

Brownfields's Role in Economic Redevelopment



Charlene R. Sundermann, Brownfield Coordinator



Nebraska Department of Environmental Quality

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)



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Problem?



Or



Potential?

What does a Brownfield look like?



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Issues with Brownfields in 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



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**
- ★ **NDEQ is available to meet and discuss the Brownfield and Voluntary Cleanup Programs**



Section 128(a)

- ★ S128(a) investigations are conducted on 1st come 1st served basis Brownfield and
- ★ VCP Applications are found on line at <http://www.deq.state.ne.us/>



Other Community Support

Economic Development Community Development Block Grants

**These selected communities have
environmental components that are
required to be address as a part of their
grant guidelines**

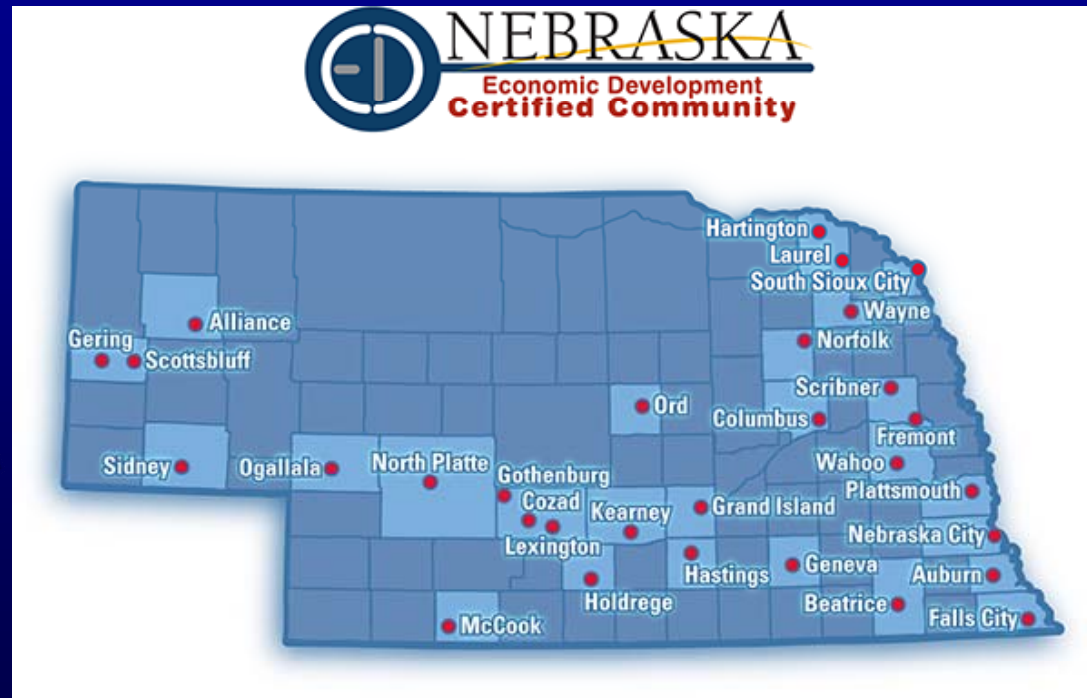


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Other Community Support

Economic Development Certified Community

★ **Section 5 of the Application requires a Phase I ESA for sites ready to be used**

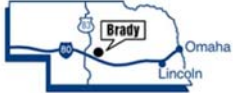



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Other Community Support


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

NPPD Economic Development

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General Information	
Site Descriptive Name	50 Acre Site
Site ID	91
City	Brady
Site Address	West edge of Brady, north of U.S. Highway 30
Local Contact	Jeaninne Davis Clerk Village of Brady P.O. Box 153 Brady, NE 69123 Ph: 308-584-3316 Fax: 308-384-3310 villageofbrady@nebnet.net www.villageofbrady.com
Site Description	
Acreage	50 acres
Soil Type	Sandy loam
Topography	Relatively flat
100-Year Floodplain	No
Zoned	No
Previous Use	Agriculture
Emergency Services	
Fire Class	8
Fire Station Distance	5
Fire Dept Type	Volunteer
24-Hour Police	No
Police Station Distance	22 miles

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Who do you call at NDEQ?

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Technical Advisor



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Questions?



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