# Brownfields, Redevelopment Steps, & Resources

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MN Brownfields, on behalf of Technical Assistance to Brownfields (TAB) Program

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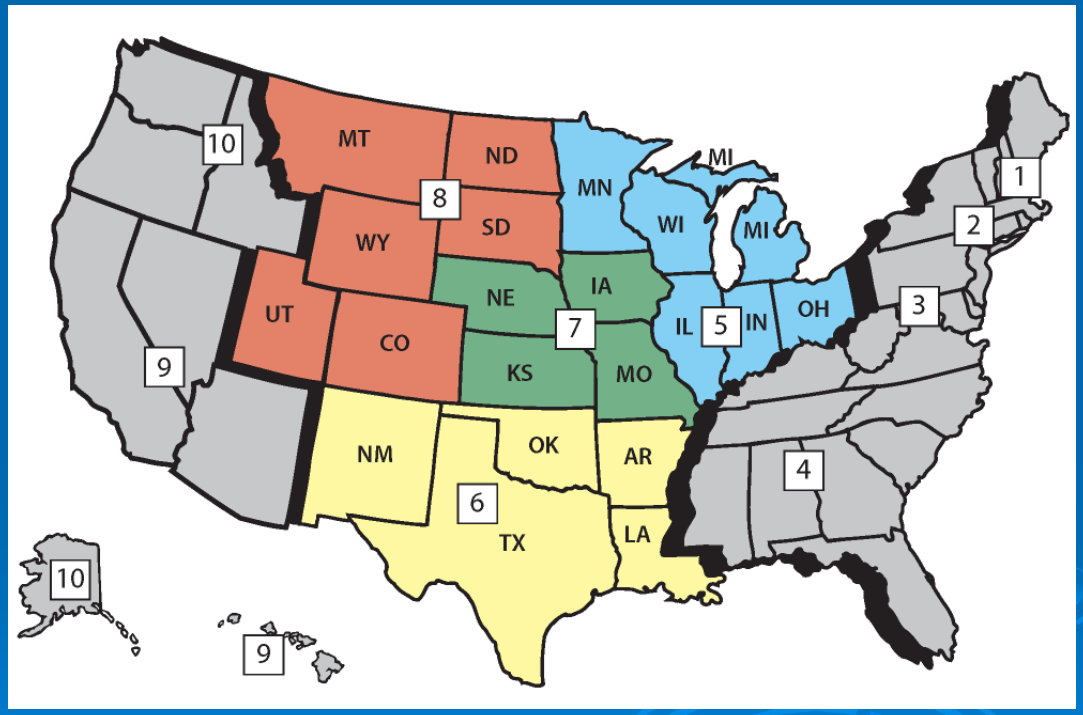
# Technical Assistance to Brownfield (TAB) Program

- Assistance with brownfields redevelopment
- **Free** to local governments and Tribes
- Funded by EPA
- K-State assists in EPA Regions 5, 6, 7 and 8



# MN Brownfields

- Minnesota Brownfields' mission is to promote, through education, research, and partnerships, the efficient cleanup and reuse of contaminated land as a means of generating economic growth, strengthening communities and enabling sustainable land use and development.
- Established in 2006.

Minnesota Brownfields

# “Brownfields”

- Properties with possible environmental issues that are limiting re-use of site

- Eligible for Liability protections and Funding
- Can start the Revitalization Process
- Local Government plays a Leading Role

# Definition of a Brownfield

"…real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or **potential** presence of a hazardous substance, pollutant, or contaminant."*

Practical implication: Brownfields are everywhere!

*(Public Law 107-118 (H.R. 2869) - "Small Business Liability Relief and Brownfields Revitalization Act", signed into law January 11, 2002).

# Brownfield

# This is a Brown Field . . .

# Brownfield?

# Brownfield?

Former Drive-In

# Brownfield?

Abandoned School Building

# Typical Brownfield

**Abandoned Service Station**

# Brownfield?

**Vacant Lot**

Often it is the ***PERCEPTION*** of contamination that keeps properties from being redeveloped, not the actual presence of contamination.

Once the “stigma” is gone, properties can be returned to productive use.

# 2002 Brownfields Law & Incentives

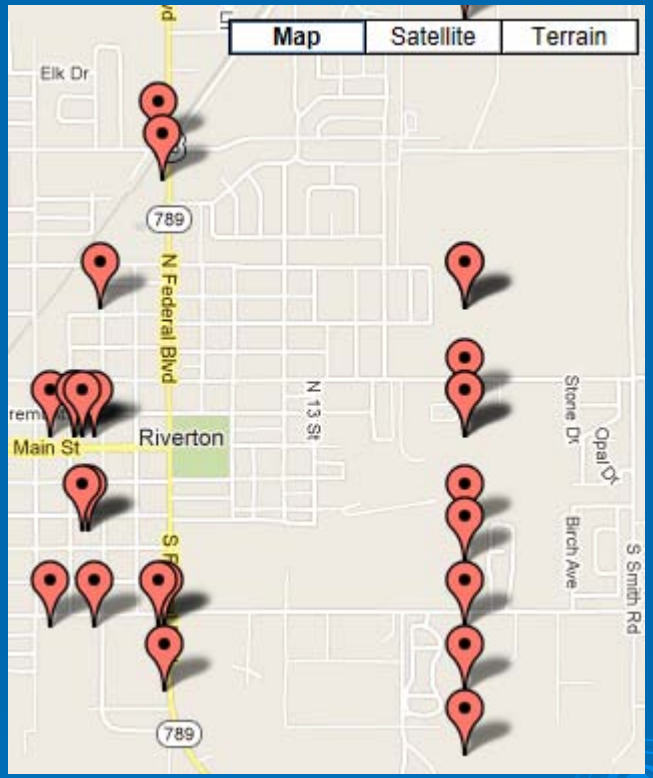
- Help address the environmental issues for property transactions & expansions
  - Liability protection
    - For prospective purchaser, contiguous landowners, and others
    - Perform Phase I environmental assessment before purchase and cooperate in addressing environmental issues
  - Funding for
    - Assessment
    - Cleanup
    - Redevelopment (primarily non-EPA sources)
    - For eligible sites and entities

# Brownfields Redevelopment Process

1. **Identify** Brownfields & Set **Redevelopment Goals**
2. **Investigate** – Phase I/II site assessments (environmental due diligence)
3. **Clean-up**, if necessary
4. **Redevelop**

# 1a. Identify Brownfields

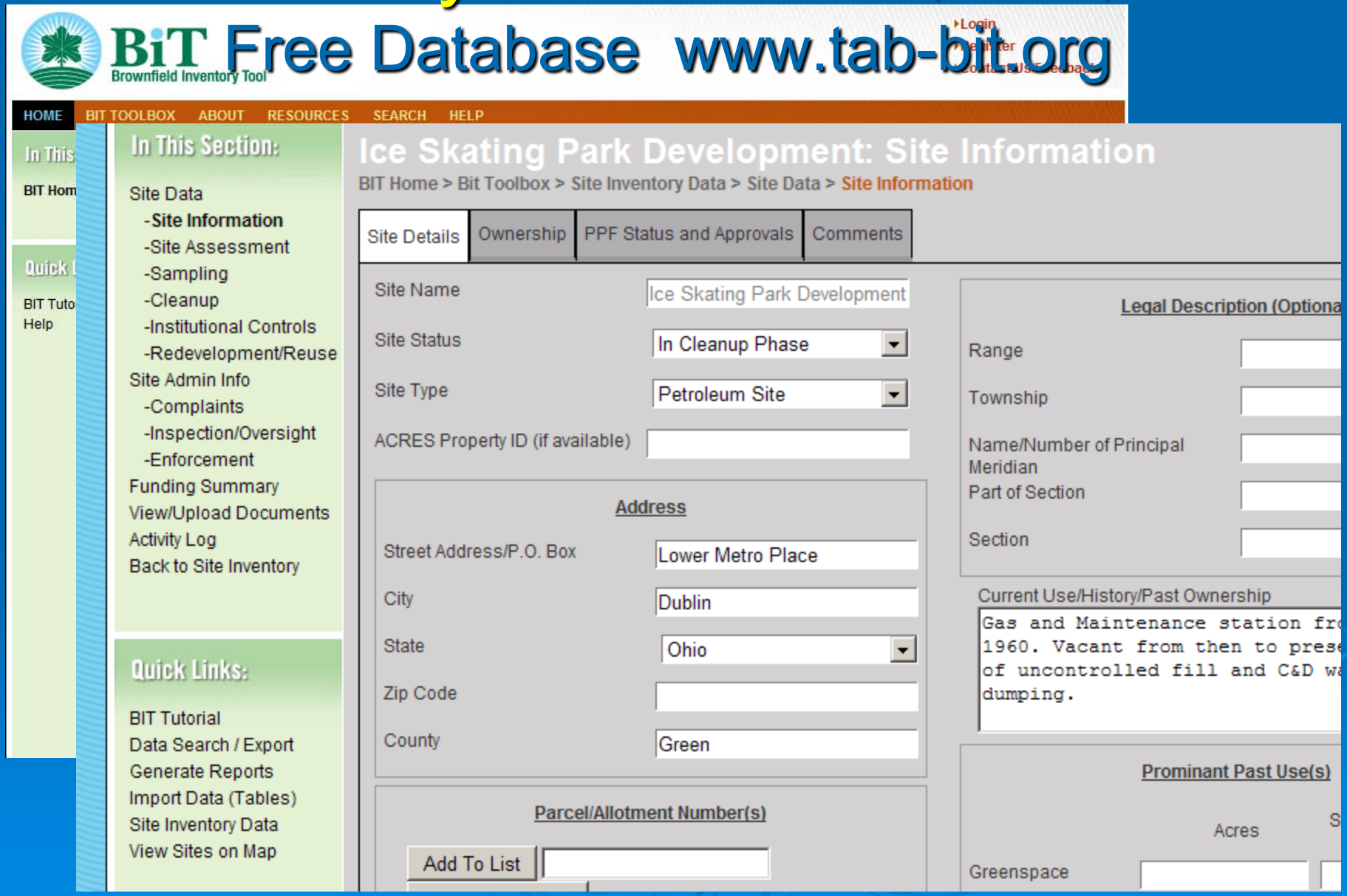
- Make a list of potential sites
  - Are environmental unknowns a barrier to redevelopment?
  - Is current owner viable/liable for ongoing state or federal environmental actions?




- Record information about suitability for redevelopment
- How can these sites meet redevelopment goals?

# Identify Brownfields (Continued)

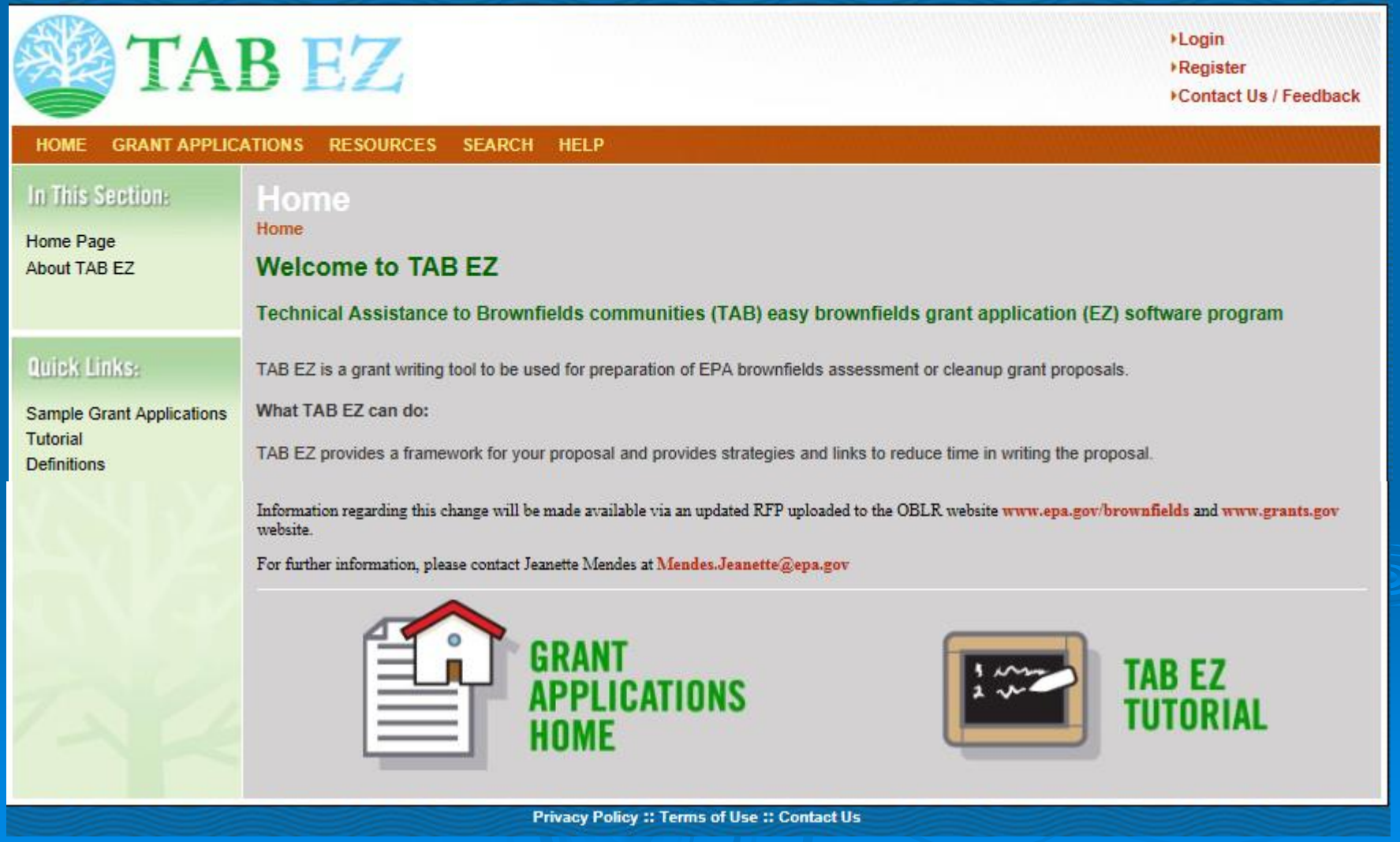
## BiT Free Database www.tab-bit.org



# 1b. Set Redevelopment Goals

- Vision for Site, Area, and Region, as Appropriate
  - Involve stakeholders
  - What are the economic, community, and environmental needs & opportunities to DRIVE redevelopment
- Set Goals and Make Plans to Achieve Them
  - Conceptual scenarios and diagrams, initially
  - Begin identifying partners and funding sources
  - Update plans, zoning, codes, etc.
- Adjust and Revise Plans as Needed
  - Ongoing Community Engagement and Input

# TAB EZ Grantwriting Tool – www.tabez.org

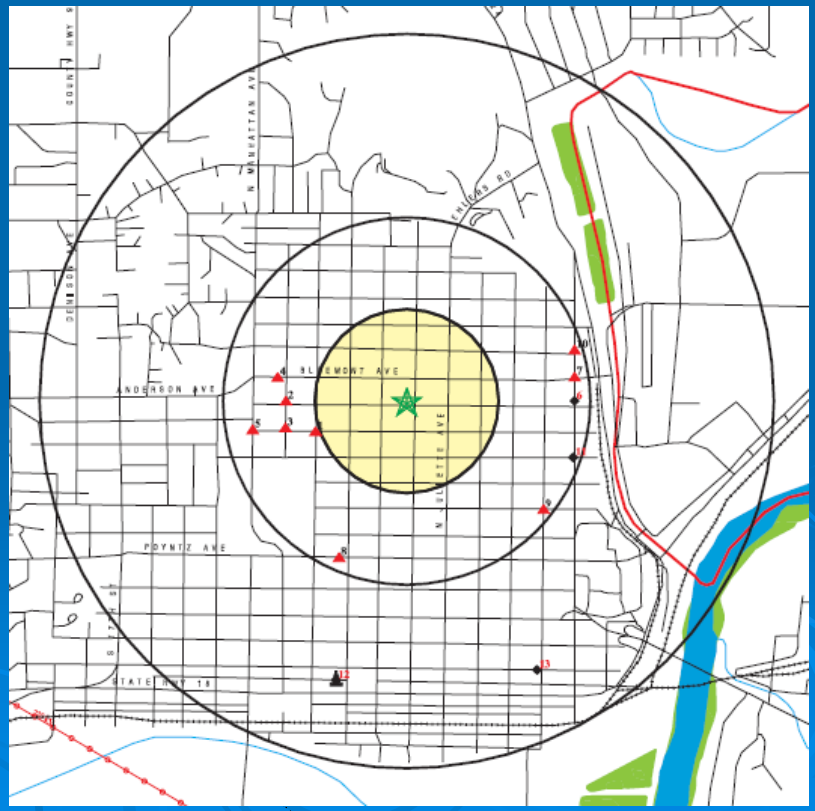


# 2. Investigate

- Perform Phase I/II Environmental Site Assessments (ESAs)
  - to identify environmental risks before purchase
  - evaluate whether risks are worth accepting / correcting in a case where contamination is discovered
  - Satisfy EPA's All Appropriate Inquiry Rule for liability protections and funding

# Phase I ESA

- Identifies potential or known recognized environmental conditions
- Involves:
  - Records review
  - Site reconnaissance
  - Interviews
  - Report



# Phase II ESA

- Evaluates known or potential conditions
- Tailored to site-specific situation
  - Limited sampling and laboratory analysis to confirm or rule out concerns
  - Extensive sampling and analysis to define nature and extent of contamination
  - Recommendations regarding cleanup

# 3. Brownfields Cleanup

- Low to moderate levels of contamination
- Risk-based cleanups to standards for future use and/or resource protection
  - Industrial
  - Commercial
  - Residential
  - Soil and Soil to Groundwater
  - Surface Water
  - Groundwater
- Prevent exposure to contaminants
  - Treatment, removal, containment
  - Land use controls (if residual contaminants remain)

# 4. Redevelopment

- Gather resources and partners needed to redevelop
- According to:
  - Master plans and community input
  - To address various needs and opportunities ≡ DRIVERS!
    - Economy
    - Community
    - Environment
    - Such as:
      - Attract Businesses & Talent, Lower infrastructure Costs
      - Transportation Options & Efficient energy
      - Housing, Schools, & Parks
  - Smart growth & livable community principles for sustainable communities

http://www.epa.gov/smartgrowth/basic_info.htm

# Importance of Community Involvement

- Fact Sheets & News Releases
- Public Meetings
- Workshops/Seminars
- Community Day/Fairs
- Bus Tours
- Walking Tours

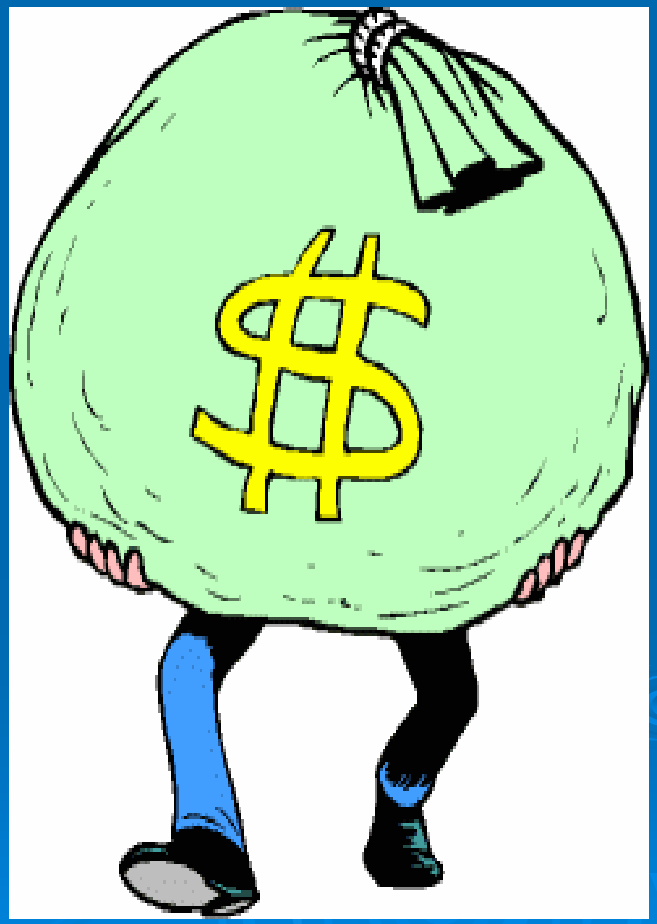
- Creates supporters

Source: City of Springfield, MO

# So How Does this Get Paid For?

# Local, State, and Federal Funds

- Phase I / II Site Assessments
  - Free TBAs (Targeted Brownfields Assessments) MN-MPCA & US EPA
  - EPA Assessment Grants
    - Including for Coalitions
- Cleanup, if necessary
  - MN-DEED (State Trust and Revolving Loan Funds), EPA Cleanup Grants
- Redevelopment (Construction, etc.)
  - EDA, USDA, DOT, HUD, MN-DEED
- Free Technical Assistance
  - TAB, State, Other Programs



# Federal EPA Brownfield Grants / Assistance

- ARC Grants (proposals due in fall)
  - **A**ssessment
  - **R**evolving Loan Fund (RLF)
  - **C**leanup
- Targeted Brownfields Assessments (available any time, while funds last)
- Job Training Grants (proposals due in spring)
- Technical Assistance (any time)
- Linda Mangrum, EPA, Mangrum.Linda@epa.gov
- Deb Orr, EPA, Orr.Deb@epa.gov

# EPA Resources - Who can apply?

- General Purpose Unit of Local Government
- Land Clearance Authority or other quasi-governmental entity
- Government Entity Created by State Legislature
- Regional Council or group of General Purpose Units of Local
- Redevelopment Agency established by the state
- States and Tribes
- Non-profits (for Cleanup, Job Training, & Tech Assistance)

# EPA Assessment Applicant Options (last year)

| Community Wide | Site Specific | Coalitions |
|---|---|---|
| Up to $200,000 for hazardous substances *and* $200,000 for petroleum addressing the same community. | Up to $200,000 for petroleum *or* hazardous substances (comingled) | Up to $600,000 million per coalition.<br>*Coalition Members can **NOT** apply for individual assessment funding.* |
| | May request a waiver for up to $350,000 | Requires 3 or more eligible entities; must assess at least 5 sites; members not eligible for other EPA assessment grants |
| Maximum Combined Amount $400,000 | Maximum Amount<br>$350,000 | Maximum Amount<br>$600,000 |

# EPA Targeted Brownfields Assessment (TBA)

- EPA or States perform TBAs for communities
- TBAs are done on Brownfields Eligible Properties
- EPA/State completes Phase I and Phase II assessment consistent with ASTM standard
- Community requests the TBA from EPA or State
- More information on TBAs can be found at:
  http://www.epa.gov/R5Brownfields/
  http://www.epa.gov/region7/cleanup/brownfields/

# EPA Cleanup Grant Program

- Up to $200K per site for three year grant period
- *Must have:*
  - *FEE SIMPLE TITLE*
  - ASTM E1903-11 Phase II or equivalent
- Note other requirements
  - Public notice of intent to apply and availability of proposal for review
  - Analysis of Brownfields Cleanup Alternatives (ABCA)
  - Written responses to comments received

# Revolving Loan Fund

- Up to $1M for *revolving loan fund* (RLF) program over 5 year period
  - Assessment
  - Cleanup
  - 20% cost share required
  - at least 60% is for loans, rest can be for grants

# Pilots and other opportunities

- Area-wide Planning Grants - The grant funding and direct assistance (through Agency contract support) will result in an area-wide plan which will inform the assessment, cleanup and reuse of brownfields properties and promote area-wide revitalization.

- Multi Purpose Grants - The EPA is piloting a new grant program that will provide a single grant to an eligible entity for both assessment and cleanup work at a specific brownfield site owned by the applicant

# Job Training Grants

- Workforce Development in environmental Fields
- Increased emphasis on training in greener cleanups and renewable energy technology
- $200K over 2 year period

# USDA-RD Funds

## Supporting Brownfield Redevelopment

- Eligible activities can include:
  - Planning for redevelopment or revitalization – for businesses and community facilities (which could include brownfield projects)
  - Site clearance/preparation, including demolition – key brownfield reuse/redevelopment activities
  - Rehabilitation/improvement of sites or structures – which might need to include removal or remediation of contamination as part of project
  - Construction of real estate improvements
  - Installation of amenities to enhance development

# TAB Assistance to Communities

Guide local governments through the brownfields process, by helping with:

1. Identifying Sites & Redevelopment Planning
   - Identifying and inventorying brownfields
   - Strategic planning, visioning and economic analysis
   - Tips and application reviews for EPA and/or other funds/resources
2. & 3. Investigate and Cleanup
   - Finding contractors for environmental assessments (at least PhI) before ownership and cleanup (if needed)
   - Reviewing and explaining technical plans and reports to the community
4. Redevelop
   - Finding other funding and partners
   - Other services, as needed and agreed upon

# Grantwriting Workshop

- Monday, August 12, 8:45 – 4:00
- St. Cloud City Hall
  - Free workshop designed for communities and their grant writers primarily interested in applying for an EPA Assessment Grant (Community-Wide, Site-Specific or Coalition) or Cleanup Grant.
  - More workshops to come in 2014.

# TAB Contacts

Don't miss out on this free service – please contact us!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Minnesota Brownfields

TAB
TECHNICAL ASSISTANCE TO BROWNFIELDS