Brownfields’s Role in Economic Redevelopment

Charlene R. Sundermann, Brownfield Coordinator
What is a Brownfield?

“Real property, and the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminate.”

Small Business Liability Relief and Brownfields Revitalization Act
(January 11, 2002 Amendment to CERCLA)
What does a Brownfield look like?
Why are Brownfields a Problem for communities?

- Environmental Stigma Results in Lack of Redevelopment or Reuse Interest
- Affects Neighboring Site Business/Owner Investment
- Reduces Tax Base; Impacts overall community viability
- Development moves onto previously undeveloped land (greenfield vs. infill)
- Any existing environmental issues go unaddressed
Problem? Or Potential?
How Brownfields can help communities?

Liability Relief
Phase I’s – All Appropriate Inquiry
Bona Fide Prospective Purchaser
Section 128(b) Enforcement Bar

Brownfields

State VCP
Cleanup Oversight
Clean Letter
EPA/State MOAs

Law

Grants
Assessment Grants
Cleanup and RLF Grants
Targeted Brownfields Assessments

Nebraska Department of Environmental Quality
General Redevelopment Process of Brownfield Sites

1. Identify Brownfield
2. Assess/Investigate Brownfield
   - NDEQ will perform Section 128 (a) Phase I/II Environmental Site Assessment at no cost to applicant.
     - Confirm or refute the presence of contamination
General Redevelopment Process of Brownfield Sites

3. If necessary, additional investigation & cleanup of a Brownfield site can be done under the Voluntary Cleanup Program (VCP).

- The VCP is a fee based program that helps guide a site through cleanup and to a No Further Action status.

4. Redevelop property
What can NDEQ do to help?

- NDEQ’s Section 128(a) program provides assistance to assess and clean up brownfield sites (clean up money is very limited) at no cost to the community.
- NDEQ typically does not provide money. NDEQ uses our contractors to perform the S128(a) investigation.
- Is available to meet and discuss the Brownfield program and VCP.
Section 128(a)

S128(a) investigations are conducted on 1st come 1st served basis (Submit your application early)

Brownfield and VCP Applications are found on line at http://www.deq.state.ne.us/
<table>
<thead>
<tr>
<th><strong>EPA Brownfields Funding</strong></th>
<th><strong>NDEQ Voluntary Cleanup Program</strong></th>
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<tbody>
<tr>
<td><strong>Who can get assistance?</strong></td>
<td><strong>S128(a)</strong></td>
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<tr>
<td>Eligible entities (local gov’t, quasi-gov’t entities, etc.)</td>
<td>All entities, preference to local gov’t</td>
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<td><strong>Which sites are eligible?</strong></td>
<td>Brownfield sites</td>
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<tr>
<td><strong>What assistance is available?</strong></td>
<td>Assessment &amp; cleanup grants</td>
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<td><strong>Application process</strong></td>
<td>Grant proposals compete on a nationwide basis</td>
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Other Community Support

NPPD has web page to feature communities and sites for redevelopment: http://sites.nppd.com/aedc/nedionline.asp
Other Community Support

Economic Development Certified Community

Section 5 of the Application requires a Phase I ESA for sites ready to be used.
Economic Redevelopment Resources for Nebraska’s Communities

- Economic Development Administration
- Department of Economic Development (HUD) - NDED
- US DOT
- USDA Rural Development
- Brownfield (EPA and States)

US DOT, HUD and EPA collaborative to create Sustainable and livable communities
Who do you call at NDEQ?

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Questions?