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RE: FY2026 EPA Brownfields Community-Wide Assessment Grant for States and Tribes Application

Tyonek Native Corporation (TNC) is pleased to submit this proposal for FY2026 Brownfields Community-Wide Assessment for States and Tribes Grant funding. Below we provide the information requested.

(1) Applicant Identification:

Tyonek Native Corporation
 880 H Street, Suite 210
 Anchorage, Alaska 99501-5131

(2) Website URL:

(a) Website URL for Applicant Tyonek Native Corporation: www.tyonek.com

(3) Funding Requested:

- (a) Assessment Grant Type: Community-wide Assessment Grant for States and Tribes.
 (b) Federal Funds Requested: \$2,000,000

(4) Location:

- (a) Geographic Boundary: The geographic boundary is TNC's lands, which includes the traditional lands of its ancestors in the Cook Inlet Region, including the Native Village of Tyonek, and 22 square miles of land surrounding the village referred to as TNC lands in the narrative.
 (b) Borough: Kenai-Peninsula Borough
 (c) State or Reservation: Alaska

(5) Target Area & Priority Site Information:

- Target Areas:
 - Iniskin Peninsula
 - Native Village of Tyonek (NVT)
 - TNC Lands
 - All Target Areas are located within Census Block Group: 021220001001

Addresses of Priority Sites:

- The priority sites are in remote areas without conventional addresses; GPS Coordinates and Descriptions are provided.
- Target Area #1 – Iniskin Peninsula:

- High Camp - 1,924 acres (Parcel 23113016)
 - GPS Coordinates (WGS84 datum): 59°44.826N 153°14.317W.
 - Legal Description: NW ¼ S 17 T5S R23 W Seward Meridian, Alaska.
- Chinitna Bay:
 - GPS Coordinates (WGS84 datum): 59°48.454N 153°09.306W.
 - Legal Description: N ½ S25 T4S R23W Seward Meridian, Alaska.
- Road/Pipeline Corridor:
 - GPS Coordinates (WGS84 datum): 59° 47.024N 153° 11.369W
 - Legal Description: SW4 S35 T4S R23W Seward Meridian, Alaska.
- **Target Area #2: Native Village of Tyonek (NVT):**
 - Blue Building/Former Boys and Girls Club:
 - GPS Coordinates: 61° 04' 1.81" N, 151° 08' 19.72" W.
 - Snack Bar Building:
 - GPS Coordinates: 61° 04' 0.91" N, 151° 08' 20.81" W
- **Target Area #3: TNC Lands:**
 - Tyonek Timber Camp:
 - GPS Coordinates: 61° 02' 50.9" N, 151° 11' 52.13" W
 - Central Alaska Utility (CAU) Power Plant Site:
 - GPS Coordinates: 61° 04' 16.69" N, 151° 19' 1.5" W

(6). Contacts:

(a) Project Director:

Name: Connie Downing, Chief Administrative Officer
 Phone: 907-646-3113 | Email: cdowning@tyonek.com
 Mailing Address: 880 H Street, Suite 210 Anchorage, AK 99501-5131

(b) Chief Executive/Highest Ranking Elected Official:

Name: Stephen Peskosky, CEO
 Phone: 907-272-0707 | Email: speskosky@tyonek.com
 Mailing Address: 880 H Street, Suite 210 Anchorage, AK 99501-5131

(7). Population:

- Population of Target Areas: 152
- Population of TNC's Shareholders: 1,025

8. Other Factors:

Other Factors Criteria	Page #
Community population is 15,000 or less.	Page 5 ¹
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	Page 1
The priority site(s) is impacted by mine-scarred land.	Page 2 ²

¹ TNC has less than 10,000 shareholders, and the Native Village of Tyonek and the target areas have populations less than 10,000.

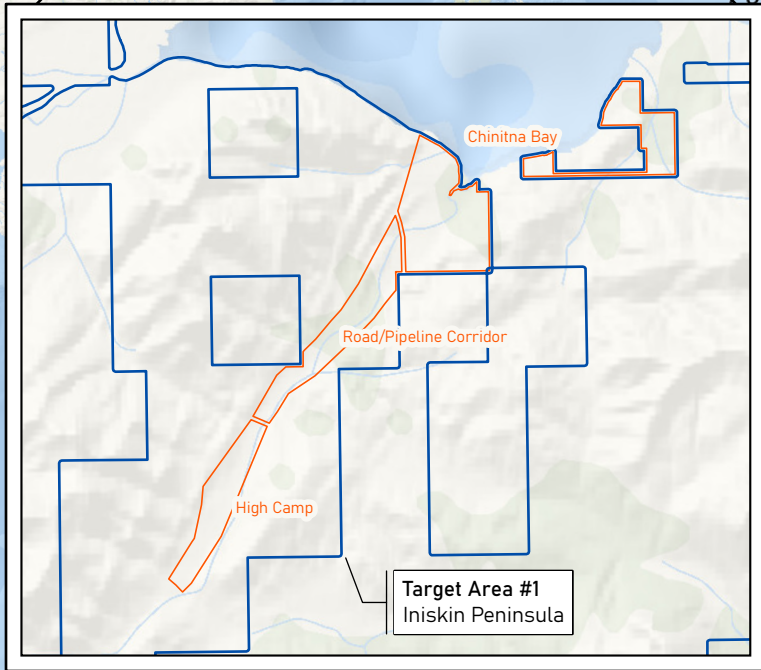
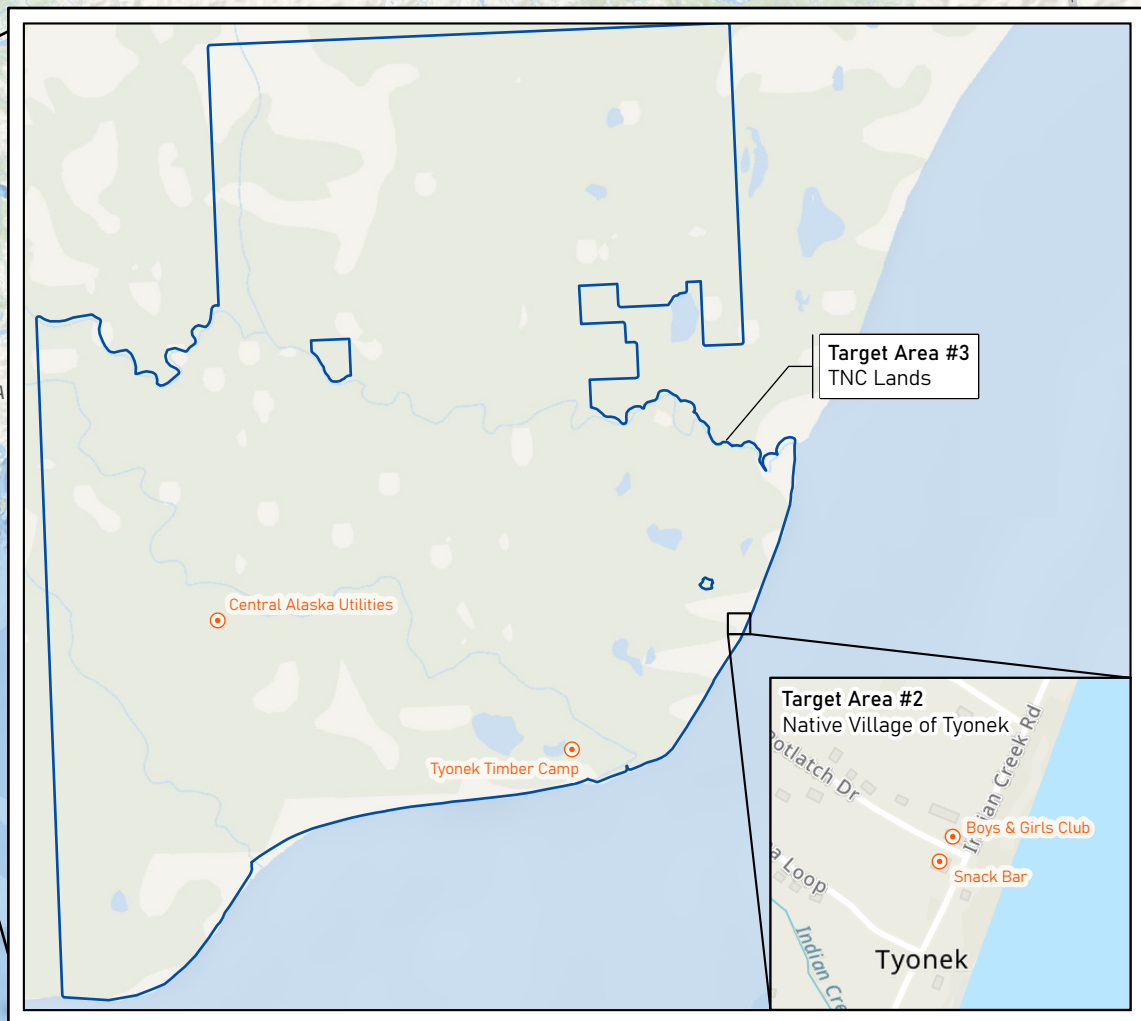
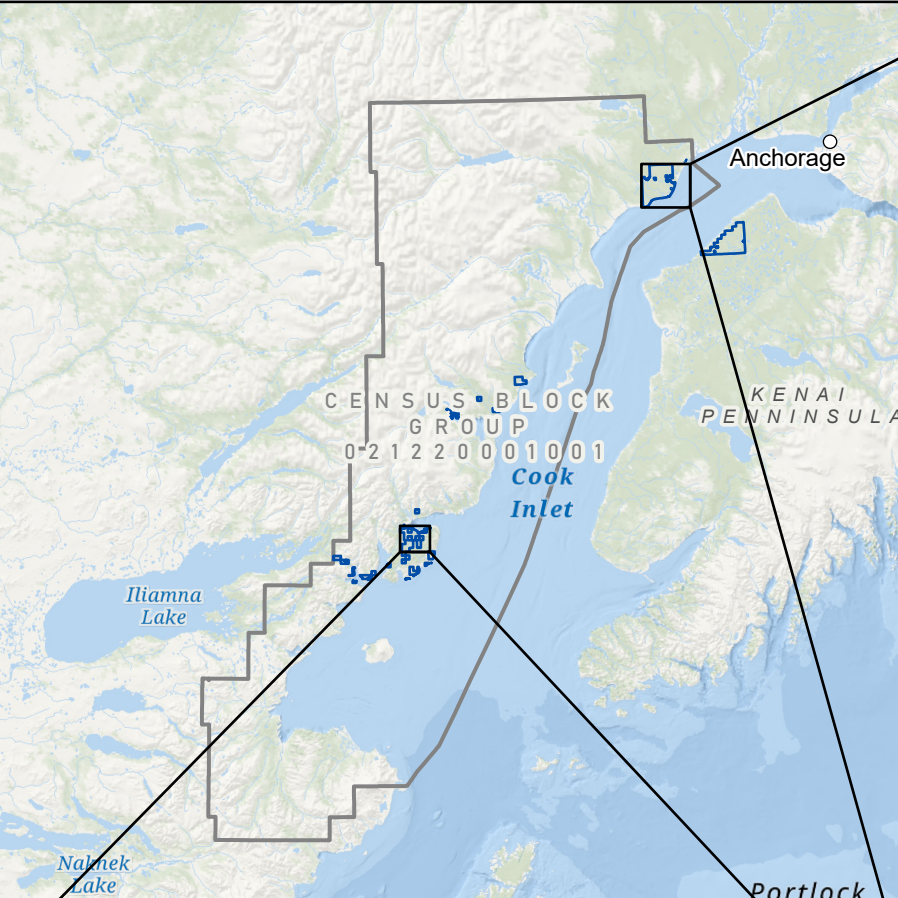
² The priority sites in the Iniskin Peninsula TA have been scarred by historic oil exploration activities, including several oil wells requiring proper abandonment.

The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page 2 ³
The priority site(s) is in a federally designated flood plain.	Page 2 ³
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 3
The reuse of the priority site(s) will incorporate energy efficiency measures.	No, not applicable.
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites within the target areas.	No, not applicable.
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	No, not applicable.




9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Alaska Department of Environmental Conservation (DEC) dated January 21, 2026 is attached.

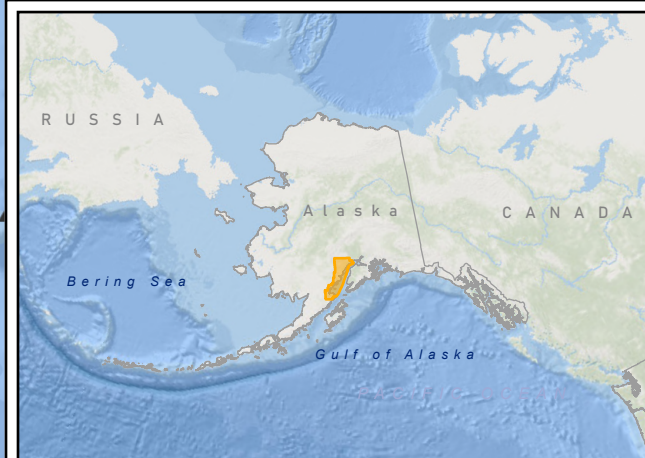
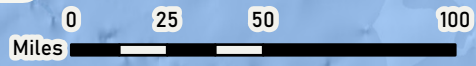
10. Releasing Copies of Applications: Not applicable.

³ The Chinitna Bay priority site in the Iniskin Peninsula TA is in a federally designated flood plain and adjacent to a body of water.



Legend

-  Target Area Boundary
-  Priority Site
-  Priority Site (Area)





THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

PO Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5250
Fax: 907.465.5262

January 21, 2026

Sent via electronic mail

Tyonek Native Corporation
Connie Downing
Chief Administrative Officer
880 H Street, Suite 210
Anchorage, AK99501
cdowning@tyonek.com

Re: State Environmental Authority Letter

Dear Ms. Downing

This letter acknowledges that Tyonek Native Corporation (Tyonek) notified the Alaska Department of Environmental Conservation (DEC), the designated State Environmental Authority, that it is submitting a FY26 Community-Wide Assessment Grant for States and Tribes (CWAGST) application to the United States Environmental Protection Agency (EPA).

DEC Brownfields is committed to assisting Alaska communities in their efforts to address brownfield properties. We believe this proposal will be a positive and necessary step in addressing brownfields on Tyonek lands. This proposal will target the Native Village of Tyonek; Tyonek Native Corporation lands surrounding the Native Village of Tyonek; and Tyonek Native Corporation lands on the Iniskin Peninsula. If awarded, we understand that Tyonek and its local and regional partners plan to inventory, prioritize, assess, and develop cleanup plans for priority brownfields in support of the community's established goals and objectives.

This letter establishes Tyonek's compliance with the notification requirements for the EPA CWAGST application. We wish Tyonek well on both their pursuit of EPA assistance and success in addressing priority brownfields sites. Please contact me with any questions or if you need further assistance at Flannery.ballard@alaska.gov or (907) 465-5368.

Sincerely,

F. Ballard

Flannery Ballard
Environmental Program Specialist

Cc: Marc Thomas, ADEC
Dawn Mueller, Tyonek
Madison Sander-Curry, EPA
Meredith Lightbody, EPA
Terri Griffith, EPA

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION:

Target Area and Brownfields:

1.a. Overview of Brownfield Challenges and Description of Target Areas (TAs): Over 10,000 years ago glaciers covering the Cook Inlet Region of southcentral Alaska melted away. In their place were lands teeming with resources and rivers full of salmon. Athabascan-speaking Dena'ina people thrived here for thousands of years, until Russian settlers arrived in the 1700s carrying diseases that decimated their communities. The Dena'ina people have weathered countless adversities in the centuries since, including being displaced from their traditional lands, and in exchange being conveyed environmentally impacted lands. The **Native Village of Tyonek (NVT)** lies on a bluff on the northwest shore of the Cook Inlet, ~43 miles west of Anchorage, and ~100 miles northeast of the Iniskin Peninsula. NVT is not accessible by road, and the two main ways to travel are by plane or by boat. The people of this region are known as the Tebughna, which means "Beach People." Hunting, trapping, fishing, and whaling are time honored practices that have sustained the Tebughna.

With the passage of the Alaska Native Claims Settlement Act (ANCSA) in 1971, the Native people of Tyonek opted to receive land conveyances. **Tyonek Native Corporation (TNC), an Alaska Native Village Corporation**, was organized in 1973 for that purpose. TNC was entitled to receive nearly 200,000 acres of land in and around Cook Inlet based upon its original enrollment of 302 Shareholders. In May 2005, the Shareholders voted to expand to include descendants of original Shareholders born after 1971. TNC now has 1025 Shareholders. The proposed geographic boundary for this Community-Wide Assessment Grant includes all land held by TNC. EPA funding will be used for assessment and cleanup/reuse planning in three target areas:

- **Iniskin Peninsula:** The Iniskin Peninsula is located ~150 miles southwest of Anchorage along the western edge of Cook Inlet, in the Kenai Peninsula Borough (KPB). The land was originally conveyed to Cook Inlet Region, Inc. (CIRI), a Regional Alaska Native Corporation (ANC), as part of the Cook Inlet Land Exchange of 1976, and later conveyed by CIRI to its ANC Village partner, TNC, the applicant for this assistance agreement. Prior to the ANCs acquiring title to the land, the Iniskin Peninsula had a history of oil exploration activities under federal ownership. These activities peaked between the 1930s and 1950s and ceased in the 1960s, resulting in a legacy of environmental impacts, including deteriorating camp facilities, oil exploration wells, above ground storage tanks, equipment, and materials. Several decades later, countless deteriorating 55-gallon drums (estimated to be in the several hundred to thousands) and other potential source areas are scattered amongst distressed vegetation and visibly impacted soils. Contaminants of concern include hazardous wastes and hydraulic fluids used in the operations and maintenance of the former facilities, equipment and machinery, and petroleum (gasoline, diesel, oils, and aviation fuel). Since 2023, TNC has received \$3M in US EPA ANCSA funding to conduct cleanup and site characterization activities at the Iniskin Drum Site. Completed and ongoing activities include inventory and removal of abandoned drums, site decommissioning, characterization and management of waste, off-site transport and treatment and/or disposal, and collection and analysis of soil samples to evaluate the extent of contamination. The Iniskin Peninsula is vast, and contamination has been identified or is suspected at multiple additional sites beyond the drum site. An EPA Community-Wide Assessment Grant for Tribes is necessary to expand assessment and remediation on Iniskin to fully address impacts and protect natural resources.
- **Native Village of Tyonek (NVT):** The NVT is a federally recognized Alaska Native village located on the northwest shore of the Cook Inlet, ~43 miles southwest of Anchorage. Geographically isolated, most of NVT's 291 residents are Alaska Native. NVT is governed by the NVT Tribal Council, and TNC manages land economic interests on behalf of shareholders. Cultural practices are central to life in NVT, and seasonal subsistence activities supplement residents' livelihood, as there are limited employment opportunities outside of Tribal administration, education, and natural resources management. NVT faces persistent challenges related to housing shortages, limited infrastructure, environmental contamination, the use of aboveground storage tanks used for home heating fuel, and the impacts of extreme weather events including avalanches, coastal flooding, cold waves, ice storms, landslides, riverine flooding, strong winds, wildfire, and winter weather,^a all of which are not atypical events for

^a FEMA National Risk Index, hazards.fema.gov/nri

the area. The community's reliance on local groundwater and surface water heightens concerns about potential soil and water contamination, and points to the need for assessment and remediation.

- **TNC Lands Surrounding NVT:** The land directly surrounding NVT encompasses 22 square miles of environmentally sensitive habitat conveyed to TNC under ANSCA. These lands are integral to residents' subsistence lifestyle, and provide access to traditional hunting, fishing, gathering, and other cultural practices which support food security and wellbeing. Historic and legacy land uses have impacted portions of the land, including mine-scarred lands, illicit dump sites, a former power plant, and abandoned industrial work camps. These conditions have resulted in multiple brownfield sites in proximity of sensitive habitats, wildlife areas, shorelines, and water bodies that provide critical habitat for salmon and subsistence resources. Deteriorating structures and unsanctioned dump sites present significant health, environmental, and safety concerns. Extreme weather events, including increased precipitation and storms, which are already occurring and projected to increase, will exacerbate these risks by accelerating structural failure and mobilizing contaminants. Assessment, remediation, and the development of cleanup plans will support community resiliency.

1.b. Description of Priority Brownfield Sites: Historic oil exploration and industrial activities have left widespread environmental impacts across the TAs, resulting in hundreds of concentrated brownfield sites in an extremely remote area. These sites include former industrial and work camps, an airfield, abandoned oil wells, derelict equipment, piles of 55-gallon drums, large fuel storage tanks, and dump sites. Within NVT, abandoned and dilapidated structures pose health and safety risks to residents and present a barrier to the expansion of Tribal services and housing. The widespread use of residential aboveground storage tanks for heating fuel present public health and contamination risks. Comprehensive environmental assessments are necessary to evaluate potential releases and prepare for restoration and reuse. Remediating these legacy impacts will prepare sites for productive reuse including responsible resource development, renewable energy projects, Tribal facilities and community services, habitat restoration to support subsistence activities, and other activities that deliver substantial benefits to community members, shareholders, project partners, and the broader regional economy. Priority sites are described below within the context of their respective Target Areas:

TA #1: Iniskin Peninsula:

- **Iniskin High Camp:** Located near the headwaters of Fitz Creek, there are hundreds of rusty metal drums strewn into distressed vegetation, old buildings, derelict equipment, materials, and debris. Remnants of the former camp (cabins and maintenance/storage buildings) are in various states of disrepair and collapse. Several former oil exploration wells are present in High Camp and surrounding areas. The wells are abandoned; however, their methods of closure and current condition are not known. At least one well derrick has collapsed. *GPS Coordinates:* 59°44.826N 153°14.317W. *Parcel Size:* 1,924 acres. *Environmental Issues/Contaminants of Concern (COCs):* petroleum (gasoline, diesel, oils and aviation fuel), hydraulic fluids and miscellaneous chemicals used in the operations and maintenance of the former facilities, equipment and machinery. *Reuse Plans:* Restoration and reuse for community-serving purposes, including development that supports subsistence-based uses or responsible resource development aligned with long-term environmental stewardship. *Funding Needs:* Phase I/II ESAs; Cleanup Plans (if necessary).
- **Chinitna Bay:** Located on Cook Inlet four miles north of High Camp, **Chinitna Bay is located within a federally designated flood plain.** The bay and surrounding areas include the historic landings, shore camp, and staging areas. Contains derelict machinery and equipment including a crane and barge, vehicles, large fuel tanks, 55-gallon drums, and other debris. *GPS Coordinates:* 59°48.454N 153°09.306W. *Parcel Size:* 1,589 total acres, four combined parcels. *Environmental Issues/ COCs:* petroleum, hydraulic fluids and miscellaneous chemicals used in the operations and maintenance of the former facilities, equipment and machinery. *Reuse Plans:* Restoration and reuse for development that supports subsistence-based uses and/or responsible resource development. *Funding Needs:* Phase I/II Environmental Site Assessments (ESAs); Cleanup Plans (if necessary).
- **Road/Pipeline Corridor:** A four-mile stretch along Fitz Creek includes a former access road, a broken pipeline, and at least 10 dump sites with materials such as 55-gallon drums and containers in proximity to stained soils and distressed vegetation. *GPS Coordinates:* 59° 47.024N 153° 11.369W. *Parcel Size:* 2,547 total acres, eight combined parcels. *Environmental Issues/ COCs:* petroleum, hydraulic fluids, and

miscellaneous chemicals. Reuse Plans: Rehabilitation of the access road and an airstrip in support of planned improvements and possible future resource extraction. Funding Needs: Phase I/II ESAs; Cleanup Plans (if necessary).

Target Area #2: NVT

- **“Blue Building/Formal Boys and Girls Club”**: Located in central NVT, this building initially served as a Boys and Girls Club. Due to a sinkhole beneath the foundation, the building is vacant and unusable. Environmental Issues/ COCs: Regulated Building Materials (RBM), including asbestos and lead-based paint (LBP). Reuse Plans: Renovation/repairs to support reuse of the building as a Tribal office. Funding Needs: RBM Surveys/Abatement Plans; Phase I/Phase II ESAs.
- **“Snack Bar Building”**: This former Tribal Center is in a prominent location in NVT. The building is vacant and dilapidated and must be assessed before restoration and reuse can occur. Environmental Issues/ COCs: RBM, including asbestos and LBP. Reuse Plans: Renovation/repairs to support reuse of the building as a recreation center. Funding Needs: RBM Surveys/Abatement Plans; Phase I/Phase II ESAs.

Target Area #3: TNC Lands

- **Tyonek Timber Camp**: Formerly the Tyonek Timber Company residence area. This priority site contains abandoned and dilapidated structures, an electrical generator building, fuel tanks, and miscellaneous rusty and deteriorating drums. Much of the debris is surrounded by overgrown vegetation. Due to the proximity of NVT, this site poses significant health and safety concerns to residents. Environmental Issues/ COCs: RBM, including asbestos LBP and unknown contaminants in drums. Reuse Plans: Renovation/repairs to support restoration in support of subsistence activities. Funding Needs: RBM Surveys/Abatement Plans; Phase I/Phase II ESAs.
- **Central Alaska Utility (CAU) Power Plant Site**: A former power plant located near traditional moose hunting grounds; this priority site has been closed since 2023. Abandoned and vacant basic metal structures remain on this site along with clipped aluminum wires. Environmental Issues/ COCs: RBM, including asbestos and LBP. Reuse Plans: Renovation/repairs to support restoration in support of developing a “moose camp/cultural camp” to teach subsistence skills to youth. Funding Needs: RBM Surveys/Abatement Plans; Phase I/Phase II ESAs.

1.c. Identifying Additional Sites: TNC and project partners (listed in Sections 2.e-2.g) have identified the priority brownfield sites for this grant. An initial task of implementing this grant will be the development of a TNC-specific brownfield inventory that builds upon and supplements the existing list of priority sites. All identified sites will be mapped using geographic information system (GIS), and the inventory will include site descriptions, known or suspected contamination, and potential revitalization and reuse opportunities. If grant funds remain after completing assessments at priority sites, additional eligible sites will be identified through a process that includes review of land records and historical use documentation, and input from project partners, NVT departments, and community members. Additional sites will be prioritized based on demonstrated redevelopment readiness, benefit to the community, and alignment with community resiliency planning efforts.

Revitalization of the Target Areas: 1.d. Reuse Strategy and Alignment with Revitalization Plans: TNC’s mission is to represent and advance the interests of its shareholders by generating long-term benefits that promote economic self-sufficiency while stewarding ANSCA-conveyed lands. Entrusted with some of Alaska’s most ecologically valuable and sensitive lands, TNC is committed to balancing sustainable resource development with the protection of cultural, subsistence, and environmental values for future generations. TNC’s investments include renewable energy, land management, and natural resources development. In alignment with these priorities and investment strategies, TNC is evaluating several reuse and redevelopment opportunities for the TAs, including:

Subsistence & Recreational Use: Tyonek’s Strategic Plan (2019–2028) prioritizes community clean up and protecting subsistence practices. Safeguarding and supporting the continuation of subsistence practices are crucial for residents’ ability to supplement their diets, fuel sources, and livelihoods through fishing, hunting, harvesting, and gathering. Removing contaminants and restoring impacted soils and vegetation will support subsistence activities and allow for safer recreational opportunities on TNC lands.

Tribal Facilities and Housing: Expanding Tribal office space, creating recreational facilities, and developing housing options are top priorities. With several dilapidated and underutilized buildings within the NVT TA,

EPA funding will be used to pay for environmental assessment and cleanup planning activities, and RBM surveys in the older structures to identify hazardous materials in need of abatement.

Protection of Sensitive Habitats: Removing sources of contamination, such as abandoned equipment, vehicles, and other debris from the TAs will help protect surface and groundwater, and wetlands from further contamination.

Responsible Oil & Gas/Mineral Extraction: Oil & gas and mineral extraction has the potential to deliver substantial economic benefits for TNC and the regional economy. Environmental assessment is needed to mitigate environmental impacts associated with actions permitted by the federal government prior to conveyance and to support planned improvements and drilling activities.

Renewable Energy & Carbon Sequestration: Data from oil exploration wells drilled on Iniskin have shown significant temperature gradients with demonstrated potential for the area to become a geothermal resource that could provide heat and generate electricity to support future development plans. Through a partnership with CIRI, the subsurface conditions at Iniskin are being appraised for suitability for carbon sequestration.

1.e. Outcomes and Benefits of Reuse Strategy: TNC's reuse priorities center on strengthening community resilience, expanding community-serving facilities, and supporting sustainable economic growth. Tyonek faces considerable socioeconomic challenges, including limited employment opportunities and a shortage of quality housing. Addressing sources of legacy contamination and advancing restoration and reuse strategies that incorporate resilience to extreme weather events are primary. Through assessment and reuse planning, underutilized and abandoned buildings can be repurposed for essential community services and housing. Cleanup and restoration activities will protect subsistence resources, including wetlands, waterbodies, and vegetation by mitigating contamination caused by improper disposal and legacy land uses. The specific anticipated economic and non-economic benefits from the reuse plans and opportunities include:

- **Oil & Gas/Minerals:** Iniskin has an estimated oil reserve of 200–400 million barrels (bbls), with an anticipated recovery of 80 million barrels over a period of 20 years. This could result in revenues of over \$400M (at an average oil price of \$50/bbl), and these activities would create an estimated 90 construction and 36 direct/primary long-term jobs.^b Additionally, there is potential for extracting critical minerals.
- **Tourism:** Developing a premium wildlife lodge on Iniskin could generate \$3M of revenue per year and create an estimated 48 construction and 14 full-time seasonal jobs.
- **Renewable Energy & Carbon Sequestration:** Geothermal energy is being explored as a resource to support development at Iniskin. Carbon sequestration represents another possibility for generating revenue by capturing carbon and re-injecting it into the existing reservoir for enhanced oil recovery and long-term storage.
- **Cultural, Subsistence, and Recreational Activities:** The Tebughna people maintain an enduring relationship with the natural environment and the rhythm of the seasons. Subsistence is essential for survival, and depends upon continued access to Tyonek's lands, which are accessible to shareholders and their families for fishing, hunting, and gathering. Restoration of the TAs will return these lands to safe, productive use, providing continued access for cultural practices, subsistence activities, and recreation. Addressing soil, groundwater, and surface water contamination across all TAs will strengthen the long-term viability of subsistence use for current and future generations.
- **Protection of Critical Resources & Sensitive Habitats:** Restoration of the TAs will help protect critical resources, such as wetlands, surface water, and groundwater, from being further impacted by contaminants. Additionally, removal of equipment, drums, fuel tanks, and other debris from the coastal sections of the Chinitna Bay priority site will help protect sensitive habitats.
- **Increased Community-Serving Facilities for NVT:** Reuse of existing buildings within NVT for Tribal services and recreational purposes will improve the quality of life for Tyonek residents.

^b 2022 Economic Impact Report: The Role of the Oil & Gas Industry in Alaska's Economy, Alaska Oil & Gas Association.

Strategy for Leveraging Resources:

1.f. Resources Needed for Site Reuse: As an Alaska Native Village Corporation, TNC is eligible for and experienced with leveraging funding from public and private sources. The following sources of funding will be used to complete environmental site assessment or remediation and subsequent reuse:

Supplemental Assessment & Cleanup Activities: TNC is eligible for funding and technical assistance for supplemental assessment and cleanup from the EPA Brownfield Program and Alaska Department of Environmental Conservation (DEC) Brownfield Assessment & Cleanup (DBAC) Program. Additionally, TNC has secured \$3M in funding from EPA ANCSA contaminated lands, and cleanup funding may be available from other agencies and/or responsible parties (to be determined).

Abandonment of Historic Oil Wells: In 2022 the Alaska Oil & Gas Conservation Commission (AOGCC) received \$32M from the federal government towards the plugging and abandonment of orphan wells. The Iniskin TA has several orphan wells, and roads are needed to access the wells. TNC will coordinate with AOGCC to build roads to support anticipated cleanup and reuse activities.

Reuse and Redevelopment of Existing Sites: TNC has the potential to partner with NVT or a consortium of Alaska Native Villages to apply for a USDA Rural Development Grant. These funds can be used to further cleanup and redevelopment of sites and are made available to communities challenged with rural isolation that lack local capital. TNC is not directly eligible to apply for U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding but is eligible to be a subawardee and TNC will explore partnerships with NVT and the Kenai Peninsula Borough to access funds to support the redevelopment of community facilities and housing.

1.g. Use of Existing Infrastructure: The priority brownfields in NVT and TNC lands near the village are connected to existing infrastructure such as roads and utilities, however, some replacement of utilities may be required due to the remote nature of these sites. Additionally much of the historical infrastructure in the Iniskin Peninsula have fallen into disrepair. Abandoned since the 1960’s, the former landings, workers camps, access roads, and airstrip are in poor condition. Whenever possible, existing infrastructure, such as access roads and landings, will be rehabilitated and/or useable materials will be recycled to result in efficiencies with planned improvements. As detailed in previous sections, upgrades and investments in infrastructure will be required to support the anticipated reuse plans/opportunities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT:

Community Need: 2.a. The Community’s Need for Funding: The NVT is a remote Alaska Native Village (pop. 152) that is not accessible by road. The only two ways to travel in and out of the village are by plane or boat. Extreme and inclement weather can result in travel delays that can last a few hours to days. With no grocery stores or hospital, weather-related delays can impair access to vital services.

Table 1. Demographic Data	Tyonek, AK	Kenai-Peninsula Borough (KPB), AK	Alaska (AK)	U.S.
Total Population	152*	59,843	733,971	322M
Alaska Native/Minority Population	98.3%	22.1%	41.7%	41.8%
Poverty Rate	16.5%	11.6%	10.2%	12.4%
Per Capita Income	\$27,506	\$42,899	\$44,928	\$43,289
Median Household Income	\$57,917	\$77,722	\$89,336	\$78,538
Avg. Household Size	3.13	2.43	2.63	2.54
Avg. Family Size	4.05	3.15	3.26	3.15
Land Area (square miles)	69.0	24,755.0	663,268.0	3.5M

2019-2023 American Community Survey; bold/shading indicates results that are greater than or less than the US and/or State averages; *total population reflects current number, not ACS data.

A further layer of complexity are the high costs of transportation; food and basic goods which are at least 20-30% greater than urban areas of Alaska due to shipping costs. When combined with NVT’s elevated rates of poverty, high occurrence of unemployment (estimates range between 15 – 50%), and lower median and per capita income, the higher cost of living emphasizes the importance of subsistence activities as a means for supplementing diets.

As shown in Table 1, multiple socioeconomic indicators demonstrate the community’s substantial financial need. NVT’s small population base with lower capital and median incomes mean the community does not have the capacity to generate tax-based revenues to fund environmental investigations without

first resolving environmental uncertainty. These conditions severely limit the ability to independently fund environmental site assessments and reuse planning.

2.b. Health or Welfare of Sensitive Populations: The foremost sensitive population within the TAs is **Alaska Native, specifically members of NVT**. As demonstrated in Table 2, Alaska Native populations in the KPB and statewide experience disproportionately higher poverty rates and lower educational attainment, reflecting long-standing structural inequalities. These socioeconomic disparities limit community capacity to respond to health and environmental risks.

Table 2. AK Native Data	AK Native KPB	AK Native Statewide	Non-Native Statewide
Population	7,204	148,042	585,561
Poverty rate	20.9%	24.0%	7.2%
HS Education	83.3%	83.0%	95.6%

Source: Alaska Native Health Status Report 2021 – Third Edition

Additional sensitive populations in the TAs include elders, children, low-income households, persons with disabilities, and Tribal members who rely on subsistence activities such as fishing, hunting, and gathering for food security and cultural continuity. These groups face elevated exposure risks due to proximity to contaminated sites, reliance on natural resources, and limited alternatives for food, housing, and services.

Table 3. Health/Welfare of Sensitive Populations	Tyonek	KPB	AK	U.S.
Persons w/ Disabilities	16.1%	16.2%	13.1%	13.0%
No Health Insurance	46.8%	11.7%	11.2%	8.6%
Bachelor's Degree or Higher	7.4%	29.4%	31.2%	35.0%

2019-2023 ACS; bold/shading indicates results that are greater than or less than the US and/or State averages.

Lower levels of educational attainment are directly correlated with higher unemployment, increased poverty, reduced access to healthcare, and decreased use of preventative services, which contributes to higher rates of disability and chronic disease. Educational disparities often continue across generations, placing Tyonek's youth at heightened risk for poor academic outcomes, long-term health inequities, and economic instability.

Limited healthcare intensifies these risks. Nearly half of NVT's population lacks health insurance coverage, and there is minimal access to routine and preventative care. The KPB is designated as a **Medically Underserved Area (MUA)** and the Tyonek Village Clinic, the sole healthcare provider serving the community, is designated as a **Health Professional Shortage Area (HPSA)** by the Health Resources Services Administration (HRSA), within the U.S. Department of Health and Human Services. These designations formally recognize a shortage of healthcare professionals relative to community needs. As a result, residents forgo routine screening, diagnosis, and early treatment due to provider scarcity and long waitlists. For acute, emergency, or specialized care, residents must travel to Anchorage, creating financial and logistical barriers. Round trip flights average \$350 and are higher for emergency medical transport.

The reuse of the priority sites will help address the following welfare issues:

- **Poverty:** as noted in Table 1 and Table 2, poverty rates for NVT residents are far higher than state and national averages, particularly for Alaska Natives. The reuse plans for the TAs have the potential to generate substantial revenue that will directly benefit shareholders.
- **Employment:** Reuse strategies, particularly for the Iniskin TA will create as many as 138 construction jobs, 36 long-term/permanent positions in oil and gas/mineral extraction, and 14 full-time seasonal jobs post-construction of a wilderness lodge.
- **Recreation:** Reuse strategies for NVT and TNC lands include the development of a community recreation center and restoration of traditional hunting grounds, including a moose camp for youth. Creating opportunities for exercise, community building, and subsistence activities promotes a healthy lifestyle which help improve health outcomes and reduce food insecurity.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: As shown in Table 4, the people of Tyonek have disproportionately high rates of respiratory-related diseases, including asthma and chronic obstructive pulmonary disease (COPD). The prevalence of diabetes (17.4) is 78% higher than elsewhere in KPB, and 45% higher than the U.S. average. These elevated rates of diabetes reflect, in part, NVT's severely limited access to affordable and nutritious food due to high transportation

costs. NVT does not have a grocery store; aside from food obtained through subsistence activities, all food must be shipped in by plane or barge. During the long winter season, when daylight can be as few as four hours per day and average temperatures remain well below freezing, opportunities for physical activity are relatively few and further constrained by ice and snow. In addition to poor diet and limited physical exercise, diabetes has also been linked to poor water quality, particularly in remote communities such as NVT which rely on snowmelt, wells, and surface waters from rivers and streams for drinking water.

Disease	Tyonek	KPB	U.S.
Asthma	14.0	10.3	9.8
Cancer	6.6	9.3	7.9
COPD	10.9	7.3	6.2
Diabetes	17.4	9.8	12

CDC PLACES Comparison Report, US Census 2022

Life expectancy and select mortality rates for KPB, along with statewide averages for Alaska Natives and non-native Alaska residents, are presented in Table 5. Life expectancy for Alaska Natives is substantially lower, and disease related mortality rates are significantly higher. As described in Section 2.b., health outcomes in NVT are exacerbated by limited access to preventive care and compounded by socioeconomic stressors, including poverty, lower educational attainment, and higher unemployment.

	AK Native KPB	AK Native Statewide	Non-Native Statewide
Population	7,204	148,042	585,561
Life Expectancy (years)	71.6	70.4	79.3
Cancer Mortality*	203.1	196.3	190.4
COPD Mortality*	64.5	56.0	31.1
Heart Disease Mortality*	264.3	183.3	155.9

Source: Alaska Native Health Status Report 2021 – Third Edition
 *mortality is the rate of death per 100,000 people

unemployment. Reuse plans for the TAs have the potential to generate meaningful revenue and employment opportunities, reducing unemployment and poverty, and in turn, improving community health outcomes. Expanding cultural, subsistence, and recreational options in the TAs will contribute to better health outcomes for residents.

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2.d. Economically Impoverished/Disproportionately Impacted Populations: Over the last 50 years, residents of Tyonek relied on commercial fishing during Alaska’s short summer season as their primary source of income. However, the recent restructuring of global salmon markets due to foreign fish farming has rendered commercial fishing in the Upper Cook Inlet economically unviable. In response, residents pursued seasonal employment in construction and parlayed those skills to the oil and gas drilling industry. These opportunities, however, are seasonal and dominated by non-local workforces. As a result, unemployment rates in Tyonek have been as high as 50%, contributing directly to extremely low median household and per capita incomes (Table 1).

Economic hardship is widespread and persistent in Tyonek. Nearly one-third (32.7%) of children under the age of 18 and 16.7% of older adults live in poverty, reflecting intergenerational impoverishment and constrained economic mobility. Housing conditions underscore these factors, as the median home value is \$45,000, dramatically lower than Alaska’s average (\$333,300) and the national average (\$303,400). These disparities can be attributed to an aging, deteriorated housing stock that no longer meets community needs. Current housing is insufficient; Tyonek’s average household size, 3.13 persons, and average family size, 4.05 persons, indicate overcrowding and a clear need for safe, high-quality, multi-generational housing.

	Tyonek	KPB, AK	AK	U.S.
Poverty Rate Children Under 18	32.7%	14.0%	12.5%	16.3%
Poverty Rate Adults Over 65	16.7%	9.8%	8.0%	10.4%
Median Home Value	\$45,000	\$297,500	\$333,300	\$303,400

2019-2023 ACS; bold/shading indicates results that are greater than or less than the US and/or State averages

The proposed reuse strategies directly address these socioeconomic and environmental inequities by preparing contaminated and underutilized lands for redevelopment that aligns with community priorities. Addressing legacy impacts will support future economic prosperity, including responsible resource development, renewable energy projects, restored subsistence resources, and community-serving facilities. Collectively, these activities will lead to sustained employment and revenue, benefiting NVT residents, TNC, and its shareholders while removing long-standing barriers to economic growth.

2.e. Project Involvement: **2.f. Project Roles:** As a successful Village ANC, TNC has a long history of facilitating effective community engagement amongst its Shareholders and community stakeholders. TNC will lead the project with meaningful involvement from NVT Tribal Council and administration, elders,

and community members. In preparation for this project, TNC secured commitments from its Alaska Native partners and other stakeholders who will assist with grant activities. These partners will contribute to site identification, prioritization, assessment oversight, and reuse planning. TNC will establish a Tribal Brownfields Advisory Committee (TBAC) consisting of the partners listed in the table below. The TBAC will support engagement activities and meet regularly. They will have meaningful involvement in decision making regarding site selection, cleanup, and future reuse of brownfield sites, including the priority sites.

Partner Name (Type)	Contact Name, Title	Mission and Specific Role and/or Pledged Assistance
	Email Address	
Alaska Native Tribal Health Consortium (Non-profit)	Lisa Griswald, Contaminated Sites Project Manager	Mission: Optimizing health and well-being through collaborative partnerships and services. Role: Provide technical assistance, serve on the TBAC and assist with outreach and engagement activities.
	lgriswald@anthc.org	
Cook Inlet Region, Inc. (CIRI) (Alaska Native Corporation)	Chait Borade, Principal, Land & Resources	Mission: Promote the economic and social well-being and Alaska Native heritage of CIRI's Shareholders. Role: Provide technical assistance, serve on the TBAC and assist with outreach and engagement activities.
	cborade@ciri.com	
Native Village of Tyonek (Village)	Crystal Standifer, Tribal Admin.	Mission: Provide essential services to the residents of Tyonek. Role: Key collaborator; assist with site prioritization & outreach.
	crystals.nvtyonek@gmail.com	
Tyonek Tribal Conservation District (TTCD) (Non-profit)	Laurie Stuart, Executive Director	Mission: Conserve, enhance, and encourage the wise use of Tyonek's natural resources. Role: Key collaborator; assist with site prioritization & outreach.
	lstuart@ttcd.org	
Zender Environmental & Health Research Group (Non-profit)	Sean Petersen, Senior Environmental Scientist	Mission: Improve environmental health by addressing the unique waste and water challenges for remote communities. Role: Provide technical assistance, serve on the TBAC and assist with outreach and engagement activities.
	spetersen@zendergroup.org	
Alaska Department of Environmental Conservation (ADEC) (State Agency)	Flannery Ballard, Environmental Program Specialist	Mission: Assist Alaska communities in their efforts to address brownfield properties. Role: Provide technical assistance and resources through the DEC's Brownfield Assessment & Cleanup (DBAC) Program.
	Flannery.ballard@alaska.gov	

2.g. Incorporating Community Input: TNC relies on collaboration, particularly with its Alaska Native partners, to further its mission and understands that effective engagement is key for project success. TNC will work closely with its partners and members of the TBAC to engage stakeholders and solicit input on site selection, assessment, and reuse planning. Responses will be documented and incorporated into project decisions. TNC will prepare a Community Involvement Plan that will include:

- **Project Webpage:** TNC will create and host a brownfield webpage, which will include fact sheets, links to resources, quarterly updates on activities, and opportunities to provide feedback and get involved.
- **Tribal Brownfield Advisory Committee (TBAC):** TNC will host quarterly TBAC meetings for the first year followed by semi-annual meetings in subsequent years to solicit input on site selection/cleanup/reusing planning. TBAC members have committed to assisting with outreach and engagement.
- **Social Media:** TNC and project partners have established social media channels that will be used to communicate with residents and stakeholders and keep them informed and included in the decision-making process.
- **Emails & Newsletters:** Emails and newsletters will be sent periodically with information on the grant, and communications may also be made available in traditional native languages.
- **Boots on the Ground:** Community meetings and door-to-door visits are effective ways of reaching residents and stakeholders.
- **Virtual Meeting Options:** TNC offers alternatives to in person meetings. Virtual meetings and online forums will be used to encourage participation and engagement.

This menu of engagement methods will allow stakeholders to provide meaningful input into all phases of work. Sustained outreach will ensure the project concludes with strong community backing.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

Description of Tasks (a. Project Implementation; b. Anticipated Schedule; c. Task/Activity Lead; and d. Outputs): TNC is requesting \$2,000,000 of Community-Wide Assessment (CWA) funding to inventory, assess, and plan the cleanup/reuse of priority brownfields in three TAs. The scope of work is organized into **four tasks**, with responses to Sections 3.a.-3.d. provided under each task.

Task 1: Grant Management, Reporting & Other Activities
<p>a. <u>Implementation (Activities)</u>: TNC will manage all aspects of the project, including coordination with EPA, project partners, and the Qualified Environmental Professional (“QEP” or “Consultant”). Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) Property Profiles/ Assessment, Cleanup and Redevelopment Exchange System (ACRES) Updates; 3) Annual Federal Financial Reports (FFRs); and 4) A Final Performance Report documenting outputs, outcomes, & accomplishments. TNC will meet regularly with the EPA Project Officer to keep the project moving forward. Two TNC staff will attend up to four conferences over the 5-year period.</p>
<p>b. <u>Schedule</u>: Grant Management and Reporting will be ongoing throughout the five-year implementation period. State/regional and national brownfield conferences will occur in 2026-2030.</p>
<p>c. <u>Lead</u>: TNC will lead this task. The Consultant will assist with management and reporting activities.</p>
<p>d. <u>Outputs</u>: Twenty QPRs; five (5) FFR Reports; ACRES Entries/Updates; one (1) Final Performance Report. Two (2) TNC staff will attend up to two (2) state/regional events and two (2) national brownfield conferences.</p>
Task 2: Community Engagement, Brownfield Inventory & Site Selection
<p>a. <u>Implementation (Activities)</u>: <u>Community Engagement</u>: TNC engaged with its tribal partners to solicit input regarding the TAs, priority sites, and reuse plans, and will continue to do so throughout the project. TNC has also solicited commitments from its partners to participate in engagement activities and provide other contributions. Detailed engagement plans are described in Section 2. and include: 1) Preparing a Community Involvement Plan (CIP); 2) Preparing fact sheets, establishing a webpage, and using social media to solicit input/communicate progress; 3) Forming a TBAC and hosting up to 12 Meetings; and 4) Other activities. <u>Inventory/Site Selection</u>: Grant funds will be used to develop a brownfield inventory of the TAs, including developing a specific inventory of residential above ground fuel storage tanks. Many of the tanks in NVT are aging, lack secondary containment, and are in proximity to residences and drinking water sources. The inventory of fuel tanks will be linked to GIS and include tank age, condition, capacity, and proximity to homes, wells, and surface waters. As part of the comprehensive inventory process, TNC will engage with the TBAC and other stakeholders to gather information on priority sites and potential reuse plans/strategies. The QEP will conduct file reviews and site reconnaissance activities to evaluate existing conditions. The TBAC will inform the prioritization process and ensure the project focuses on activities that provide the greatest outcomes. Site selection will include preparing site eligibility determination (ED) requests.</p>
<p>b. <u>Schedule</u>: <u>Community Engagement</u>: The CIP, fact sheets and webpage will be developed during the first quarter (1Q). A TBAC kick-off meeting will be held during 1Q and convened quarterly for the first year, and semi-annually thereafter. TNC will conduct outreach on an ongoing basis, including providing regular project updates utilizing established networks and communication channels. <u>Brownfield Inventory/Site Selection</u>: Activities will begin in 1Q and continue over the course of the entire project. As several priority sites are known, initial site ED requests will be completed during 1Q. Identification of additional sites will occur as part of planned site reconnaissance and stakeholder engagement activities during the first year. This process will continue until funds are fully committed.</p>
<p>c. <u>Leads</u>: TNC will lead this task, with support from the TBAC, consultant, and key stakeholders.</p>
<p>d. <u>Outputs</u>: CIP; fact sheets; press releases/articles; webpage/social media content; 12 TBAC Meetings (including presentations, minutes, etc.); Brownfield Inventory Report and corresponding data files (GIS; tables; figures); and preparation/submittal of 20+ site ED request forms.</p>
Task 3: Phase I/II ESAs, Regulated Building Materials (RBM) Surveys & Cleanup Plans
<p>a. <u>Implementation (Activities)</u>: Includes completion of up to 18 Phase I ESAs (in accordance with AAI Final Rule/ASTM E1527-21 Standard) and up to 14 Phase II ESAs at priority sites. Some sites contain old structures; therefore, budget is included for up to 10 RBM Surveys. Budget is included for up to 10 Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Cleanup Action Plans (CAPs). This task also includes preparing: 1) Access Agreements; 2) an EPA-approved Master Quality Assurance Project Plan (QAPP) prior to Phase II ESAs and/or RBM Surveys; 3) EPA-approved Sampling and Analysis Plans (SAPs) and site-specific Health & Safety Plans (HASPs) prior to Phase II ESAs and/or RBM Surveys; 4)</p>

Cultural Resources Assessments for select sites; and 5) National Historic Preservation Act (NHPA) §106 and Endangered Species Act §7(a)(2) consultations.
b. <u>Schedule</u> : Year 1: QAPP, Six (6) Phase I ESAs, four (4) Phase II ESAs, four (4) RBM Surveys. Year 2: four (4) Phase I ESAs, four (4) Phase II ESAs, two (2) RBM Surveys, three (3) ABCAs/CAPs. Year 3: four (4) Phase I ESAs, three (3) Phase II ESAs, two (2) RBM Surveys, four (4) ABCAs/CAPs. Year 4: four (4) Phase I ESAs, three (3) Phase II ESAs, two (2) RBM Surveys, three (3) ABCAs/CAPs.
c. <u>Lead</u> : The QEP will lead this task under the direction of TNC, who will also assist with access/reviews.
d. <u>Outputs</u> : 1 Master QAPP; 18 Phase I ESAs; 14 Phase II ESAs; 10 RBM Surveys; 10 ABCAs/CAPs; Cultural Resources Assessments for select sites.
Task 4: Site-Specific Reuse Plans & Area-Wide Plans (AWPs)
a. <u>Implementation (Activities)</u> : Includes preparing two (2) Brownfield AWP Studies, including an existing conditions assessment, market/feasibility study, evaluation of infrastructure needs/capital improvement plan, preparing conceptual plans/renderings, and preparing an overall reuse strategy. The consultant will also complete up to eight (8) Site-Specific Reuse Plans for priority brownfields.
b. <u>Schedule</u> : Year 1: AWP Starts, two (2) Site Reuse Plans. Year 2: AWP Ongoing, two (2) Site Reuse Plans. Year 3: 2 AWP's Completed, two (2) Site Reuse Plans. Year 4: two (2) Site Reuse Plans.
c. <u>Lead</u> : The Consultant will lead the technical elements of this task under the direction of TNC.
d. <u>Outputs</u> : 2 Brownfield AWP Studies and 8 Site-Specific Reuse Plans.

3.e. Cost Estimates: A summary of the budget for grant funded activities by task and budget category is provided in the table. No equipment is requested. **69.3% (= \$1,394,300) of the total budget is directly allocated to site-specific activities** [Phase I/II ESAs and cleanup planning (Task 3)].

Line #	Budget Categories	Task 1	Task 2	Task 3	Task 4	Totals
		Grant Management, Reporting	Engagement, Inventory & Site Selection	Phase I/II ESAs, & Cleanup Plans	Reuse Plans & Area-Wide Planning (AWP)	
1	Personnel	\$28,000	\$14,000	\$14,000	\$14,000	\$70,000
2	Fringe Benefits	\$12,000	\$6,000	\$6,000	\$6,000	\$30,000
3	Travel	\$16,000	\$0	\$0	\$0	\$16,000
4	Supplies	\$500	\$750	\$0	\$0	\$1,250
5	Contractual	\$43,200	\$54,000	\$1,394,300	\$290,000	\$1,781,500
6	Other	\$500	\$750	\$0	\$0	\$1,250
7	Total Direct Costs	\$100,200	\$75,500	\$1,414,300	\$310,000	\$1,900,000
8	Indirect Costs	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
9	Total Budget	\$125,200	\$100,500	\$1,439,300	\$335,000	\$2,000,000

Below is a breakdown of the estimated costs for project activities by task and budget category.

Task 1 – Grant Management, Reporting & Other Activities: Total Budget = \$125,200
Includes <u>TNC Personnel + Fringe Costs</u> of \$40,000 (400 hrs x \$100/hr ¹ ; \$28,000 personnel/\$12,000 fringe) to complete grant management, reporting and other activities. <u>Travel Costs</u> of \$16,000 are budgeted for expenses for up to two TNC staff to attend four conferences. Costs are estimated at \$2,000/person/event (\$750 airfare, \$800 hotel, and \$450 incidentals). <u>Contractual Costs</u> of \$43,200 are budgeted (240 hrs x \$180/hr ²) for the consultant to assist with reporting and other activities. <u>Supplies Costs</u> of \$500 (meeting materials) and <u>Other Costs</u> of \$500 (e.g. - printing/advertising) are also budgeted. <u>Indirect Costs</u> of \$25,000 ³ are budgeted.
Task 2 – Community Engagement, Brownfield Inventory & Site Selection: Total Budget = \$100,500
Includes <u>TNC Personnel + Fringe Costs</u> of \$20,000 (200 hrs x \$100/hr ¹ ; \$14,000 personnel/\$6,000 fringe) to coordinate community outreach/engagement, inventory and site selection. <u>Contractual Costs</u> of \$54,000 (300 hrs x \$180/hr ²) to assist with engagement (~160 hrs) and inventory (~140 hrs) activities. <u>Supplies Costs</u> of \$750 (meeting materials) and <u>Other Costs</u> of \$750 (e.g. -printing/advertising) are also budgeted. <u>Indirect Costs</u> of \$25,000 ³ are budgeted.
Task 3 – Phase I/II ESAs, RBM Surveys & Cleanup Plans: Total Budget = \$1,439,300
Includes <u>TNC Personnel + Fringe Costs</u> of \$20,000 (200 hrs x \$100/hr ¹ ; \$14,000 personnel/\$6,000 fringe) to facilitate assessment/cleanup planning activities and to review and submit deliverables. <u>Contractual</u>

Costs of **\$1,394,300** include costs for the QEP to complete eligibility determination requests for sites prioritized by TNC (\$7,200 = 40 hours x \$180/hr); Cultural Resources Assessments for select sites (\$45,000 = 250 hrs x \$180/hr); one Master QAPP (\$8,100); 18 Phase I ESAs (\$6,500 each = \$117,000); 14 Phase II ESAs (\$73,000 each = \$1,022,000); 10 RBM Surveys (\$9,500 each = \$95,000); and 10 ABCAs/CAPs (\$10,000 each = \$100,000). Costs for Health & Safety Plans (HASPs), Sampling & Analysis Plans (SAPs) and/or other consultations are included in unit costs for other outputs. Indirect Costs of **\$25,000³** are budgeted.

Task 4 – Site-Specific Reuse Plans & Area-Wide Plans (AWPs): Total Budget = \$335,000

Includes TNC Personnel + Fringe Costs of **\$20,000** (200 hrs x \$100/hr¹; \$14,000 personnel/\$6,000 fringe) to participate in planning activities and review and submit deliverables. Contractual Costs of **\$290,000** are included. Consultant to complete two (2) Brownfields AWP Studies (\$85,000/AWP Study = \$170,000; includes an existing conditions evaluation, market study, infrastructure strategy, and conceptual plans). Consultant will also complete up to eight (8) Site-Specific Reuse Plans (\$15,000 each = \$120,000) at priority brownfields. Indirect Costs of **\$25,000³** are budgeted.

¹TNC Personnel (average \$70/hr) + Fringe Benefits (average \$30/hour) = \$100/hour. ²Average QEP cost = \$180/hour. ³TNC is requesting 5% of the total budget (= \$100,000) for indirect costs for administrative expenses, split evenly between Tasks 1-4 (= \$25,000/task).

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The status and completion dates for outputs, overall results, and outcomes will be tracked and reported to EPA via Quarterly Reports and ACRES updates. Between reports, the following **outputs** will be tracked on a spreadsheet: 1) # of TBAC and/or Stakeholder Meetings; 2) # of brownfields identified/prioritized/approved, (3) # of Phase I ESAs, (4) # Phase II ESAs and/or RBM Surveys, (5) # of ABCAs and/or CAPs; (6) # of Site Reuse Plans; and (7) status of AWP activities. TNC will continue to update ACRES beyond the life of the grant to fully capture longer-term outcomes. The priority sites will be linked to spatial data, to allow for analysis of outcomes using GIS. The following **outcomes** will be tracked: (1) # of sites and acres assessed; (2) # of sites and acres restored/reused; (3) \$ of private investment and leveraged funding; (4) # of jobs created and/or retained; and (5) other benefits. By using the detailed tracking mechanisms TNC will be able to confirm the project is progressing as planned and monitor key performance indicators.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:

4.a. Organizational Capacity: 4.b. Organizational Structure: TNC is well qualified to lead an EPA brownfield grant and has the organizational capacity, experience, and strong partnerships with project partners to be successful. TNC has proven itself to be an effective and efficient steward of public funds and will use the same organizational structure for the brownfield grant that has been employed in past and current grants/initiatives, ensuring that roles and responsibilities are clearly defined from the start. The project partners and assigned staff will leverage their extensive knowledge of resource management, public administration, and contract management to effectively achieve the stated outputs, results, and outcomes. TNC maintains established financial management systems, procurement policies, and internal controls consistent with 2 CFR Part 200. The Project Director (PD) will set priorities, assign tasks, and oversee the Project Manager (PM) and Project Coordinator (PC), who will manage day-to-day program activities, reporting, and engagement. Administrative support, including any purchasing, contracting, and financial tracking, will be provided by the TNC's Finance Department. The organizational structure will incorporate contracted technical support where internal capacity is not yet established. Consultants will support inventorying, prioritizing sites, assessing sites, and cleanup planning, and reuse of priority brownfields. All project roles, reporting, deliverable responsibilities, and communication lines will be documented and reinforced through existing internal policies and compliance with the administrative and programmatic terms and conditions.

4.c. Description of Key Staff: TNC has internal resources to support this project, and key staff have the expertise and experience to successfully manage an EPA Community-Wide Assessment Grant for Tribes.

- **Brownfield Project Director, Connie Downing, TNC Chief Administrative Officer** will oversee all facets of grant implementation activities. Ms. Downing grew up in the NVT and has worked for TNC for more than a dozen years and has served as the Chief Administrative Officer since 2017. Her leadership and perspective are informed by her connections to Tyonek and her ability to forge partnerships with multiple entities to create lasting change.

- **Brownfield Project Manager, Jamie Marunde, TNC Senior Alaska Operations Manager** will assist with establishing grant goals and objectives and implementing plans and strategies for project success. Ms. Marunde manages TNC's lands, facilities, and business operations in Alaska. She has worked across Alaska for the last 15 years leading projects that enhance the economic and social wellbeing of rural communities through employment, training, and land conservation and development.
- **Brownfield Project Coordinator, Dawn Mueller, TNC Grants and Projects Coordinator** will perform essential grant duties such as tracking financial components, schedule modifications, coordination between contractors/consultants and partners, and preparing reports. She will be the first point of contact for all communication with EPA, project partners, community members, and stakeholders. Ms. Mueller is experienced in grant administration and has 18 years of experience serving the government.

4.d. Acquiring Additional Resources: TNC has the technical and support staff to assist with grant management and implementation, community engagement, GIS, and administrative support for the project as needed. TNC routinely contracts with consultants and has established procurement procedures for ensuring a fair bidding process and has a procurement policy governing purchases of goods and services that sets forth the competitive selection processes. The procurement policy requires compliance with any federal funding source requirements regarding purchasing and program components. TNC will comply with EPA's solicitation clauses in the performance of this grant. The qualifications-based procurement process used by TNC to select a contractor conforms with 2 CFR 200.317 - 200.326. The selected consultant will support project management and compliance reporting activities and complete all assessment and cleanup studies.

Past Performance and Accomplishments:

4.f. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose & Accomplishments: TNC has two recent grant awards that demonstrate capability for managing federal assistance agreements:

1. EPA Contaminated Alaska Native Claims Settlement Act (ANCSA) Lands Grant, 2023 - 2025, \$1,000,000. Grant funded cleanup and site characterization activities including inventory of abandoned drums, site decommissioning, characterization and management of waste, off-site transport and treatment and/or disposal activities, and collection and analysis of soil samples. TNC completed all work on time and within budget. The final report was submitted and approved by Alaska Department of Conservation (DEC) and EPA in April 2025.

2. EPA Contaminated ANSCA Lands Grant, 2025 – 2027, \$2,000,000. TNC secured an additional grant to complete supplemental cleanup & site characterization activities to decommission another ~2,500 drums remaining at the Iniskin Peninsula Drum Site and to collect additional shallow soil and surface water sampling. The Work Plan for the supplemental work has been approved by EPA and field activities are anticipated to occur during summer 2026.

(2) Compliance with Grant Requirements: TNC has an established record of managing past and current federal grants and providing oversight of federally funded projects. TNC has the technical, legal, and financial capacity to carry out the work for activities in those grant agreements and has demonstrated competency with project management. TNC has experience delivering federal assistance projects and has a solid understanding of federal contracting and procurement requirements; TNC's procedures comply with applicable laws and regulations. TNC has also established collaborative working relationships with state and federal programs and other funding partners that has resulted in successful completion and management of the listed agreements. TNC intends to use this same successful coordinated approach to successfully complete and manage this EPA Community-Wide Assessment Grant. TNC always submits required project and financial reports in a timely manner to the granting agency. Any perceived project delays or issues are immediately coordinated with the granting agency. If required, TNC prepares written budget/schedule revisions or amendment requests to the assistance agreements as instructed by the granting agency, which advises and approves any such changes.

Threshold Criteria for Community-wide Assessment Grants for States and Tribes

(1) APPLICANT ELIGIBILITY:

(a) Applicant Type: Alaska Native Village Corporation

(b) Eligibility: Tyonek Native Corporation (TNC) is an Alaska Native Village Corporation, pursuant to the Alaska Native Claims Settlement Act. In accordance with the Consolidated Appropriations Act, 2021, Division N, Title IX, Section 905(a)(8), Public Law 116-260, 134 Stat. 1182 (Dec. 27, 2020) (the "Act"), TNC is eligible to receive grants under the EPA Brownfield Grants program.

(2) COMMUNITY INVOLVEMENT:

TNC relies on collaboration, particularly with its Alaska Native partners, to further its mission and understands that effective engagement is key for project success. TNC will work closely with its partners and members of the Tribal Brownfield Advisory Committee (TBAC) to engage stakeholders and solicit input on site selection, assessment, and reuse planning. Responses will be documented and incorporated into project decisions. TNC will prepare a Community Involvement Plan that will include:

- **Project Webpage:** TNC will create and host a brownfield webpage, which will include fact sheets, links to resources, quarterly updates on activities, and opportunities to provide feedback and get involved.
- **Tribal Brownfield Advisory Committee (TBAC):** TNC will host quarterly TBAC meetings for the first year followed by semi-annual meetings in subsequent years to solicit input on site selection/cleanup/reusing planning. TBAC members have committed to assisting with outreach and engagement.
- **Social Media:** TNC and project partners have established social media channels that will be used to communicate with residents and stakeholders and keep them informed and included in the decision-making process.
- **Emails & Newsletters:** Emails and newsletters will be sent periodically with info on the grant, and communications may also be made available in traditional native languages.
- **Boots on the Ground:** Community meetings and door-to-door visits are effective ways of reaching residents and stakeholders.
- **Virtual Meeting Options:** TNC offers alternatives to in person meetings. Virtual meetings and online forums will be used to encourage participation and engagement.

This menu of engagement methods will allow stakeholders to provide meaningful input into all phases of work. Sustained outreach will ensure the project concludes with strong community backing.

(3) EXPENDITURE OF EXISTING GRANT FUNDS:

TNC does not have an open EPA Brownfields Community-Wide Assessment Grant for States and Tribes.

(4) TARGET AREAS AND PRIORITY SITES

Target Areas:

- Iniskin Peninsula
- Native Village of Tyonek (NVT)
- TNC Lands
- All Target Areas are located within Census Block Group: 021220001001
- Addresses of Priority Sites:
 - The priority sites are in remote areas without conventional addresses; GPS Coordinates are provided.
 - **Priority Sites for Target Area #1 – Iniskin Peninsula:**
 - High Camp - 1,924 acres (Parcel 23113016)
 - GPS Coordinates (WGS84 datum): 59°44.826N 153°14.317W.
 - Legal Description: NW ¼ S 17 T5S R23 W Seward Meridian, Alaska.
 - Chinitna Bay:

Threshold Criteria for Community-wide Assessment Grants for States and Tribes

- GPS Coordinates (WGS84 datum): 59°48.454N 153°09.306W.
- Legal Description: N ½ S25 T4S R23W Seward Meridian, Alaska.
- Road/Pipeline Corridor:
 - GPS Coordinates (WGS84 datum): 59° 47.024N 153° 11.369W
 - Legal Description: SW4 S35 T4S R23W Seward Meridian, Alaska.
- **Priority Sites for Target Area #2: Native Village of Tyonek (NVT):**
 - Blue Building/Former Boys and Girls Club:
 - GPS Coordinates: 61° 04' 1.81" N, 151° 08' 19.72" W.
 - Snack Bar Building:
 - GPS Coordinates: 61° 04' 0.91" N, 151° 08' 20.81" W
- **Priority Sites for Target Area #3: TNC Lands:**
 - Tyonek Timber Camp:
 - GPS Coordinates: 61° 02' 50.9" N, 151° 11' 52.13" W
 - Central Alaska Utility (CAU) Power Plant Site:
 - GPS Coordinates: 61° 04' 16.69" N, 151° 19' 1.5" W

(5) CONTRACTORS AND NAMED SUBRECIPIENTS:

(a) Contractors: N/A – A contractor has not been selected that will be compensated from EPA funds made available under this RFA.

(b) Subrecipients: N/A – No subrecipients are named in this proposal.