

EPA Brownfield Assessment & Cleanup Grants Proposal Writing Strategies

September 8, 2011 - Coralville Marriott

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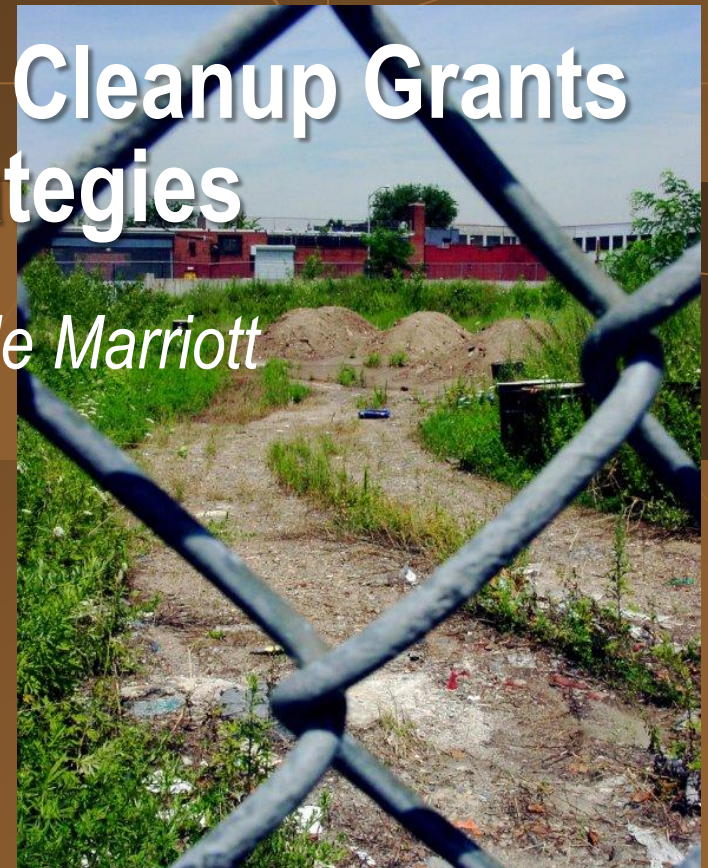
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EPA Brownfield Assessment & Cleanup Grants Proposal Writing Strategies

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- **Welcome / Introductions**
- **Brownfield Fundamentals**
- **Discussion of EPA Grant Program Intent for Brownfield Assessment and Cleanups**
- **Review of Iowa Brownfield Program Assistance**
- **'Tips and Tricks' to Make a Better Application**
- **TAB On-Line Program for US EPA Grants**



Iowa Brownfield Redevelopment Program

Turning Brownfields from Obstacles into Opportunities

Mel Pins

Iowa Department of
Natural Resources



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 contamination.”

Small Business Liability Relief and Brownfields Revitalization Act

(January 11, 2002 Amendment to CERCLA)



Common symptoms of a brownfield:

- ◆ Former industrial/commercial properties
- ◆ Abandoned or continually available for sale/lease
- ◆ Site has a “reputation” that it is contaminated (often not warranted)
- ◆ Issues of asbestos materials, buried tanks, waste disposal, etc. causes lack of interest in purchase, liability concerns
- ◆ Banks, lenders, investors leery of investment unless they are assured the site is “clean”
- ◆ Brownfields are a “syndrome” rather than a regulatory determination

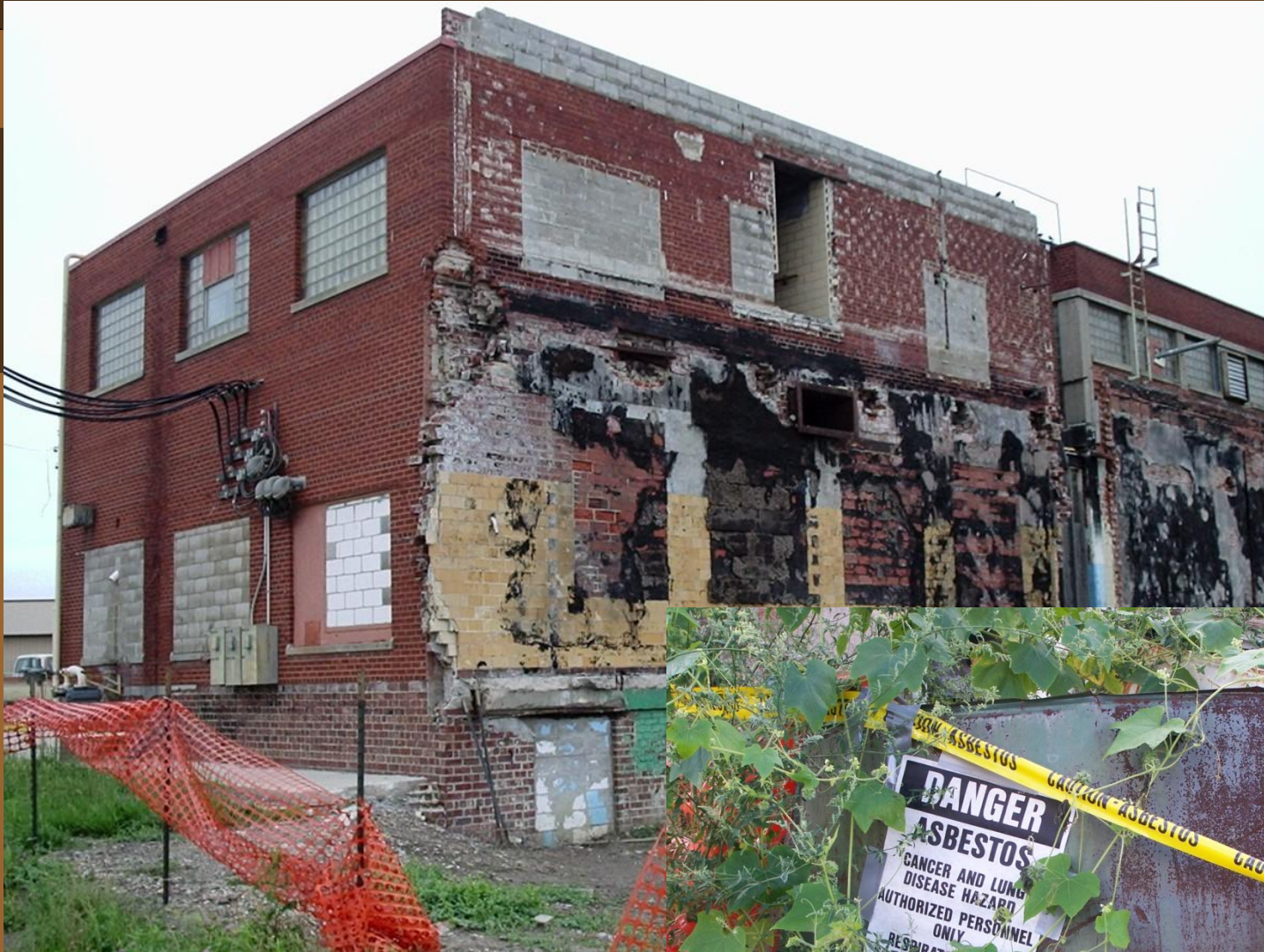


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Why are *Brownfields* a Problem?

- ◆ Environmental Stigma Results in Lack of Redevelopment or Reuse Interest
- ◆ Site detracts from character of neighborhood “broken window theory”
- ◆ 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



How are Brownfields an Opportunity?

- ◆ Sites often only need minor ‘polish’ to remedy environmental concerns
- ◆ Owners usually negotiable to sell
- ◆ Tax credits/incentives/financial assistance through local, state, federal programs to assess & cleanup site
- ◆ “Character” of existing historic/former industrial uses can be a selling point
- ◆ Site redevelopment can reinvigorate entire area/neighborhoods



Approaching Brownfield Real Estate Transactions

- Iowa Law does not require pre-purchase environmental testing
- Only requirement is ‘groundwater hazard statement’
- Purchasers, attorneys, lenders often want environmental assessments to ensure site is “clean” and to limit their risk
- Once investigation results obtained, ‘sign off’ by the State is often requested
- If contamination found, can open consequences for existing owner if it is determined that a hazardous condition exists
- Purchaser can walk.. Landowner left with the issue



Approaching Brownfield Real Estate Transactions for Liability Protection and Funding Eligibility



What	When	Notes:
<p>Phase I Environmental Audit <i>(basic review of known environmental records, info, and development history of a site)</i> \$2,000-\$4,000 avg. cost</p>	<p>Complete prior to Taking Ownership</p>	<p>Basic requirement to qualify for Federal funding* for other environmental cleanup funding; establishes 'innocent landowner' protections and qualifies as basic 'all appropriate inquiry' prior to acquisition</p>
<p>Phase II Environmental Audit <i>(actual soil & groundwater sampling to confirm or deny if contamination present)</i> \$5,000-\$10,000 avg. cost</p>	<p>Can be completed before or after taking ownership; buyer/seller should clearly discuss this step</p>	<p>Optional step, subject to potential contaminant concerns noted in Phase I. May expose responsible parties to further action if hazardous conditions discovered</p>



** Sites acquired by local government through eminent domain or property tax forfeiture do not require AAI approach*

Approaching Brownfield Real Estate Transactions for Liability Protection and Funding Eligibility



What	When	Notes:
<p>Asbestos Containing Materials Inspection ((\$500 - \$1,500 avg. cost))</p>	<p>Can be completed before or after taking ownership</p>	<p>Required before conducting significant renovation or demolition; failure to comply results in regulatory enforcement/fines</p>
<p>Asbestos Containing Materials Abatement (cost varies subject to quantity of ACM present)</p>	<p>Must own property at time abatement is to occur and have completed due diligence for funding eligibility</p>	<p>Requires 10-day notice to IDNR Air Quality Bureau before conducting ACM abatement</p>
<p>Cleanup of Environmental Contaminants in Soil or Groundwater (cost varies subject to extent of contaminants and predicted exposure)</p>	<p>Must own property at time cleanup is to occur and have completed due diligence for funding eligibility</p>	<p>Must have complete assessment of full extent of contamination; Must enroll in Iowa Land Recycling Program (LRP) for certified cleanup oversight</p>



Iowa Brownfield Redevelopment Program

Purpose:

To help facilitate redevelopment of sites, by reducing the environmental uncertainties that are hindering interest in site redevelopment.

Assistance available to local governments and non-profits that wish to acquire and redevelop sites, as follows:

- Help determine whether an environmental hindrance exists at a site (Phase I and Phase IIs);
- Make recommendations for additional assessment, if contamination indicated; and
- Identify funding options for further assessment and cleanup assistance.



Iowa Brownfield Redevelopment Program

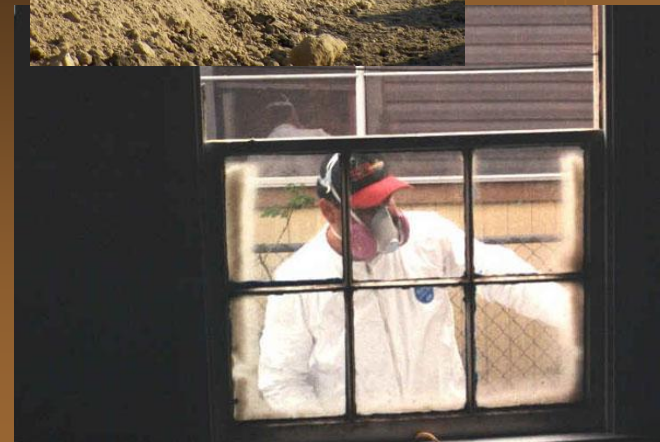
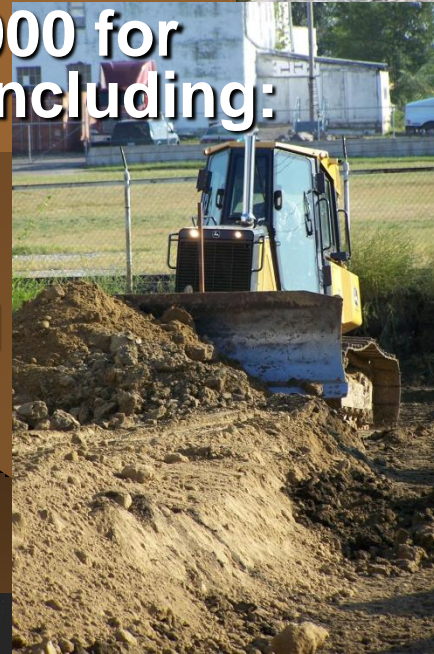
Funding & Services

- Program funded by \$600,000 annual grant from Federal EPA
- Allows us to fund:
 - assessments to see if contamination is present (Phase I and Phase II)
 - matching clean up grants (up to \$25,000)
 - technical and legal assistance to any government or business to help encourage brownfield reuse



Cleanup Grants

- 50% reimbursement of up to \$25,000 for eligible environmental cleanups, including:
 - Asbestos Removal
 - Contaminated Soil Removal and Disposal
 - Groundwater Cleanup



Brownfields in Rural Iowa

Turning Obstacles into Opportunity

Emmetsburg, Iowa



Brownfields in the Heartland

Turning Obstacles into Opportunity

Emmetsburg, Iowa



Brownfields in Rural Iowa

Turning Obstacles into Opportunity

Fort Dodge, Iowa



Brownfields in Rural Iowa

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Fort Dodge, Iowa

PARK VIEW
FORT DODGE • IOWA



Brownfields in Rural Iowa

Turning Obstacles into Opportunity

Council Bluffs, Iowa



Brownfields in Rural Iowa

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Council Bluffs, Iowa



Brownfields in Rural Iowa

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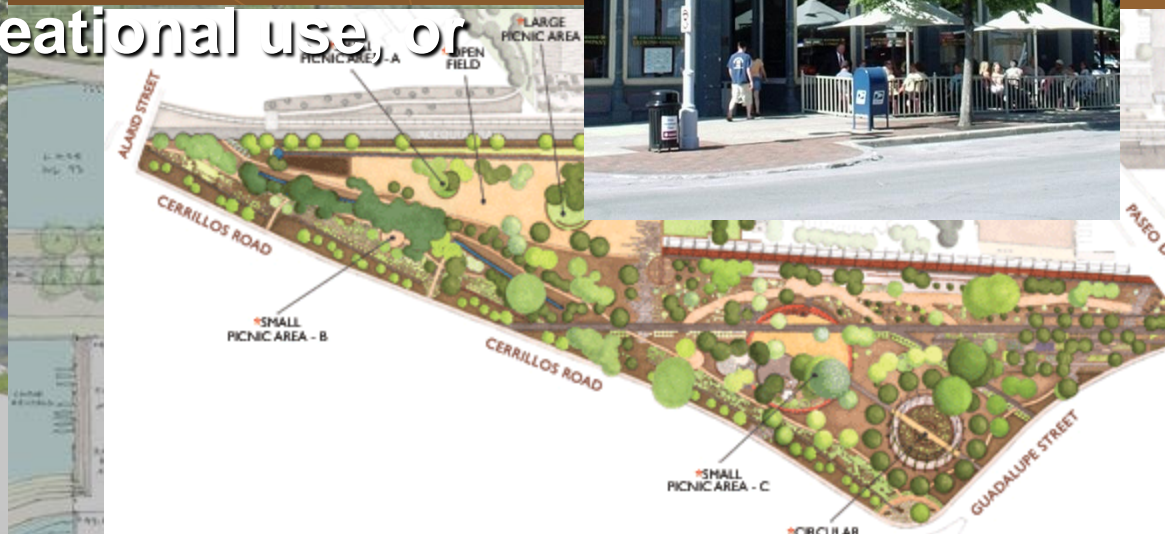
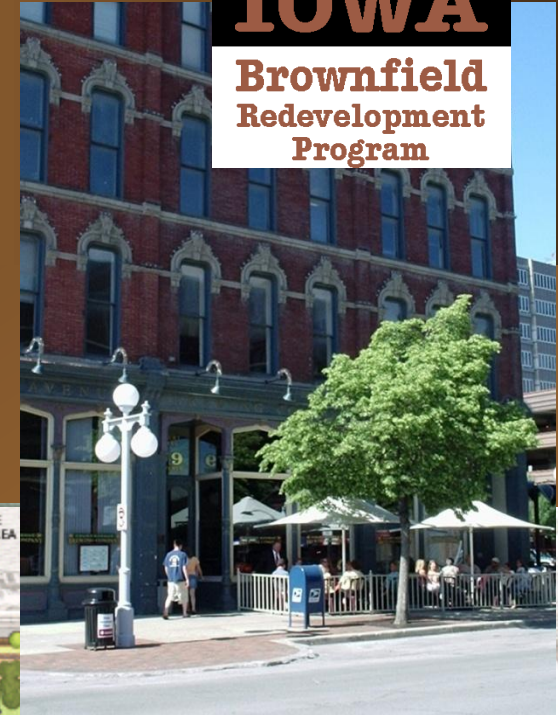
Indianola, Iowa



Iowa Brownfield Redevelopment Program Community Vision & Planning

Communities should identify key brownfield sites they wish to acquire and prepare for one of the following reuse options:

- resale for redevelopment, and creation of tax base and jobs
- a public reuse of the site of significant value to the community (e.g. - new library), or
- creation of greenspace, recreational use, or natural habitat restoration



DNR

Iowa Department of Economic Development

Brownfield Tax Credits

- For purchase, assessment, and cleanup costs
- 24% of qualifying expenses, up to \$500,000, for qualifying projects
- Designed for private sector and non-profits. Cities and counties not directly eligible.

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IDED brownfield tax credits are helping to redevelop Dubuque's Millwork District

IOWA *economic* DEVELOPMENT

Iowa Department of Natural Resources

Derelict Building Grant Program

- Building Renovation or Deconstruction Grants – 50% of cost, up to \$25,000
- ACM inspection and removal cost share, up to \$5,000
- Phase I and Phase II cost-share assistance

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Iowa Brownfield Redevelopment Program Community Vision & Planning

- Communities should have the primary investment in capital and resources needed to move the site back into reuse
- DNR Brownfield assistance designed to provide solutions to questions that have hindered interest in reuse
- Getting the first dollar into a project is often the catalyst to focus interest and investment for a site



Brownfields in Rural Iowa

Turning Obstacles into Opportunity



Revitalizing a brownfield site can make a big difference in your community.

Your EPA and state brownfield program advisors are here to help you realize your goals!



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