

**Applicant Identification:**

Prince William Sound Economic Development District  
 P.O. Box 1059  
 700 New England Cannery Road  
 Room 237  
 Cordova, AK 99574

**Website URL:** pwsedd.org

**Assessment Grant Type:** Community-wide

**Federal Funds Requested:** \$480,000

**Location:** Chenega, Cordova, Tatitlek, Valdez, and Whittier, Chugach Census Area, Alaska

**Target Area:** Chenega, Cordova, Tatitlek, Valdez, and Whittier, Alaska

**Priority Sites:**

- Former Cooper Building  
1<sup>st</sup> and Council Streets  
Cordova, AK 99574
- South End Glacier Avenue  
South End of Glacier Avenue  
Whittier, AK 99693
- Whittier School Tanks  
1 Windy Lane  
Whittier, AK 99693
- Chenega Bay Former Tank Farm  
8793 Chenega Bay Road  
Chenega, AK 99574

**Project Director and Chief Executive:** Kristin Smith, 907-424-5533  
[executivedirector@pwsedd.org](mailto:executivedirector@pwsedd.org)  
 P.O. Box 1059  
 Cordova, AK 99574

**Population:**

- Cordova, AK: pop. 2,366
- Chenega, AK: pop. 66
- Tatitlek, AK: pop. 95
- Valdez, AK: pop. 3,855
- Whittier, AK: pop. 298

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**Releasing Copies of Applications:** N/A

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory	1
The priority site(s) is adjacent to a body of water	1
The reuse of the priority site(s) will incorporate energy efficiency measures	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities for priority site(s) within the target area(s)	9





Whittier School Tanks

S. End Glacier Ave



Former Tank Farm

Chenega Bay



Former Cooper Building

Cordova



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  
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February 19, 2026

*Sent via electronic mail*

Prince William Sound Economic Development District  
Kristin Smith  
Executive Director  
PO Box 1059  
Cordova, AK 99574

### **Re: State Environmental Authority Letter**

Dear Ms. Smith,

This letter acknowledges that the Prince William Sound Economic Development District (PWSEDD) notified the Alaska Department of Environmental Conservation (DEC), the designated State Environmental Authority, that it is submitting an FY2026 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 in the Prince William Sound region. PWSEDD has indicated that the proposed assessment activities would be conducted in accordance with applicable federal, state, and tribal environmental requirements and guidance. We understand this proposal will target the Former Cooper Building in Cordova, the Whittier School Tanks and the South End Glacier Avenue sites in Whittier, and the Chenega Bay Former Tank Farm in Chenega. Receiving a CWAGST grant from the EPA would greatly help PWSEDD in assessing brownfield properties in their community and begin addressing and preparing these sites for reuse. By pursuing EPA Brownfields funding, PWSEDD seeks to prevent further environmental degradation, reduce potential risks to human health, and lay the groundwork for revitalization.

This letter establishes PWSEDD's compliance with the notification requirements for the EPA CWAGST application. We wish PWSEDD 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](mailto:flannery.ballard@alaska.gov) or (907) 465-5368.

Sincerely,

Flannery Ballard  
Environmental Program Specialist IV

Cc: Marc Thomas, ADEC  
Stephanie Buss, ADEC  
Madison Sanders-Curry, EPA  
Meredith Lightbody, EPA  
Terri Griffith, EPA

## **(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Overview of Brownfield Challenges and Description of Target Area**

In the inland sea of southcentral Alaska, Prince William Sound (PWS) spans about 20,000 square miles of deep blue marine waters and the coastal Chugach Mountain range. Five communities lie within the Sound: the Native villages of Chenega and Tatitlek, and the towns of Cordova, Valdez and Whittier; the combined population is 6,750 (2020 US Census). Three of these communities *have no road access*; travel among them is dependent on water and air transportation. Cordova hosts the largest commercial fishing fleet in the Sound, and Whittier and Valdez are gateway communities to PWS. This region makes up the Chugach Census Area (CCA), which is the geographic focus of our application.

Surrounded primarily by the Chugach National Forest, land ownership patterns reflect those found throughout Alaska: “The federal government is the dominant majority landowner, followed by state lands, Alaska Native corporations, municipal lands, and other private lands” (PWSEDD Sound Opportunities CEDS, 2019 Update).

ADEC’s database lists 45 active contaminated sites in PWS, many of them remote FAA or military sites far from community centers; this application focuses on four in-town sites where remediation would enable reuse by a Tribal Council, municipality, or private business. With much of the region surrounded by Chugach National Forest lands, developable land near communities is especially valuable, yet limited local professional and financial capacity constrains assessment and reuse planning; PWSEDD is positioned to coordinate the multi-partner, public-involvement-heavy work needed to move sites toward cleanup and reuse.

For the PWSEDD, our geographic area of focus is the entire span of PWS. Within this span, the five communities of the Sound are small and well known to each other. Each target site community has a distinct economic base:

- Chenega, pop. 66 (US Census 2020), is a Native village located in southwest Prince William Sound, and has no road access (monthly ferry service in the summer). The village is rated a Distressed Community by the Denali Commission. Subsistence harvesting and a small amount of commercial fishing make up the village economy. The Chenega tank farm site is uphill of the village waterfront.
- Cordova, pop. 2,366, is co-located with the Native Village of Eyak (NVE) (Native population of Cordova is 23.6%). Cordova is located 120 air miles southeast of Anchorage, and has weekly ferry service for ten months of the year. Commercial fishing is the base of the town’s economy, with a small amount of tourism, state and federal resource management to complement fishing. Cordova has a small “downtown” of about four commercial blocks that make up its core business and retail area, in which the Cooper Building lot is located.
- Whittier, pop. 298, is the primary gateway to PWS. Roughly 500,000 tourists and visitors pass through Whittier annually, coming to enjoy a cruise, boating or sport fishing. The town is rated a Distressed Community by the Denali Commission. Whittier has a long military and transportation history, and the prioritized sites experience residual adjacent effects.

**b. Description of Priority Brownfield Site(s):** Priority sites reside within the three PWS communities. PWSEDD compiled a preliminary inventory using ADEC public records and partner input from the City of Whittier, Chenega Corporation, and the NVE.

The most common concerns across the target area are petroleum-affected soil and potentially groundwater from historic fuel handling and storage, plus hazardous building materials from older structures.

**South Glacier Avenue (Whittier):** In June 2020, seven test pits were advanced as part of a geotechnical investigation at the proposed Whittier City Park site located at the south end of Glacier Avenue. During this work, petroleum odor was noted in three of seven test pits. No field screen samples were collected during the investigation. The City of Whittier has received both Phase I and Phase II funding for this site through federal and state brownfield grants. This site is ready for an ABCA and clean-up decision. Clean-up planning will directly support near term reuse plans to turn the site into a public park. A memorandum was received by the City of Whittier in May 2025 indicating that the soil contamination observed at the site is not attributable to Department of Defense activities or hazards and is not FUDs eligible. The primary contaminants of concern are DRO, RRO, and VOCs in the soil and possibly groundwater.

**Whittier School Tanks (Whittier):** Community serving, school property where Phase II data is needed to define conditions. Two heating oil tanks were to be removed under a contract for the school district. One tank had rainbow sheening on the runoff starting from the fill pipe when arrived on site for removal. 107 tons of soil was excavated and taken to ASR. Soil sampling from the excavation shows that DRO levels were above ADEC cleanup levels-up to 5500 mg/kg in the remaining soil. Groundwater not yet characterized. The site is upgradient from Begich Towers site, which houses nearly all of Whittier's community members. Improvements to or maintenance on school infrastructure are at risk due to uncertainty about the petroleum impacted soil and possible groundwater impacts.

**Former Cooper Building (Cordova):** Located on Cordova's Main Street, new contamination was discovered this July 2025 when excavation and construction began on the adjacent lot. Petroleum contamination was released from the Former Cooper Building during a historical fire. Contaminants of concern include GRO, DRO, RRO, PAHs, VOCs, and RCRA metals.

**Former Tank Farm (Chenega):** Legacy bulk fuel area with documented petroleum contamination that constrains reuse and warrants updated delineation to support cleanup decisions. The former tank farm consisted of six horizontal tanks and is located about 300 feet southwest of the current tank farm; a former diesel generator area is immediately north. A 2003 site characterization reported exceedances for DRO and benzene above ADEC screening/cleanup levels (including migration to groundwater and Method Three), with reported concentrations up to 19,900 mg/kg DRO and 0.096 mg/kg benzene (ADEC cleanup levels: 250 mg/kg DRO and 0.022 mg/kg benzene).

**c. Identifying Additional Sites:** PWSEDD has developed an Excel-based inventory using the ADEC database to compile a preliminary list of active sites across PWS. The inventory summarizes known and suspected contaminants, source areas, affected media, current conditions and most recent actions, the presence of any monitoring or institutional controls, and an initial screening of reuse potential. We identified four initial priority sites, and met with NVE, the City of Whittier, Chugach Alaska, and Chenega Corp to review and ensure further action on them aligned with local goals. Through those consultations, several sites were confirmed as strong matches for community

objectives, others were deprioritized, and additional sites were added, along with refinements to the types of assessment and planning work needed, resulting in our final list of prioritized sites and planning activities.

PWSEDD, tribes, and communities prioritize sites first by alignment with community reuse or need for reuse planning, then by proximity to vulnerable or underserved populations and bodies of water, and will apply this approach to new sites identified through ongoing engagement across PWS. NVE has requested PWSEDD support targeted engagement to develop and prioritize sites on tribal lands in the Cordova area, and as funds and capacity allow after initial priority sites, PWSEDD will undertake similar efforts in the other four PWS communities.

#### **Revitalization of the Target Area**

**d. Reuse Strategy and Alignment with Revitalization Plans:** The reuse strategy for the Former Cooper Building is to complete environmental due diligence that moves the property from uncertain to ready for reinvestment, enabling the City and partners to pursue an appropriate redevelopment concept for a key underused downtown site. This aligns with the 2019 Cordova Comprehensive Plan’s direction to develop practical land use and funding strategies to revitalize First Street and the broader downtown area, including Strategy #7 to establish city-sponsored incentives for demolition and/or redevelopment of key properties that can demonstrate a public benefit.

The City of Whittier’s Capital Improvement Plan identifies Whittier Falls Park as a priority recreation project to provide safe, accessible recreation and better connect the waterfront, business district, and local trails. A 35% design by Bettisworth North Architects and CRW Engineering Group includes layout, grading, and core features such as a community pavilion with a wood-burning fireplace, plumbed/heated restrooms, accessible walking paths, and gathering areas overlooking Whittier Creek, plus trailer parking and wayfinding; the project will link the Creekside Trail and nearby campground to the residential core and begins with extending Glacier Avenue (Phase 1 gravel, later asphalt) and extending water and sewer mains to serve the restroom facility and support future development north of the park.

The reuse strategy for the Whittier School Building Site is continued public use as Whittier Community School, with assessment/cleanup focused on removing uncertainty that constrains long-term use, routine maintenance, and improvements because the extent of contamination is unknown. This complements the City’s park planning, which identifies the school as a core adjacent user, and supports resident priorities for safe, compatible joint use of the school and proposed park; the Chugach School District, an REAA with no local tax base, has not had the funding to complete the needed testing.

Reuse plans for Chenega’s Former Tank Farm center on constructing a multipurpose civic building—a long-held community priority to house a post office, museum, library, and meeting space—supported by multiple Chenega IRA Council community meetings and Capital Projects Fund resources committed for design and engineering. CRDG has engaged architects and coordinated site visits to review the location and project vision, and the Native Village of Chenega has already allocated \$189,000 in CPF funding for design and engineering.

**e. Outcomes and Benefits of Reuse Strategy:** The requested assessment and planning funds will bring our priority brownfield sites one step further from “liability” to

“community asset”. Reducing environmental uncertainty and defining cleanup needs is the first step to enabling investment and redevelopment.

Whittier Falls Park will create a year-round community gathering space and visitor attraction that improves access, visitor management, and quality of life for residents and links the waterfront, business district, residential core, and existing trails. This investment will encourage longer tourist stays and higher local spending while strengthening Whittier’s identity as an outdoor recreation gateway. Development of the park will create local construction employment and make productive use of an underutilized property. The project will also catalyze broader community land-use goals by extending Glacier Avenue and expanding water and sewer infrastructure to support the park’s restroom facility and enable future development to the north.

The Whittier School Tanks site will remain in active public use, and assessment will make the school grounds safer for the students, staff, families, and community events centered at Whittier Community School by confirming and addressing any remaining contamination and reducing potential exposure. With support from the City and Chugach School District, the work will remove environmental constraints that limit maintenance and future upgrades, protect an essential facility, enable safe joint use with the adjacent park, and aligns with the City of Whittier’s 2022 Hazard Mitigation Plan, which identifies CDBG Entitlement Communities funding as a suitable resource for school conversion.

Assessment at the former Cooper Building property in Cordova will reduce redevelopment risk in the downtown “Community Core” and enable public-private reinvestment consistent with local goals for revitalization and redevelopment of underused parcels.

The absence of a civic building in Chenega has consistently been raised as a critical issue during Tribal Council meetings. The Former Tank Farm site is located at a three-way intersection, adjacent to the community center and the church, making it an ideal site for the proposed multipurpose civic building. The civic building will address several key needs: a post office, library, museum, and gathering space, all of which the community currently lacks. It may additionally serve as a gathering space during extreme weather events or natural disasters.

Chenega’s post office (demolished in 2024) and museum (demolished in 2023) were removed due to structural issues, leaving the village without space to display historical and cultural artifacts, especially those recovered from Chenega Island, the original village site evacuated after the 1964 earthquake and tsunami. The village also lacks a proper library—the only one is a small section in the school. A new library would improve education, technology access, and provide a computer lab for telehealth services, which is critical in a community accessible only by plane or boat. The project is expected to create local jobs, including library/museum oversight and building maintenance positions. Chenega’s civic building will meet high standards for energy efficiency, aiming for a minimum 5 Star Plus rating under the Alaska Building Energy Efficiency Standards (BEES). The building will incorporate rooftop solar panels, making it a green, sustainable structure.

This project in total improves resilience by reducing the chance that contaminated soil and groundwater are mobilized by storms, flooding, erosion, or

seismic events, and protects critical facilities and access corridors used for daily operations and emergency response.

**f. Resources Needed for Site Reuse**

The Whittier Falls Park project is estimated to cost approximately \$204,000 for final design and \$1.7 million for construction. The City of Whittier anticipates funding future design and construction through a combination of state-allocated Cruise Passenger Vessel proceeds and general fund allocations, supplemented by potential state or federal grant opportunities. Inclusion in the City's 2020 Comprehensive Plan demonstrates a clear municipal commitment to completing the park once environmental conditions allow development to move forward.

Following environmental cleanup and building design, Chenega Corp. plans to seek additional funding opportunities to support construction. Other potential resources include additional EPA Brownfield funding, state assistance programs, and other public infrastructure and economic development funding streams.

This grant will help unlock additional funding by delivering Phase I/II ESAs, conceptual site models and risk summaries, and a prioritized cleanup/reuse roadmap that reduce uncertainty, support credible cost ranges, and strengthen applications for cleanup, capital improvement, and redevelopment funds while improving property owner engagement and market confidence.

**g. Use of Existing Infrastructure:** The City of Whittier has several resources available to support ADEC's contractors during field activities. The Public Works Department maintains loaders, graders, a dump truck, and smaller utility equipment that can assist with site preparation or soil removal under contractor direction. Several qualified heavy equipment operators are available to support limited excavation or site logistics as needed. All priority sites already have road access and nearby utilities and, in some cases, existing buildings, docks, and staging areas. This grant will facilitate the use of existing infrastructure in all PWS by working to resolve the unknown or suspected contamination that keeps many previously developed parcels from being reused.

**(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. The Community's Need for Funding:** The Native Village of Chenega is a federally recognized Indian Tribe serving the people of Chenega. As such, under the Justice40 Initiative, it is considered an economically disadvantaged and underserved community. All PWS communities have limited capacity to fund assessment, remediation, and reuse due to small populations, remote geography, and constrained revenues; many lack a sufficient tax base, dedicated environmental staff, or access to private capital to investigate legacy industrial and waterfront properties. High travel, mobilization, and construction logistics costs further limit feasibility of locally funded assessment.

**b. Health or Welfare of Sensitive Populations:** In the Chugach Census Area (CCA), these sensitive populations face heightened vulnerability due to the region's remoteness, limited healthcare access, and aging infrastructure.

· **Children (under 18): 21% of population in CCA, 21.5% nationwide:** Especially vulnerable to contaminants such as lead, petroleum hydrocarbons, asbestos, and VOCs commonly associated with former fuel storage, maintenance yards, and industrial properties. Exposure risks are compounded where brownfield sites are located near housing or schools.

- Persons 65 and older: 19.1% in CCA, 18% nationwide; and persons with a disability (under 65): 13.2% in CCA, 9.1% nationwide: Older adults and individuals with chronic health conditions, including respiratory and cardiovascular disease, who are more susceptible to poor air quality and diesel particulate matter associated with contaminated soils.

- Persons without health insurance: 16.1% in CCA, 8% nationwide: Particularly vulnerable to brownfield sites because they are less likely to receive preventive care, environmental health screening, or timely treatment for exposure-related illnesses. Contaminants commonly associated with brownfields can worsen respiratory, cardiovascular, and other chronic conditions, and these impacts are more severe when medical care is delayed or unaffordable.

Assessing and cataloging brownfield sites in the CCA will help identify and reduce health and welfare risks for sensitive populations by clarifying contamination and preventing ongoing or unintentional exposure, especially where legacy industrial and waterfront sites are near housing, community facilities, schools, and subsistence areas affecting children, older adults, uninsured and low-income households, people with chronic conditions, and Alaska Native and subsistence-reliant residents.

**c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:** The 2021 Alaska Native Health Status Report shows that Alaska Native populations in the PWS region show higher cancer and heart disease mortality than Alaska Native statewide and Alaska Whites/Non-Natives statewide in the Alaska Native Health Status Report regional profiles. Age-adjusted mortality rates per 100,000 show higher deaths in PWS than statewide Native peoples for both cancer (234.3 vs. 196.3) and heart disease (264.4 vs. 183.3).

The EPA EJ Screen classifies the community of Chenega as an EPA IRA Disadvantaged community, and cites that it ranks in the 57th percentile for diesel particulate matter exposure and the 52nd percentile for air toxics cancer risk within the state. The community also ranks in the 26th percentile for traffic proximity and volume, and in the 24th percentile for hazardous waste proximity. These environmental burdens, combined with the socio-economic vulnerabilities of the residents, exacerbate the health and well-being challenges faced by the community.

**d. Economically Impoverished/Disproportionately Impacted Populations:** Alaska Native residents and subsistence-reliant households, whose health and welfare are closely tied to access to clean land and water for subsistence harvesting. Contamination at former industrial or waterfront sites poses potential risks to food security, cultural practices, and long-term community well-being.

**e. Project Involvement and f. Project Roles**

Name of Entity	Entity's Mission	Point of Contact	Specific involvement in project
Chenega Corporation	Native Corporation	Caroline Danko, Caroline.Danko@chenega.com	Property owner, support site access, logistics, context on site history, align findings with community priorities
City of Whittier	Municipality	Shelby Carlson, scarlson@whittieralaska.gov	Property owner, support site access, share info from Phase I efforts, align ABCA/Phase II results with reuse planning
Native Village of Eyak	Tribal Council	Erin Shew, erin.shew@eyak-nsn.gov	Community partner in prioritization, refine existing CDV site inventory, confirm criteria based on community priorities, ensure site selection & reuse reflects local needs
City of Cordova	Municipality	Sam Greenwood, citymanager@cityofcordova.net	Community partner in prioritization, align findings and reuse with community priorities

**g. Incorporating Community Input:** We will communicate progress through a consistent, transparent community involvement plan that reaches residents affected by site work and organizations involved in assessment and reuse planning, using accessible outreach coordinated with local governments, tribes, port/harbor stakeholders, and community organizations.

### **(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **a. Project Implementation**

1. **Procurement and project management:** PWSEDD will manage grant implementation, schedules, budgets, reporting, procurement, and compliance. We will issue competitive solicitations for one or more Qualified Environmental Professionals to complete Phase II and Phase II ESAs, cleanup planning (ABCA), and related technical support. We will coordinate with site owners, tribes, municipalities, ADEC, and EPA to confirm eligibility, secure access, and align technical scopes with reuse goals.
2. **Priority site assessment and cleanup planning:** Assessment and cleanup planning will be scheduled based on site readiness, existing funding already secured, and near-term decision needs:
  - a. **South Glacier Avenue (Whittier):** Whittier has received Phase II funding through another source. EPA funds under this award will evaluate eligible cleanup planning activities (ABCA) and support cleanup and a reuse decision point.
  - b. **Whittier School Tanks (Whittier):** Whittier has already received Phase I funding through a multipurpose brownfield award; EPA funds under this award will support a Phase II ESA (surface and subsurface soil sampling, groundwater testing, and related work) to fully define diesel contamination and provide the Chugach School District and ADEC the information needed to confirm the gym tank area is clean, characterize remaining impacts near the old school tank, and determine any steps needed to make the grounds safer for reuse.
  - c. **Former Tank Farm (Chenega):** EPA funds will support a Phase I ESA to document site history, identify RECs, and define Phase II scope; based on findings and site access, PWSEDD will complete a Phase II to delineate contamination, evaluate exposure pathways, and support cleanup planning and reuse decisions.
  - d. **Former Cooper Building (Cordova):** Same as Former Tank Farm.
3. **Inventory and prioritization (Cordova and PWS wide, as funding allows):** PWSEDD will expand the pipeline of eligible sites using the screening and prioritization criteria in 1.c.; in Cordova, we will partner with NVE to build from its inventory, add sites as appropriate, and identify high-priority candidates. If funds allow, we will conduct PWS-wide inventory and prioritization, incorporating newly identified sites and community reuse goals through engagement.
4. **Community engagement, site selection, and site access:** PWSEDD will hold community involvement sessions to confirm priorities, identify additional sites, and support access agreements through meetings, key stakeholder interviews, and coordination with local governments and tribes. We will document input and how it informs site selection, prioritization, and reuse considerations, and we are not proposing participant support costs for a community liaison.

## b. Anticipated Project Schedule

Objective	Activity	Planned Start Month	Planned End Month	Activity Dates (assuming July 1 2026 start date)
Procurement and project management	Issue competitive solicitation(s) for QEP(s) (Phase I/II, ABCA support)	Year 1 month 1	Year 1 month 3	Jul 2026 – Sep 2026
	Execute contract(s) and finalize scopes/QA/QC approach	Year 1 month 3	Year 1 month 4	Sep 2026 – Oct 2026
	Day-to-day grant management (schedule, compliance, budget tracking, documentation control)	Year 1 month 1	Year 4 month 12	Jul 2026 – Jun 2030
	Coordination with site owners/tribes/municipalities, ADEC, and EPA (eligibility, access, scope alignment with reuse goals)	Year 1 month 1	Year 4 month 12	Jul 2026 – Jun 2030
	Quarterly reporting	Year 1 month 1	Year 4 month 12	Jul 2026 – Jun 2030
	Final report and closeout	Year 4 month 10	Year 4 month 12	Apr 2030 – Jun 2030
Priority site assessment and cleanup planning	Whittier – South Glacier Ave: ABCA (cleanup alternatives analysis to reach a cleanup/reuse decision point)	Year 1 month 4	Year 2 month 12	Oct 2026 – Jun 2027
	Whittier – School site: Phase II ESA planning docs (define scope to delineate diesel from former USTs; coordinate with ADEC/school district)	Year 1 month 1	Year 1 month 12	Jul 2026 – Jun 2027
	Whittier – School site: Phase II ESA fieldwork + lab analysis + data validation + Phase II report to ADEC	Year 2 month 1	Year 2 month 12	Jul 2027 – Jun 2028
	Whittier – School site: Work plan addendum + additional assessment/monitoring events (up to three) + event reports	Year 3 month 1	Year 3 month 12	Jul 2028 – Jun 2029
	Whittier – School site: Final reporting + recommendations; regulator coordination on path forward (ABCA if needed)	Year 4 month 1	Year 4 month 12	Jul 2029 – Jun 2030
	Chenega – Former Tank Farm: Phase I ESA + Phase II planning docs (site history, RECs, define Phase II scope)	Year 1 month 1	Year 1 month 12	Jul 2026 – Jun 2027
	Chenega – Former Tank Farm: Phase II ESA fieldwork + lab analysis + data validation + Phase II report to ADEC	Year 2 month 1	Year 2 month 12	Jul 2027 – Jun 2028
	Chenega – Former Tank Farm: Work plan addendum + additional assessment/monitoring events (up to three) + event reports	Year 3 month 1	Year 3 month 12	Jul 2028 – Jun 2029
	Chenega – Former Tank Farm: Final reporting + recommendations; regulator coordination on path forward (ABCA if needed)	Year 4 month 1	Year 4 month 12	Jul 2029 – Jun 2030
	Cordova – Former Cooper Building: Phase I ESA + Phase II planning docs (site history, RECs, define Phase II scope)	Year 1 month 1	Year 1 month 12	Jul 2026 – Jun 2027
	Cordova – Former Cooper Building: Phase II ESA fieldwork + lab analysis + data validation + Phase II report to ADEC	Year 2 month 1	Year 2 month 12	Jul 2027 – Jun 2028
	Cordova – Former Cooper Building: Work plan addendum + additional assessment/monitoring events (up to three) + event reports	Year 3 month 1	Year 3 month 12	Jul 2028 – Jun 2029
Cordova – Former Cooper Building: Final reporting + recommendations; regulator coordination on path forward (ABCA if needed)	Year 4 month 1	Year 4 month 12	Jul 2029 – Jun 2030	
Inventory and prioritization	Cordova: site inventory + prioritization with NVE (use NVE inventory as baseline; add sites as appropriate; apply prioritization criteria aligned with reuse goals)	Year 1 month 2	Year 1 month 12	Aug 2026 – Jun 2027
	PWS-wide: inventory + prioritization updates (as funding allows; incorporate newly identified sites and community reuse goals from engagement)	Year 2 month 1	Year 4 month 6	Jul 2027 – Dec 2029
Community engagement, site selection, and site access	Community kickoff/priority confirmation meetings (Whittier, Chenega, Tatitlek, Cordova/NVE)	Year 1 month 1	Year 1 month 6	Jul 2026 – Dec 2026
	Key stakeholder interviews and ongoing coordination (tribes, cities, school district, corporations)	Year 1 month 1	Year 4 month 12	Jul 2026 – Jun 2030
	Secure site access (right-of-entry/access agreements; schedule fieldwork access and logistics)	Year 1 month 2	Year 2 month 6	Aug 2026 – Dec 2027
	Document engagement input and how it informed site selection, prioritization, and reuse considerations	Year 1 month 1	Year 4 month 12	Jul 2026 – Jun 2030

## c. Task/Activity Lead

PWSEDD will serve as the lead entity overseeing all grant tasks and activities, including procurement/project management, inventory and prioritization, community engagement/site access, and coordination of priority site assessment and cleanup planning. PWSEDD will direct and manage the work of the selected Qualified Environmental Professional/contractor for technical deliverables (Phase I/Phase II ESAs and any ABCA), and will consult with the affected tribes, site owners/municipalities, and EPA as appropriate throughout implementation.

## d. Outputs

1. Procurement and project management: QEP procurement packages (1), quarterly reports to EPA (16), final report to EPA (1), internal project tracking system (1)
2. Priority site assessment and cleanup planning: Phase I ESA reports (2, Former Tank Farm, Former Cooper Building), Phase II ESA reports (3, Whittier School Tanks, Former Tank Farm, and Former Cooper Building), final ABCA document (1, S. Glacier Ave.)
3. Inventory and prioritization: Cordova inventory and prioritization product (1), PWS region wide inventory to the extent funding allows (1)
4. Community engagement, site selection, and site access: Community engagement events (8), engagement document packets and summaries (8), site access as needed to conduct Phase II activities and cleanup planning (up to 4)

## e. Cost Estimates

Cost estimates were developed using a unit cost tied to deliverables, then rolled into EPA budget categories. PWSEDD confirmed likely next steps through discussions with ADEC, the City of Whittier, Chenega Corporation, and NVE, all of whom have experience with state/federal brownfield programs, providing our general cost ranges.

### Unit-cost assumptions used in the budget:

- Phase I ESA: cost per site (records review/interviews, RECs, report).

- Phase II ESA: cost per site built from expected field elements (mobilization, field days, borings/wells where needed, sampling/lab analysis, data review, report).
- ABCA: cost per ABCA document
- Community engagement: cost per meeting and planning (staff time).
- Inventory/prioritization: cost per inventory/prioritization product (data compilation, scoring, and summary deliverable).

Budget Categories		Project Tasks (\$)					Total
		Procurement and project management	Priority site assessment and cleanup planning	Inventory and prioritization	Community engagement, site selection, and site access	Administrative costs	
Direct Costs	Personnel	20,000	0	30,000	30,000	0	80,000
	Fringe Benefits	0	0	0	0	0	0
	Travel	0	0	0	0	0	0
	Equipment	0	0	0	0	0	0
	Supplies	0	0	0	0	0	0
	Contractual	0	400,000	0	0	0	400,000
	Construction	0	0	0	0	0	0
	Other	0	0	0	0	0	0
Total Direct Costs		20,000	400,000	20,000	20,000	0	480,000
Indirect Costs		0	15,000	2,500	2,500	0	20,000
<b>Total Budget</b>		<b>20,000</b>	<b>415,000</b>	<b>22,500</b>	<b>22,500</b>	<b>0</b>	<b>500,000</b>

**f. Plan to Measure and Evaluate Environmental Progress and Results:** PWSEDD

and partners will track, measure, and evaluate progress using output and outcome based performance management system aligned with EPA’s definitions in section 3.A. We will use a master tracking spreadsheet to monitor task status, deliverables, dates, costs, and quality review checkpoints, and summarize progress in reports 2x annually.

Tracking expected project outputs: Outputs will be logged with completion date and responsible party, and tracked by counts and completion status, including:

- Number of sites added to inventory for both PWS and Cordova
- Number of sites prioritized for both PWS and Cordova
- Number of community involvement activities (meetings, interviews, surveys)
- Number of Phase I ESAs completed
- Number of Phase 2 ESAs completed
- Number of cleanup documents prepared (ABCAs)
- Number of reuse plans or redevelopment analyses completed

PWSEDD will track results that indicate that assessment work is advancing sites toward a decision point, such as sites that move from “unknown” to “characterized” and number of sites with defined data gaps and progress toward delineation. We will review contractual procedures for all deliverables, and ensure that all sampling locations, methods, and results are recorded in a consistent format suitable for regulator review and future reuse planning.

PWSEDD will track and report outcome indicators using follow up check ins with site owners, communities, tribes, and regulators. Some of these may extend beyond the grant period. When outcomes are not yet realized, PWSEDD will document progress toward them (applications submitted, regulator receipt of plans). Indicators will include the number of sites positioned for cleanup funding, acres made ready for reuse, reduction in potential exposure pathways through implemented controls, leveraged funding committed for cleanup or redevelopment and redevelopment or public benefit

reuse actions initiated. PWSEDD will review performance measures quarterly with partners to identify any schedule or scope risks and adjust workplans as needed.

#### **(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **4.a. – 4.c. Programmatic Capability**

PWSEDD has the capacity to manage EPA programmatic, administrative, and financial requirements. Staff routinely manage \$100,000+ grants with on-time reporting and milestone completion. PWSEDD's accounting system tracks costs by grant source; payroll is managed through a contractor; staff use timesheets to allocate labor; and the Executive Director reviews project-level profit-and-loss reports to ensure only allowable, budgeted costs are charged. A CPA is contracted annually to prepare IRS Form 990.

PWSEDD is a very small organization serving small rural communities, so the structure is lean: the Executive Director provides overall oversight (compliance, procurement approvals, budget monitoring, and reporting QC) and the Project Lead manages implementation (schedule, deliverables, contractor coordination, and documentation). Key staff are the Executive Director and Project Lead, both experienced in grant/project management and coordinating multi-partner regional work.

##### **d. Acquiring Additional Resources**

PWSEDD will not use subrecipients for this project. To obtain additional expertise, PWSEDD will procure qualified contractors (e.g., QEPs) through competitive solicitations in accordance with our financial management handbook and applicable federal procurement standards, using clear scopes of work, documented evaluation, and contract oversight to ensure timely, compliant completion of deliverables.

#### **f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements**

##### **(1) Purpose and Accomplishments**

- USDA Rural Business Development Grant (2023): \$78,562 awarded to support emerging kelp farming businesses in Prince William Sound. Purchased shredder for kelp processing, processed 15,000 lbs. of wet kelp in June, 2025.
- EDA Build Back Better sub-award from Alaska Mariculture Cluster grant (awarded to Southeast Conference) (2022): \$1.2 million over four years awarded through sub-award to help catalyze kelp farming and processing capacity in Prince William Sound. The PWSEDD has worked for the past three years to expand kelp processing capacity by establishing a pilot processing line for kelp (dewatering, shredding, drying and milling). Purchased equipment and will process 160,000 lbs. of kelp in spring, 2026.
- Recreation Economy for Rural Communities technical assistance award (August 2025): convened a regional steering committee of ten outdoor recreation stakeholders (federal and state agencies, nonprofits) in PWS. First convening meeting scheduled for February 5, 2026.

**(2) Compliance with Grant Requirements:** We submit our grant progress reports timely and manage project budgets through fund accounting and reporting in our accounting system. Single Audit not required because we have not exceeded \$750,000 in federal grants in one fiscal year.

**D. Applicants Using Contractors and/or Subrecipients:** PWSEDD will not use subrecipients for this project. The PWSEDD follows procurement policies based on 2 CFR Part 200 Uniform Guidance cost principles.