

Sustainable Economic Revitalization

*Illinois EPA Funding Mechanisms and the
Environmental Cleanup Process*

Kansas State – ISU TAB Workshop
City of Normal

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Office of Brownfields Assistance



What is a Brownfield ...



Brownfield Properties are:

- Abandoned or underutilized industrial or commercial properties, or a portion thereof, that have actual or perceived contamination and an active potential for redevelopment.
- Common misconceptions:
 - All brownfields are vacant or abandoned properties
 - Parcels must conform to certain “size” restrictions
 - Parcels are grossly contaminated
 - Redevelopment must be retail/industrial/commercial in nature

Community Benefit to Brownfields Cleanup and Redevelopment

- Remove blight and reduce service demands
- Increase local employment opportunities and local tax revenue
- Revitalize business districts and neighborhoods
- Improve quality of life for residents / attract new business
- Protect public health and the environment

Illinois EPA Promotes the Cleanup and Redevelopment of Brownfields Sites in Four Ways:

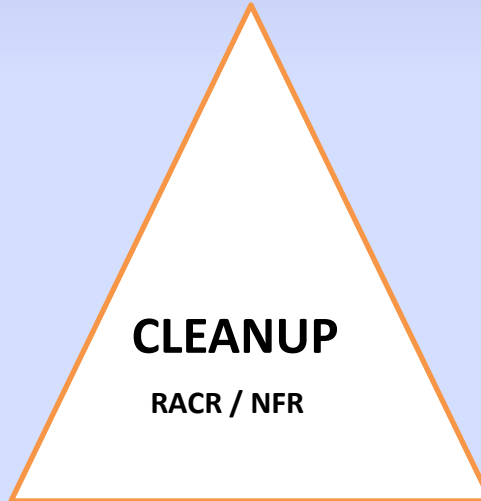
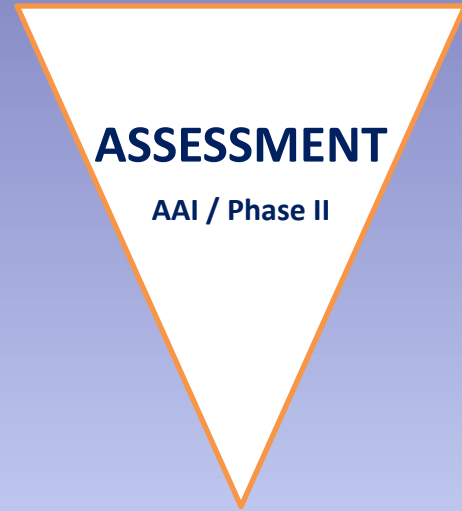
- Financial Incentives
- Flexible, risk-based cleanup programs
- Releases from environmental liability
- Partnerships with local governments (technical assistance)

Targeted Brownfields Assessments

- Federal TBA
- Office of Site Evaluation
- [MBRG]

Municipal Brownfields Redevelopment Grant

USEPA Assessment Grants



Brownfields Revolving Loan Fund

USEPA Cleanup Grants

Brownfield Funding Mechanisms and the Cleanup Process

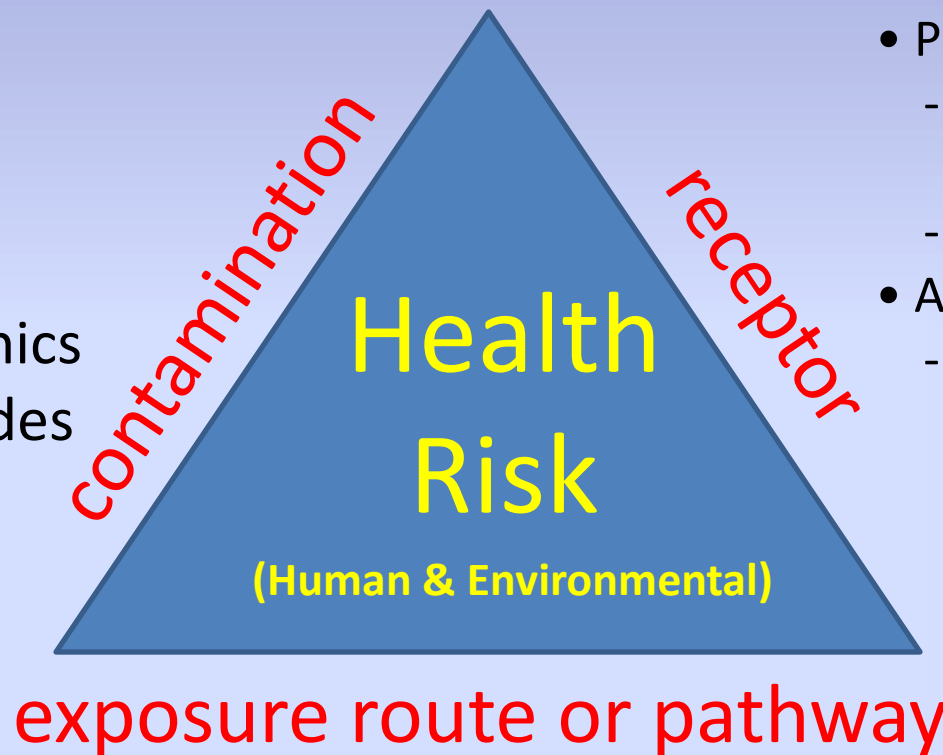
Illinois EPA Office of Brownfield Assistance

Flexible, Risk-Based Cleanups: Tiered Approach to Corrective Action Objectives (TACO)

- Illinois EPA methodology for determining how “clean” your site must be
- Departure from “one size fits all” environmental cleanup strategy
 - Takes into account site conditions and land use
 - Allows institutional controls (soil and groundwater use restrictions) and engineered barriers (asphalt, concrete, “clean” soil, etc.)
- Gives more control to site owners and developers regarding cleanup approaches and associated costs
- Works in conjunction with existing remediation programs

Anatomy of Risk-Based Environmental Cleanups

- VOCs
- SVOCs
- Inorganics
- Pesticides
- PCBs

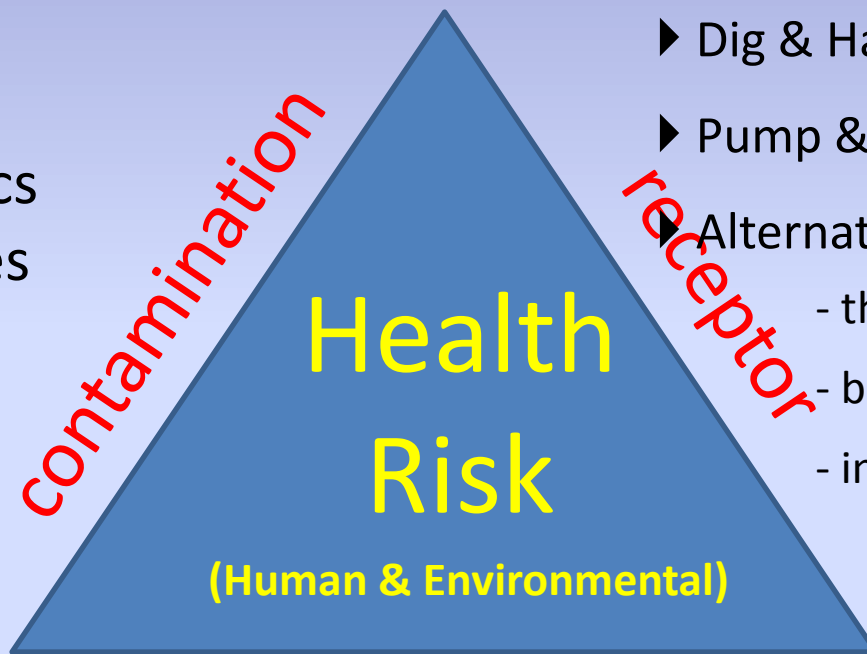


- People
 - Community/Private Water Supply Wells
 - Surface Water Bodies
- Animals &/or Plants
 - Sensitive Ecological Areas (wetlands, surface water bodies, etc.)

- Soil Ingestion
- Soil Inhalation
- Groundwater Ingestion

Eliminating the Health Risks

- VOCs
- SVOCs
- Inorganics
- Pesticides
- PCBs

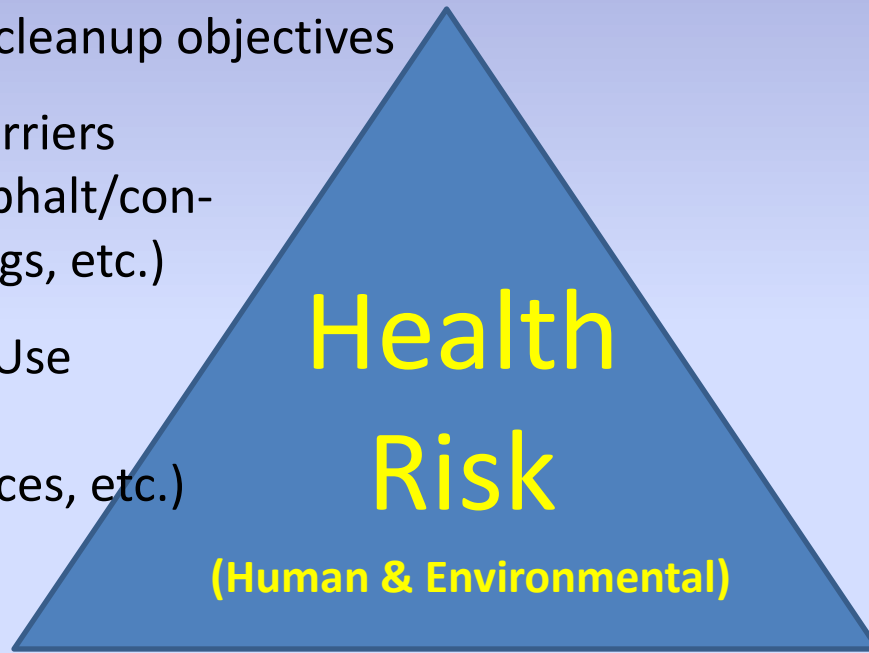


- ▶ Dig & Haul (soil excavation/disposal)
- ▶ Pump & Treat (groundwater)
- ▶ Alternative Remedial Technologies
 - thermal remediation
 - bioremediation
 - in-situ stabilization

exposure route or pathway

Eliminating the Health Risks

- ▶ Tier 2 soil/gw cleanup objectives
- ▶ Engineered Barriers
(clean soil, asphalt/concrete, buildings, etc.)
- ▶ Groundwater Use Restrictions
(local ordinances, etc.)



exposure route or pathway

- Soil Ingestion
- Soil Inhalation
- Groundwater Ingestion

Eliminating the Health Risks



- People
 - Community/Private Water Supply Wells
 - Surface Water Bodies
- Animals &/or Plants
 - Sensitive Ecological Areas (wetlands, surface water bodies, etc.)

- ▶ Change Land Use Classification (residential vs. industrial/commercial)
- ▶ Abandon old water supply wells

Site Remediation Program (SRP)

- State of Illinois voluntary cleanup program
- Facilitate property transactions across the state by providing No Further Remediation (NFR) letters to site owners
- Some party or entity must serve as the “Remediation Applicant” (RA) in the SRP program
- RA does not have to be property owner
- You chose what the site is by legal description
- Results of site assessments/TACO evaluations prepared by an environmental consultant and submitted to IEPA for review and oversight

Releases from Liability

- **No Further Remediation Letters**
 - Issued once remediation applicant meets all program requirements and the applicable TACO objectives
 - Identify land use limitations
 - Must be filed by the recipient with the County Recorder of Deeds

Partnerships with Local Governments

- **Brownfields Representatives**
 - Staff from the Office of Brownfields Assistance will travel to communities upon request to evaluate brownfields cleanup potential
 - Will help locate resources, explain regulatory program requirements, and assist in the grant and loan application process

UNO Charter School



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