Sampling Reports, etc.)
(2) Develop a Preliminary Conceptual Site Model (CSM)
(3) Prepare a Site Characterization Work Plan
(4) Conduct sufficient Site Characterization sampling of all media (soil, groundwater, soil vapor, sediment) to determine Nature and Extent of Contamination
(5) Prepare Environmental Hazard Evaluation and revise CSM

Remedial Action: Prepare a Remedial Action Investigation Report and Remedial Action Alternatives Analysis (RAA) Report

Public and Stakeholder input may be required prior to conducting Remedial Action


Conduct Removal Action
A Site Release will be eligible to receive an unrestricted “No Further Action” status if it meets one of the following criteria:

1. Following a Removal Action (e.g., Emergency Response), minimum hazard criteria no longer apply
2. Following a Remedial Response Action, remaining contaminant concentrations in all media do not exceed Tier 1 EAL concentrations

If your site meets the above criteria, you may request a NFA letter for the release(s).

§11-451-10 **Criteria for no further action.** (a) Determination of no further action. A facility or vessel shall no longer be subject to response actions under section 128D-7, HRS, when the department determines that no further response appears appropriate based on all of the information that may then reasonably be obtained. In making such a determination, the department shall consider:

1. Any appropriate information to determine whether the facility or vessel does not meet any of the minimum hazard threshold criteria contained in section 11-451-9(b)(2) and, therefore, taking response actions is not appropriate; or
2. If response actions taken have been sufficient to address the release or threat of release in accordance with the requirements of these rules.
If a Site Release cannot meet the requirements for an unrestricted closure, then the site may be closed with a “restricted” NFA status that will require some sort of long-term management. Such sites are generally eligible for a NFA with Institutional Controls (NFA w/ICs) status, if they meet the following criteria:

1. Contaminants of Potential Concern (COPCs) have been adequately delineated at the site
2. All hazards associated with COPCs at the site have been mitigated through ICs
3. An Environmental Hazard Management Plan (EHMP) has been prepared for the site (where required)

If your site meets the above criteria, you may request a NFA w/ICs letter for the release(s).

Sites with NFA w/ICs status require Long Term Management (LTM). The specific LTM required for the site should be described in the EHMP and/or the NFA w/ICs letter. Failure to comply with the LTM requirements may result in immediate revocation of the NFA w/IC status.

IMPORTANT: An “NFA w/ICs” status does not indicate a site is free of environmental hazards.
Low Priority Sites Options, Institutional Controls and EHMPs

Hawaii Brownfields Virtual Forum

Voluntary Response Program (VRP)

1. Enter into VRP Agreement
2. Complete Tasks
3. Identify LTM Requirements

Receive Letter of Completion (LOC) (may require EHMP)

Fast Track Cleanups

1. Enter into FTC Agreement
2. Prepare HEER-Approved Plans
3. Submit Documents
4. Prepare EHMP (if needed)

Receive NFA or NFA w/ICs

Consultant-led Cleanup following TGM Guidance

1. Characterize Site
2. Prepare EHE & RAA
3. Submit RAWP to HEER
4. Conduct Cleanup
5. Submit Documents

May Receive NFA or NFA w/ICs if Documentation Adequate

No Response Action or Mitigation (e.g., only Land Use Restriction)

1. Manage Contamination without HEER Oversight
   - OR -
2. Submit Interim EHMP to HEER for Approval

May Not Receive NFA w/ICs
VRP Tasks and Work Products

Task 1: Assess Environmental Work to Date
   Work Product: Site Summary Report

Task 2: Scope of Investigation
   Work Product: Site Investigation Plan
   Field Sampling Plan
   Quality Assurance Plan

Task 3: Site Investigation Plan
   Work Product: Site Assessment Report
   Remedial Investigation Report (if necessary)
   Remedial Alternatives Analysis Report
   Hazard Evaluation or Risk Assessment

Task 4: Implement the Work Plan
   Work Product: Site Fact Sheet
   Draft Removal Action Report, or Draft Response Action Memorandum

Task 5: Develop Alternatives to Mitigate and Manage Risks
   Work Product: Final Response Action Memorandum

Task 6: Perform Environmental Hazard Evaluation
   Work Product: Cleanup Implementation Plan
   Site Closure Report

Task 7: Implement Public Participation Plan
   Work Product: Letter of Completion

Task 8: Select Voluntary Response Action
   Work Product: Letter of Completion

Task 9: Implement the Response Action
   Work Product: Letter of Completion

Task 10: Issue Letter of Completion
   Work Product: Letter of Completion

Fast Track Cleanup Process

1. Request an Early Site Release
2. Submit Request for Early Site Release
3. Site Investigation and Risk Assessment
4. Site Remediation
5. Site Closure
6. Letter of Completion

Hawaii Brownfields Virtual Forum
Hawaii Brownfields Virtual Forum

Voluntary Response Program (VRP)

(1) Enter into VRP Agreement
(2) Complete Tasks
(3) Identify LTM Requirements

Receive Letter of Completion (LOC) (may require EHMP)

Fast Track Cleanups

(1) Enter into FTC Agreement
(2) Prepare HEER-Approved Plans
(3) Submit Documents
(4) Prepare EHMP (if needed)

Receive NFA or NFA w/ICs

Consultant-led Cleanup following TGM Guidance

(1) Characterize Site
(2) Prepare EHE & RAA
(3) Submit RAWP to HEER
(4) Conduct Cleanup
(5) Submit Documents

May Receive NFA or NFA w/ICs if Documentation Adequate

No Response Action or Mitigation (e.g., only Land Use Restriction)

(1) Manage Contamination without HEER Oversight
(2) Submit Interim EHMP to HEER for Approval

May Not Receive NFA w/ICs
Contact info:

Sven Lindstrom: sven.lindstrom@doh.hawaii.gov or (808) 586-4249

Links:

HRS 128D: https://www.capitol.hawaii.gov/hrscurrent/Vol03_Ch0121-0200D/HRS0128D/HRS_0128D-.htm
HEER TGM: http://www.hawaiidoh.org/
Clean Fill Guidance: http://hawaiidoh.org/references/HDOH%202017d.pdf
EPA Remediation Screening Matrix: https://frtr.gov/matrix2/top_page
Environmental Consultant Fact Sheet: https://health.hawaii.gov/heer/files/2020/05/HowToChooseAConsultant05062020.pdf
Financing, Risk & Environmental Assessments

A presentation by Scott Rodie
VP/Environmental Risk Manager
HDOH Brownfields Forum
July 28, 2020
The information, views and opinions expressed herein are solely those of the presenter. They do not necessarily reflect those of Bank of Hawaii or its employees.
• Banks do not like uncertainty
• Banks are not responsible for the due diligence of their clients
• Banks prefer clients that are well advised by counsel & well qualified consultants
• Banks will require substantially enhanced due diligence as complexity increases
• Banks will limit risk through appropriate mitigation methods
What banks are trying to avoid
Risks associated with unknown conditions

- Off-site impacts
- Two agencies
- Four consultants
- Two decade closure
- Remediation cost – 20X’s the original loan
- Result - poor return on investment
• Phase I ESA prepared in compliance with:

  – ASTM Designation E 1527 – 13 (and any relevant supplemental ASTM Standards; e.g. E 2600-15)

  – “All Appropriate Inquiry” – Final Rule (40 CFR 312)

  – Other ASTM Standards (as applicable)

  – Supplemental requirements of lenders
• The report should be issued to the “user” or their counsel - the party seeking liability protection (borrower)

• The qualified consultant contracted should perform all material aspects of the Phase I requiring professional judgement in determining Recognized Environmental Conditions
• The environmental professional should provide current evidence of professional liability insurance from a rated carrier
• Be aware that reports may include language which attempts to limit liability of the consultant to the amount of the Phase I fee or some other nominal amount
• Be aware of reports which attempt to materially qualify the results (e.g., “no agency response”)
• Transaction timing constraints are not an exemption from compliance obligations
• Quality of the research & qualification of the consultant must take priority over cost & timing

Caveat emptor
Buyer is ultimately responsible for environmental conditions
• Dated due diligence reports are of no value (valid for 180 days – may be updated for 180 days)

• Seller (or seller’s broker) provided reports for acquisitions are not intended to protect the buyer (scope & reliance limitations)

• Buyers are not protected from liability by relying upon inadequate due diligence – they must manage their own environmental risk
Selecting the consultant
Qualifications & applicable experience

• On complex sites, we encourage the client engage environmental counsel to select & contract the environmental professional

• The consultant must have:
  – Relevant experience with the property type, site geography, geology & hydrogeology
  – Extensive experience in investigation, characterization, remediation & closure of complex sites
  – A strong working relationship with Hawaii Department of Health
• High quality consulting is worth the price
• Thoughtful, fully documented & well developed consulting will:
  – Keep you from making poor risk decisions
  – Limit your liability (CERCLA, RCRA, etc.)
  – Assist you in negotiating or re-trading price
  – Help you to dimension your financial risk
  – Reduce potential adverse regulatory actions

Benefits of qualified consultants

Don’t be pennywise and pond foolish
• Seasoned environmental attorneys:
  – help to protect your interests & limit your liability
  – inform you off the nature & risks of your regulatory obligations
  – assess the strengths/weaknesses of various characterization, remedial & closure options
  – provide a competent interface between regulatory agencies & consultants
  – advise you on other environmental risk management tools

The importance of counsel
Know your rights and responsibilities
• Be proactive, not reactive

• Dimension the regulatory characterization expectations based on anticipated use

• Various desired outcomes require different levels of input & involvement (EHE/EHMP, NFA, NFA-IC, NFA-EC, closure through VRP)

• Regulatory input, in conjunction with your counsel & consultant, may lead to timing reduction and cost mitigation
Again, banks do not like uncertainty
Scope limited investigations have little utility (more questions than answers)
Comprehensive investigations prepared by highly qualified environmental professionals are necessary to properly dimension issues & develop solutions
Collaboration with regulators on investigation scope of work with helps to reduce resolution timeframes
Banks may engage independent professionals to review scope, findings, conclusions and regulatory submissions
In the absence of comprehensive characterization, banks will decline the transaction
• Fully understand the environmental conditions impacting your property as well as your rights & responsibilities
• Provide the bank with comprehensive investigations which dimension the timing horizons & costs associated with your project
• Know what you are asking for
• Have a plan
• Invest in quality due diligence
Please feel free to contact me at:

scott.rodie@boh.com
Hawaii Brownfields Cleanup Revolving Loan Fund

State Office of Planning, DBEDT
Established 2001-2002 with EPA grant

Purpose:
Provide low-cost loans to eligible public, private & non-profits for brownfields cleanups

Partnership of State and Counties
  - State of Hawaii | C&C of Honolulu | Maui County

EPA Closeout Agreement
HBCRLF Program

Program administration & partners

State of Hawaii
LEAD AGENCY
DBEDT

BCRLF Program Manager
OFFICE OF PLANNING

Fund Manager
DBEDT

Site Manager
DOH/HEER

HBCRLF Award Committee

DBEDT

County of Maui

C&C of Honolulu
Applicant/Project Eligibility

- Loan applicant must not have been caused or contributed to contamination of property
- Loan applicant must have done site assessment work & have estimated cleanup costs to be eligible for funding
- Cleanup must be capable of completion within 12 months
Site Eligibility/Excluded Sites

Site Eligibility
- Hazardous substances, contaminants, pollutants
- Contaminants co-mingled with petroleum

Excluded Sites
- Facilities listed/proposed for listing on National Priorities List (NPL)
- Facilities under court orders, administrative orders, or judicial consent decrees issued under CERCLA
- Facilities under jurisdiction of federal department or agency (except land held in trust for an Indian Tribe)
Eligible Costs

- Technical oversight costs of DOH for VRP participation
- Preparation of cleanup work plan & cleanup costs
- Community involvement plan & activities
- Environmental insurance
- Public health & safety requirements
- Site assessment work & confirmation sampling
Loan Terms

- Loans at below-market rates—not less than zero percent
- May discount loan amount:
  - 30% for non-profits
  - 20% for government agencies
- Flexible in terms & conditions—structured to make a project that meets program objectives work
- Loan amount is limited only by availability of funds
HBCRLF Process

**HBCRLF (OP)**
- Consultation
  - DOH
  - OP
- Application
- Review & Award

**SITE CLEANUP (DOH-HEER)**
- Cleanup Workplan & DOH Agreement
- Site Cleanup
  - DOH Oversight
  - Loan Fund Disbursements
- DOH Letter of Completion

**REDEVELOPMENT**
- Loan Repayment to HBCRLF
- Redevelopment design & construction
Benefits

- Letter of completion from State VRP or similar agreement with DOH (liability relief)
- Use of loan for environmental insurance
- Well-suited for new owners of impaired properties
- Flexible terms
- Alternative to potential State enforcement action & penalties under HRS Chapter 128D
How Much is Available?

- **$1.53M** in available for cleanup planning and remediation loans
- With potential for funding for cleanup **subgrants** next year / FY 2022
Contact Information

Ruby Edwards
State Office of Planning
DBEDT
(808) 587-2817
ruby.m.edwards@hawaii.gov

Melody Calisay
Hazard Evaluation &
Emergency Response Office
DOH
(808) 586-7577
melody.calisay@doh.hawaii.gov
Hawaii Brownfields Virtual Workshop
July 28 and 29, 2020
Technical Support and Assistance

- 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)

Pursuant to CERCLA section 101 (35) (B)

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 eminent 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)
Technical Support and Assistance

- Oversee the cleanup process
- Issue No Further Action Determination Letter
- Provide Letter of Support in the application for EPA Brownfields Grants
Contact Information:

DOH Brownfields Program Website:

http://hawaii.gov/health/environmental/hazard/brownfields.html

State of Hawaii Brownfields Program

Melody Calisay, Brownfields Coordinator
Hazard Evaluation & Emergency Response Office, Dept of Health
melody.calisay@doh.hawaii.gov

HBCRLF Cleanup Loans

Ruby Edwards, Office of Planning, DBEDT
redwards@dbedt.hawaii.gov
Funding Opportunities
July 2020
Brownfields Utilization, Investment, and Local Development Act (BUILD ACT)

**Multipurpose** – both assessment and cleanup up to $800,000

**Assessment** – allows for environmental assessment, planning, community engagement from $300,000 - $600,000

**Cleanup** – for remediation up to $500,000
ELIGIBILITY FOR ALL GRANT TYPES

• States
• Tribes
• General Purpose Unit of Local Government
  • city, county, school district, special district, local public authority, council of governments, regional or interstate government entity
• Nonprofits 501(c)(3)
• Qualified Community Development Entity
TERMINOLOGY FOR ALL GRANT TYPES

• Environmental Site Assessments
  • Phase I
  • Phase II

• Cleanup Planning: Analysis of Brownfields Cleanup Alternatives (ABCA)

• Site eligibility: Applicant must not be liable for contamination
• Privately and publicly held sites can be assessed
• No longer need to distinguish between hazardous substances or petroleum funding
ASSESSMENT GRANTS

• **Activities**: Inventory, assessment, outreach, cleanup and redevelopment planning
  
• **Length**: 3 years

• **Amounts up to**:
  
  • Coalitions $600,000
  
  • Site-specific $350,000
  
  • Communitywide $300,000

• **Match**: $0
REDEVELOPMENT PLANNING

Planning activities are eligible under Assessment and Multipurpose Grants

**Activities include:**
- Site Reuse
- Market evaluation
- Infrastructure Evaluation
- Land Use Assessment
- Site Design
- Development of area-wide plan
**Cleanup Grants**

- **Activities**: Site cleanup, reuse planning, community involvement, regulatory oversight fees
- **Ownership**: Applicant must own site(s)
- **Funding**: Up to $500,000
- **Length**: 3 years
- **Match**: 20%
**Multipurpose Grant**

- **Activities:** inventory, assessment, cleanup and redevelopment planning for 1 or more sites
- **Ownership:** Applicant must own site(s) for cleanup
- **Funding:** up to $800,000
- **Length:** 5 years
- Develop an overall plan for revitalization
- **Eligible “if” not applying for assessment and cleanup grant(s)**
• Additional cleanup sites can be added after award
• At least 70% must be allocated for tasks related to site-specific work
• $200,000 must be spent on cleanup
• $40,000 cost share
• Cost share waivers not likely to be accepted
FY21 BROWNFIELD FUNDING

• Can submit both an Assessment & Cleanup application

• ONLY eligible for Multipurpose if not applying for assessment and cleanup grant(s)

• Current EPA Brownfields Assessment grantees must expend at least 70% of the funds before applying for additional assessment funding.
ENVIRONMENTAL WORKFORCE DEVELOPMENT AND JOB TRAINING (EWDJT)

• **Activities:** Recruit, train, and place graduates in various environmental jobs / careers

• **Training:** lead, asbestos, 40-hour HAZWOPER, OSHA health & safety, renewable energy, wastewater treatment

• **Amount:** $200,000 each with 20 grants awarded annually

• **Length:** 3 years
ENVIRONMENTAL WORKFORCE DEVELOPMENT
RENEWABLE ENERGY
RICHMOND, CA & TONOPAH, NV
Rolling applications – 2 pages online

EPA contractor assistance – about $100,000 value

Phase I assessments, Phase II assessments, Analysis of Brownfields Cleanup Alternatives (ABCA)

Near term redevelopment

Smaller scale

Serve public good
MIXED-USE DEVELOPMENT
OPEN SPACE - SAN FRANCISCO, CA
Long-term goal is to revitalize 50-miles of the river as it flows from the mountains to the ocean.
AFFORDABLE HOUSING – WAREHOUSE ARTIST LOFTS IN SACRAMENTO, CA
TRANSIT ORIENTED DEVELOPMENT
TROLLEY PARK TERRACE, SAN DIEGO, CA
2019 National Brownfields Training Conference

- Bi-annual conference co-sponsored by EPA and ICMA (International City/County Management Association)
- Hosts over 2,500 participants with panels, plenaries and mobile workshops
Center for Creative Land Recycling (CCLR)
https://www.cclr.org/

• Offer assistance with:
  • developing a brownfield program
  • establishing site inventories
  • reviewing historical site information
  • designing an investigation or sampling analysis plan
  • planning for redevelopment
  • community engagement
  • workshops, webinars and geographic based meetings
  • preparing grant proposals