

# The Golovin Fish Co-op

## A Brownfields Success Story



Presentation by: Lisa Griswold, ADEC, Anahma Shannon, Kawerak, and Carol Oliver, Chinik Eskimo Community



Golovin, Alaska







# Prior Site History

- 1963 Golovin Fish Co-op built by AYK Fisheries
- 1965 AYK Fisheries goes broke - Alaska Small Business Association (SBA) holds title
- 1967 SBA sells property to local Fishermen's Co-op
- 1978 Fishermen's Co-op goes broke - SBA holds title again
- 1988 Chinik Enterprises is formed and purchases Fish Co-op from SBA

No further development takes place and  
Fish Co-op falls further into disrepair





2005 Major flooding erodes beach front



Extreme weather events continue



Many community meetings are held where residents raise concerns



2012 Photos




2014 Photos



State of Alaska DEC WEAR Report shows continued erosion



A photograph showing two individuals walking away from the camera through a field of tall grass and weeds. On the left, a person with long dark hair, wearing a white t-shirt with 'EPA CONTRACTOR' printed on the back, grey pants, and a tan cap, carries two clear plastic bags. On the right, a man in a tan jacket and blue jeans carries a long-handled tool. They are walking towards a dark, dilapidated wooden building with a corrugated metal roof. In the background, a body of water with several boats and distant hills are visible under a sky with large white clouds.

In 2016 Golovin IGAP applies  
for EPA Targeted Brownfields  
Assessment (TBA)...

...and it's granted!



TBA sampling  
ensues!























## Hazardous Building Materials Survey

- **Asbestos** found in all three buildings:
  - Fish processing building
  - Storage building
  - Outboard/motor repair shop
- **Fluorescent light** fixtures assumed to contain PCBs and mercury were found in two buildings:
  - Fish processing building
  - Outboard/motor repair shop
- No mercury filled thermostats/switches were found
- Construction materials contained **detectable amounts of lead** -regulated by OSHA, but amounts are not above what is considered to be "Lead based paint"
- **Lead batteries** were noted throughout



CONTA

Lead-  
Petrol

Asbes  
Asbes

Lead-

Fluore  
PCB b

Lead-

Note: T  
6/6/18



FORM

ANALYSIS OF B

Submitted to:

Submitted by:

## Golovin Former Fish Processing Plant

### Analysis of Brownfield Cleanup Alternatives

#### Public Comment Period



The Alaska Department of Environmental Conservation (ADEC) is accepting public comments on proposed cleanup options for Hazardous Building Materials and soil contamination at the Former Fish Processing site.

Public Comment Period: **August 1 through August 31, 2019.**

Comments can be emailed, faxed, or mailed to the ADEC at:

Lisa Griswold  
555 Cordova Street  
Anchorage, AK 99501  
Fax: (907) 269-7587  
[lisa.griswold@alaska.gov](mailto:lisa.griswold@alaska.gov)

Please see **Dora Davis (779-3681)** at the City Office for more information.



THE STATE  
of ALASKA  
GOVERNOR MICHAEL I. DUNLEAVY

## Department of Environmental Conservation

DIVISION OF ENVIRONMENTAL HEALTH  
Solid Waste Program

610 University Avenue  
Fairbanks, Alaska 99707-3843  
Main: 907.451.2100  
Fax: 907.451.2188

September 10, 2019

File No. 590.15.002

Honorable Agnes Moses  
PO BOX 62059  
Golovin, AK 99762

Certified Mail #7016 2140 0000 1907 9548  
Return Receipt Requested

Re: Request for Authorization to Dispose of Non-RACM in the Golovin Landfill

Dear Ms. Moses:

The Alaska Department of Environmental Conservation Solid Waste Program (Department) received your request to review a proposal to dispose of Non-Regulated Asbestos (Containing Material (non-RACM)) in the Golovin landfill. The request states that Peter Olson, the Landfill Operator in Golovin, wishes to excavate out a section of the landfill berm and dispose of Non-RACM material from a local brownfield project inside of it. After the disposal is completed, the berm will be returned to its pre-disturbed state and it will be clearly marked so it is not disturbed in the future. The Department has no objection to the proposal submitted by the City of Golovin and as such this request is authorized.

However, during the review, there were some materials identified by the laboratory analysis as being not non RACM. The laboratory report was a part of the proposal, and it identified some of the asbestos-containing materials as friable. These materials were classified as RACM and are not approved to be disposed of in the Golovin landfill under this authorization. Even though it's only a small quantity of the overall asbestos material, friable asbestos must be handled and managed separately. Please continue to coordinate with EPA and OSHA on this project to determine if the RACM will be shipped out of Golovin or an alternative disposal method will be pursued. A potential alternative to shipping out the waste is a One-Time Disposal of Asbestos Waste authorization, which would allow for the disposal of up to 250 cubic yards of RACM material. The requirements of this authorization can be downloaded at <http://dec.alaska.gov/eh/solid-waste/permitsapp/>.

If you have any questions about this authorization or need further clarification about RACM and non-RACM, please contact Trisha Bower at [trisha.bower@alaska.gov](mailto:trisha.bower@alaska.gov) or at 907-451-2174.

Sincerely,

*Trisha Bower*  
Trisha Bower  
Environmental Program Specialist III

Enclosure: City of Golovin Proposal

cc: Anahua Shannon, Keweenaw Environmental Program Manager  
Lisa Griswold, ADEC Brownfield Program



## Several meetings held with the Golovin City Council to

- Determine an understanding of **property ownership** (motor shop)
- Explain steps for ensuring city not held **liable** for contamination
- Get **permission** from City of Golovin on strategy to move forward
- Work with **current private owners**
- Assist with **DBAC application**
- **Review** ABCA Phase 1 for approval
- Approval on possible asbestos cell at landfill







## Options for Cleanup of Golovin M

Thursday June 7, 2018

Invitees: City of Golovin, Chinik Eskimo Community, Kawerak,

1. Create a plan for cleanup – this does not need to be a long City's ability to address each of the stages of cleanup along of contaminates. This plan will be a guide as you apply for that you are actively working on cleaning up the site. Plan
  - Development of **at least one reuse idea**, if not more reuse ideas, or plan, will need to go into DBAC app
  - **Seek funding for reuse.** To qualify for any Brownfie plan (with or without Fish Co-op property). City do applying for these funds but it is a good idea to kno plan.
  - **Backhaul of lead-acid batteries** through IGAP/City.



## Update on Fish Co-op Pr

Tuesday, August 28, 2018

1. **Shore up building to last through winter/salvage m**
2. **Work on land transfer - facilitated by State of Alas**
  - Make a financial viability determination of Chinik
  - Work on Prospective Purchasers Agreement (PPA
  - All Appropriate Inquiries (AAI) update
3. **Clean up as much hazmat as possible (lead-acid bat**
4. **Asbestos bids/disposal options**
5. **Work on DBAC application – due Jan. 2019**



## Update on Fish Co-op Project

Saturday, June 22, 2019

1. **Last fall contracted Curt Oliver to clean up Fish Co-op**
  - Cleaned up all lead-acid batteries, ballasts, bulbs and trash
  - Was able to hire local people
2. **Actions by DEC Brownfields Specialist, Lisa Griswold**
  - Worked with state lawyers and Chinik Enterprises on All Appropriate Inquiry (AAI)
  - Worked with state lawyers and City of Golovin on PPA
  - Found funding for BGES to do an additional mandatory assessment





2018					2019									
AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT
NOW	<ul style="list-style-type: none"><li>Shore up and salvage materials</li><li>Work on land transfer <u>Chinik</u> to city</li><li>IGAP to recycle some hazmat</li></ul>			<ul style="list-style-type: none"><li>Land transfer must be complete</li></ul>	<ul style="list-style-type: none"><li>DBAC app due</li><li>Must be publicly owned to qualify</li></ul>						<ul style="list-style-type: none"><li>DBAC funding avail. 6 months after app</li></ul>	<ul style="list-style-type: none"><li>Work with funding granted to either remediate hazmat or demo building</li></ul>		



## Prospective Purchasers Agreement (PPA)

"A PPA is a legal agreement that protects the prospective buyer of a property from the liability associated with pre-existing contamination at the site."

**Protects new owner!**

## All Appropriate Inquiry (AAI)

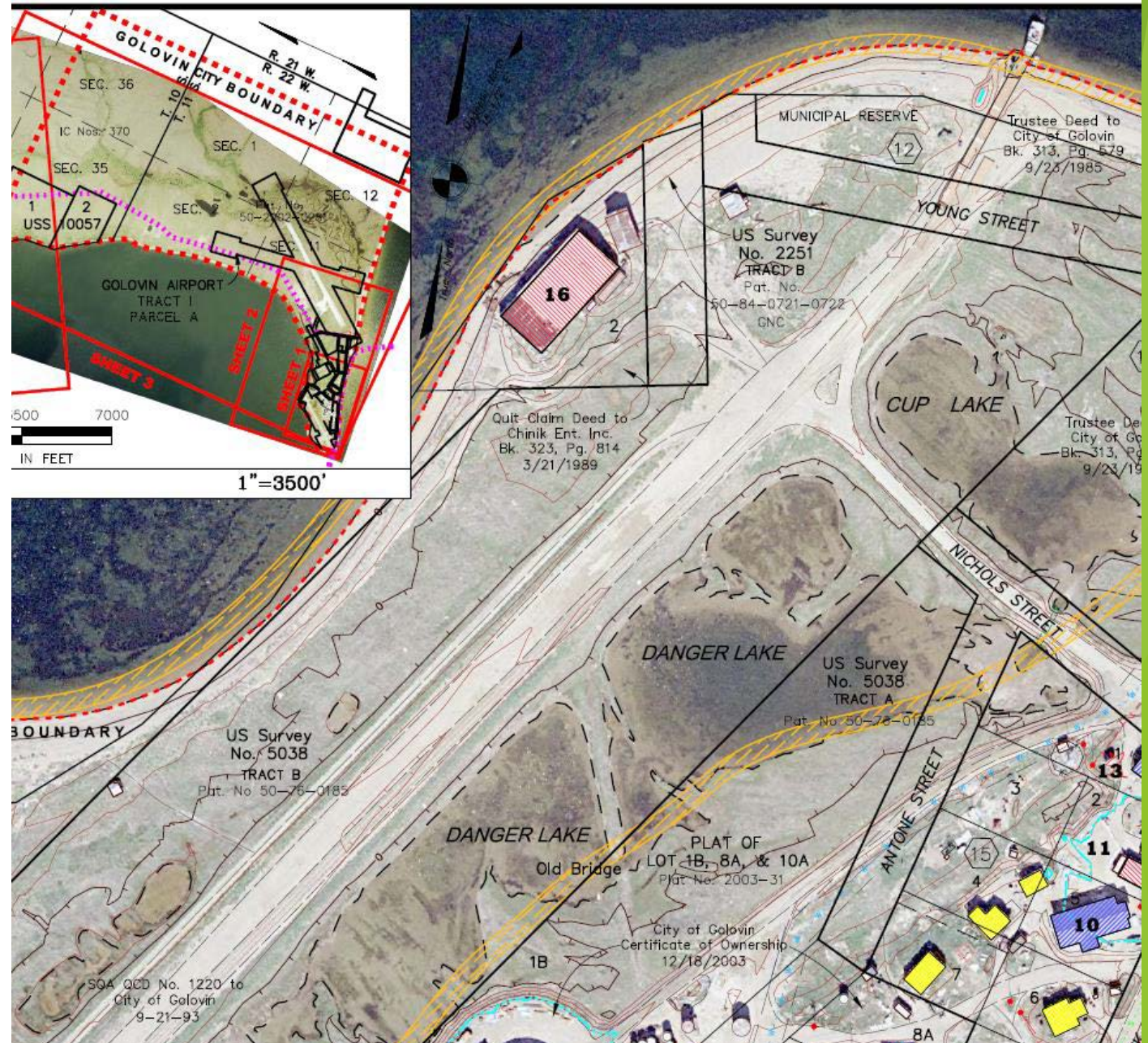
"AAI is a process of evaluating a property's environmental conditions and assessing potential liability..."

**Assesses the costs of the project!**

## Financial Viability Determination

"...is the ability to generate sufficient income to meet operating payments (and) debt commitments..."

**Proves RP cannot afford to clean up!**





BUILDINGS WERE  
SHORED UP  
BY LOCAL CONTRACTOR







# HAZARDOUS MATERIALS RECYCLED BY IGAP

15 BALLASTS  
9 FLUORESCENT BULBS  
4 LEAD-ACID BATTERIES



PROPERTY ABATED!

DBAC CONTRACTORS ABATED  
THE FISH CO-OP  
IN OCTOBER 2019





# NEXT STEPS

**Demolition:** The City of Golovin has submitted a Pre-Disaster Mitigation Grant application (10/31/19) in hopes of securing funding to demolish the building before it falls into the bay.

Once the building is demolished the city will need to figure out how to distribute the salvaged material and dispose of the waste.

**Soil Remediation:** Contaminated oil (lead and DRO) were both identified during assessment. City chose to defer cleanup until demolition.

**Reuse:** The City of Golovin has already started putting money away for a small boat harbor. They will need to look for more funding to complete the project.





## FOR MORE INFO

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(907) 269-2021

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