

Resources for Sustainable Brownfields Revitalization

Rebecca Rossi

Technical Assistance to Brownfields (TAB) Program

Illinois State University

May 1, 2013



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS

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



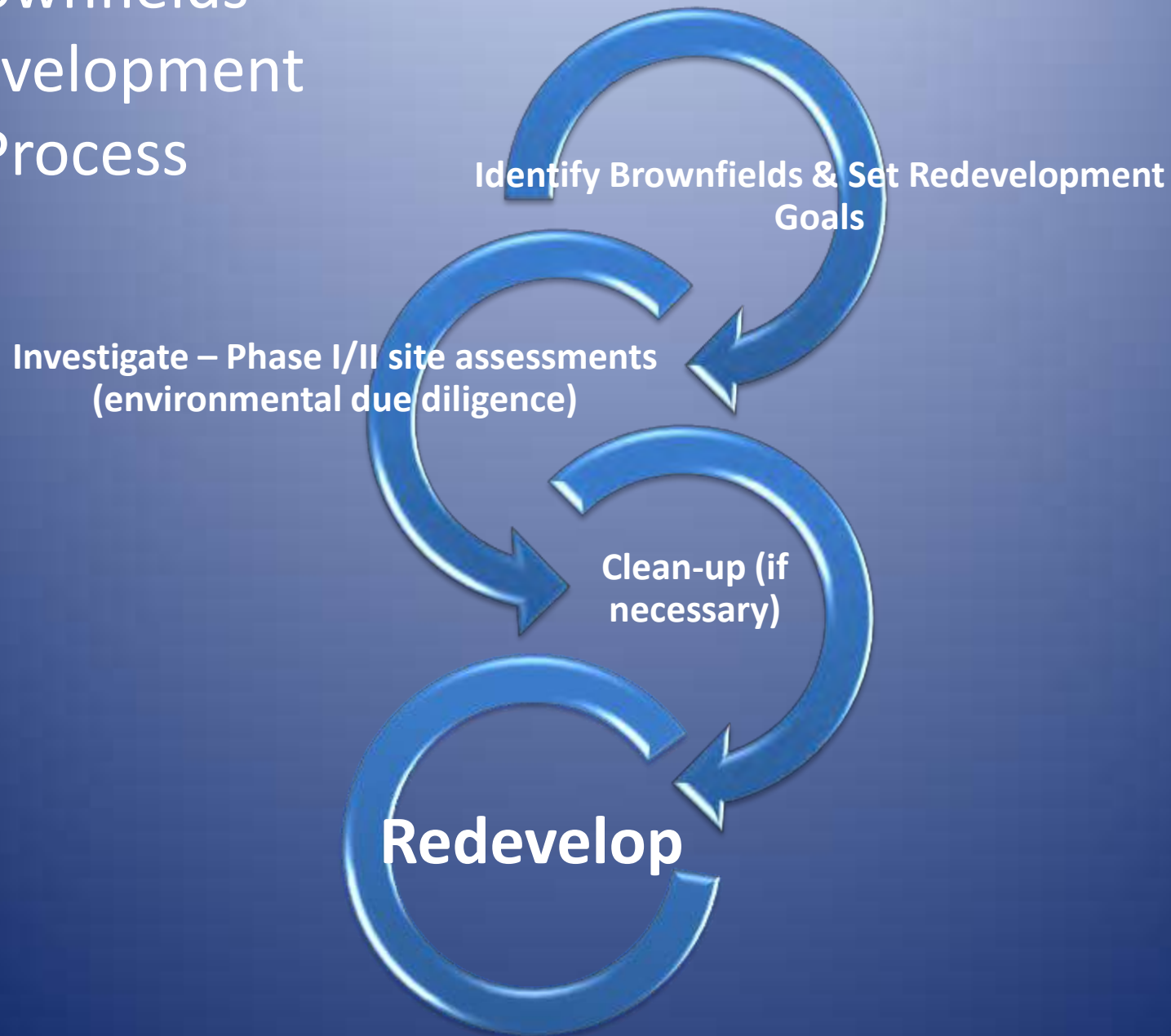
Once the “stigma” is gone, properties can be returned to productive use.



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



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?



Free BIT Database

www.tab-bit.org

BiT
Brownfield Inventory Tool

►Login
►Register
►Contact Us/Feedback

HOME BIT TOOLBOX ABOUT RESOURCES SEARCH HELP

In This Section:
BIT Home

BIT Home
Welcome to BIT
The Brownfield Inventory Tool (BIT) is a comprehensive brownfield program management tool. You may enter detailed site data, upload documents and data, and generate and export a variety of reports, including a Property Profile Form. BIT users are asked to create a user name and password for privacy protection. BIT can also be used as a collaborative tool, i.e. specific inventory data can be accessed by multiple users. IF

Quick Links:

Forms The Center for Hazardous Waste Management

Home Feeds (1)

HOME BIT TOOLBOX ABOUT RESOURCES SEARCH HELP

In This Section:
Site Data
- Site Information
- Site Assessment
- Sampling
- Cleanup
- Institutional Controls
- Redevelopment/Reuse
Site Admin Info
- Complaints
Inspection/Overnight

Ice Skating Park Development: Site Information
BIT Home > Bit Toolbox > Site Inventory Data > Site Data > Site Information

Site Details Ownership PPF Status and Approvals Comments

Site Name Ice Skating Park Development

Site Status In Cleanup Phase

Site Type Petroleum Site

Range

Township

Set Redevelopment Goals

- Vision for Site, Area, and Region, as Appropriate
 - Involve stakeholders
 - Identify 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

How to Involve the Community:

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



TAB EZ Grantwriting Tool

www.tabez.org



TAB EZ

[Login](#)
[Register](#)
[Contact Us / Feedback](#)

HOME GRANT APPLICATIONS RESOURCES SEARCH HELP

In This Section:

- Home Page
- About TAB EZ

Quick Links:

- Sample Grant Applications
- Tutorial
- Definitions

Home

Home

Welcome to TAB EZ

Technical Assistance to Brownfields communities (TAB) easy brownfields grant application (EZ) software program

TAB EZ is a grant writing tool to be used for preparation of EPA brownfields assessment or cleanup grant proposals.

What TAB EZ can do:

TAB EZ provides a framework for your proposal and provides strategies and links to reduce time in writing the proposal

Information regarding this change will be made available via an updated RFP uploaded to the OBLR website www.epa.gov/brownfields and www.grants.gov website.

For further information, please contact Jeanette Mendes at Mendes.Jeanette@epa.gov



GRANT APPLICATIONS HOME



TAB EZ TUTORIAL

Privacy Policy :: Terms of Use :: Contact Us

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

Environmental Due Diligence

- Almost always required before commercial property purchases, and for most major improvements and expansions
- American Society for Testing and Materials (ASTM) Standards
 - Phase I Environmental Assessment (ASTM 1527-05)
 - Phase II ESA (E1903-11)

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

Redevelopment

1. Resources

2. Partners

Plan According to:

- Master plans and community input
- To address various needs and opportunities:
 - Economy
 - Community
 - Environment
- Smart growth & livable community principles for sustainable communities

(<http://www.sustainablecommunities.gov/aboutUs.html>)

Identify DRIVERS and OPPORTUNITIES, like:

- + Lower infrastructure Costs
- + Interested Businesses & Talent
- + Transportation Options
- + Energy Efficiency
- + Housing, Schools, & Parks

Sustainable Redevelopment



Sustainable redevelopment projects meet economic, community, and environmental needs over long periods of time

Partnership for Sustainable Communities Livability Principals

- Provide more transportation choices.
- Promote equitable, affordable housing.
- Enhance economic competitiveness.
- Support existing communities.
- Coordinate and leverage federal policies and investment.
- Value communities and neighborhoods.



Livability means being able to take your kids to school, go to work, see a doctor, drop by the grocery or post office, go out to dinner and a movie, and play with your kids at the park, all without having to get into your car. Livability means building the communities that help Americans live the lives they want to live—whether those communities are urban centers, small towns, or rural areas.

—Secretary Ray LaHood U.S. Department of Transportation

So How Does this Get Paid For?





Local, State, and Federal Funds

Phase I / II Site Assessments

- Free TBAs (Targeted Brownfields Assessments) by State and US EPA
- EPA Assessment Grants
 - Including for Coalitions

Cleanup, if necessary

- State Trust and Revolving Loan Funds, EPA Cleanup Grants

Redevelopment (Construction, etc.)

- EDA, USDA, DOT, HUD, State Dept of Commerce, etc.

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)

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 Government
- 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

Up to \$200,000 for hazardous substances and \$200,000 for petroleum addressing the same community.

Maximum Combined Amount_\$400,000

Site Specific

Up to \$200,000 for petroleum or hazardous substances (comingled)

May request a waiver for up to \$350,000

Maximum Amount \$350,000

Coalitions

Up to \$1 million per coalition.

Coalition Members can NOT apply for individual assessment funding.

Requires 3 or more eligible entities; must assess at least 5 sites; members not eligible for other EPA assessment grants

Maximum Amount \$600,000

EPA Assessment Grant Activities

- Inventory
- Assessment (Phase I)
- Site Characterization (Phase II)
- Cleanup and Redevelopment Planning
- Site-specific and non-site specific Public Participation & Partnership
- Program Management



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



Former Midway Oil Company
in Rock Island, IL cleaned up
with Brownfields Grant

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



Technical Assistance to Brownfield (TAB) Communities

- Free Assistance to communities redeveloping brownfields
- Funded by U.S. Environmental Protection Agency
- TAB assists communities in EPA Regions 5 - 8



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

- Identifying potential funding and partners
- Other services, as needed and agreed upon

TAB Educational Materials

Webinars and On-line Resources (soon): www.ksutab.org

Drivers for Sustainable Brownfields Redevelopment:

Sustainability
planning and
leadership
Regional Economic
Competitiveness
Transportation
Development

Public Health
Education
Urban Agriculture
Renewable Energy

Incentives and methods:

EPA-HUD-DOT
Partnership
Historic Preservation
Insurance
Archeology
Green Cleanup

Abandoned Schools
& Hospitals
Transportation
options



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS

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

Rebecca Rossi (Illinois)

309-438-5945

rmrossi@ilstu.edu

Wendy Griswold (Missouri)

785-691-7192

griswold@k-state.edu

Web site: www.ksutab.org