

Evaluation Worksheet for Determining Whether a Site is a Brownfield

Site Name _____ Date worksheet started: _____

Worksheet filled out by: _____ Date completed: _____

Three conditions (notated by a " ") must be met to determine Brownfield Status. Fill out this worksheet and file it with the site file"

"1st" Is the site definitely contaminated, or is there reason to believe that the site is probably contaminated? Yes_____No_____

Answer "yes" if one of the following met. Check the boxes to note which conditions apply:

- Contaminant is visible (e.g. oil sheen in standing water or staining in soil).
- Contaminant can be strongly smelled in soil.
- Contaminant containers present, with rupture, etc., along with other observations or interviews that indicate containers were full or partially-full when discarded. (In this case, note the amount of contaminants missing by counting the containers).
- Contaminant pseudo-containers/forms present, such as batteries, transformers, computer monitors, and these are cracked, badly deteriorating/corroding to the point where contaminants have leached.
- Clearly recorded oral history account of hazardous substance, pollutant, contaminant (or product containing such) being discarded at site. In this case, supporting evidence must be presented, and/or the IRA Council can decide if the account is valid.
- Other clear indication of contamination or potential contamination.

"2nd" Is there a clearly identified and desired re-use value for NIC in cleaning up or addressing the site?

To meet the 2nd condition, answer three questions:

- ⊙ **Is this the only reasonable location for the planned use/re-use activities, considering economies, logistical, other practical issues?**

Yes_____ No_____

If "no", then the 2nd condition is **not** met, and the site **cannot** be classified as Brownfield at this time. **Do not** fill out the rest of this worksheet. **If "yes"**, then proceed:

- ⊙ Will the re-use significantly improve or contribute to the quality of life or public health of NIC? (Note, if yes, economic development will indirectly benefit, as societal health and community contentment is necessary for sustainable development.)

Yes____ No____

- ⊙ Will the re-use significantly improve or contribute to the economic development in NIC directly, or is it clearly associated with desired development in the future?

Yes____ No____

If you checked "yes" for either of the two questions just above (and "yes" to the first questions), the 2nd condition is met. Proceed to the 3rd condition.

3rd Is the re-use value not reasonably achievable without cleaning up the site, or otherwise addressing the site?

If you answer yes to each question below, the 3rd condition is met.

- ⊙ **Site size:** Is the site large enough to make a significant impact (visual, physical, intangible) on the re-use objective(s)?

Yes____ No____

- ⊙ **Known or suspected contamination level:** Is the amount of contamination significant enough to complicate, stop, or reduce the planned use/re-use of the land?

Yes____ No____

- ⊙ **Can you answer this question clearly: What is about the contamination that would hinder the re-use project?** You will need to conduct research to answer this question. An example would be: "The level of soil petroleum contamination exceeds Federal and State standards" (soil test *must* be done to make this claim). Another example is: "Our elders say that the contamination is too high for this site to be a sacred site", or "to be used for berry picking again". If elders do not allow a project to go forward, or are strongly opposed to the re-use unless the contamination is addressed, the re-use value cannot be achieved without substantial complication, Thus, the definition of "Brownfield" would be met. However, you must document all claims, and refer the reader to the documentation.

Write our the answer to the question:

Were all three conditions met? Yes____ No____

If yes, the site is a "Brownfield" for the purposes of Section 128(a) of CERCLA, and should be entered into the NIC Inventory of Brownfield sites.