



Welcome to the CLU-IN Internet Seminar
Brownfields Nonprofit Outreach Training

Sponsored by: Brownfields Region 6

Delivered: August 31, 2010, 1:00 PM - 3:00 PM, EDT (17:00-19:00 GMT)

Instructors: *Dr. Harold Ledford, Center for Community Renewal (haroldledford@communityrenewal.us)*

Camisha Scott Marshall, U.S. EPA Region 6 (scott.camisha@epa.gov)

Sam Reynolds, U.S. EPA Region 6 (reynolds.samuel@epa.gov)

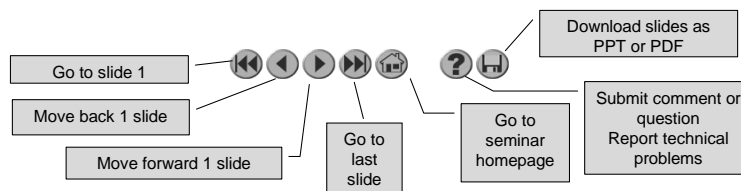
David Reel, U.S. Corps of Engineers (reel.david@epa.gov)

Moderator: Jean Balent, U.S. EPA, Technology Innovation and Field Services Division (balent.jean@epa.gov)

Visit the Clean Up Information Network online at www.cluin.org

Housekeeping

- Please mute your phone lines, Do NOT put this call on hold
 - press *6 to mute #6 to unmute your lines at anytime
- Q&A
- Turn off any pop-up blockers
- Move through slides using # links on left or buttons



- This event is being recorded
- Archives accessed for free <http://clu.in.org/live/archive/>

2

Although I'm sure that some of you have these rules memorized from previous CLU-IN events, let's run through them quickly for our new participants.

Please mute your phone lines during the seminar to minimize disruption and background noise. If you do not have a mute button, press *6 to mute #6 to unmute your lines at anytime. Also, please do NOT put this call on hold as this may bring delightful, but unwanted background music over the lines and interrupt the seminar.

You should note that throughout the seminar, we will ask for your feedback. You do not need to wait for Q&A breaks to ask questions or provide comments. To submit comments/questions and report technical problems, please use the ? Icon at the top of your screen. You can move forward/backward in the slides by using the single arrow buttons (left moves back 1 slide, right moves advances 1 slide). The double arrowed buttons will take you to 1st and last slides respectively. You may also advance to any slide using the numbered links that appear on the left side of your screen. The button with a house icon will take you back to main seminar page which displays our agenda, speaker information, links to the slides and additional resources. Lastly, the button with a computer disc can be used to download and save today's presentation materials.

With that, please move to slide 3.



Brownfields

**Challenging our Communities
in a Changing World to Foster
New Beginnings**

3



Purpose

- The purpose of this presentation is to provide an overview of the Brownfields Program.

- The topics of discussion includes:
 - Definition and Examples of Brownfields
 - Program Resources
 - Program Criteria



What are Brownfields?

Small Business Liability Relief and
Brownfields Revitalization Act

- **Amends CERCLA by:**
 - Providing grants to assess and cleanup sites
 - Providing liability exemptions

Defines brownfields as:

- "...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."

6

BF Act is actually an amendment to CERCLA - Comprehensive Environmental Response, Compensation and Liability Act. CERCLA has very strong liability language which is often a deterrent to redevelopment of sites, as we talked about earlier. The BF Act amends CERCLA to alleviate some of those liability concerns.

Current funding level is around \$75M

The Brownfields Gamut

There are an estimated 450,000 brownfields sites nationwide!



What Do Brownfields Look Like?





More Brownfields



The Brownfields Impact



Economic

Decreased
property
values and
city tax
revenues

Social

Increased
urban sprawl
and inner
city blight

Environment

Potential
threats to
human health
and the
environment

11

Brownfields Project Cycle



2 Assess



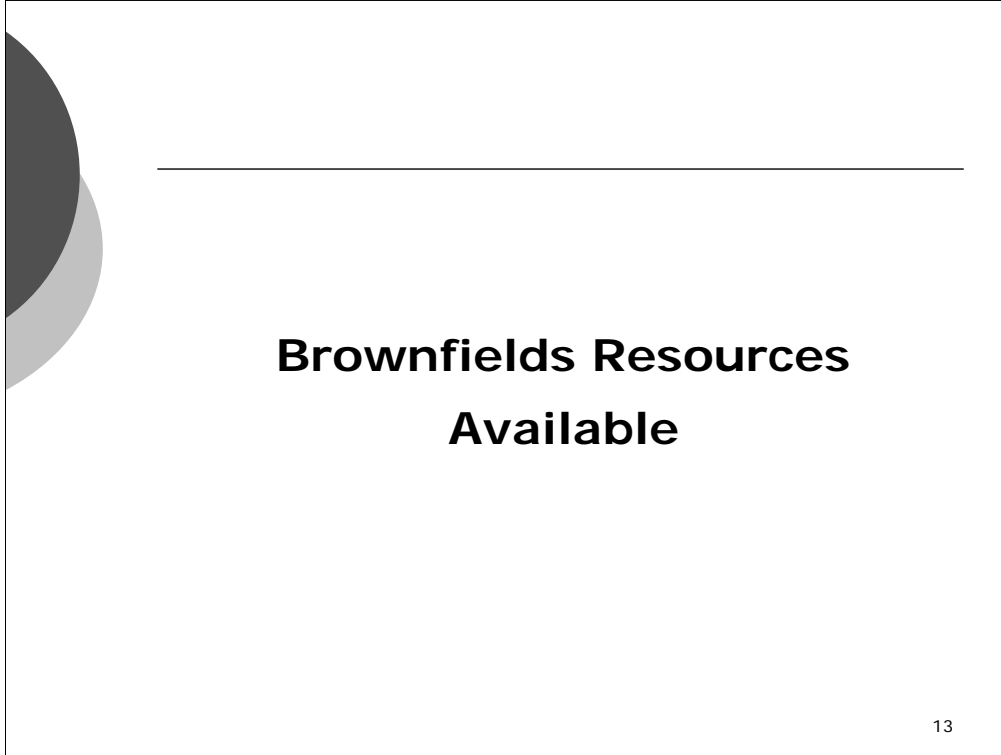
3 Clean Up



1 Identify Reuse Project

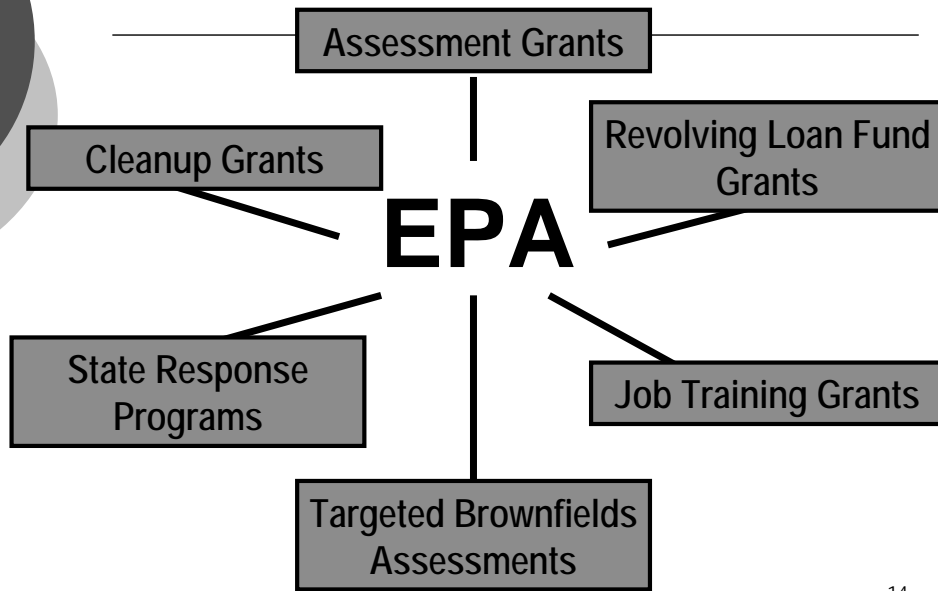


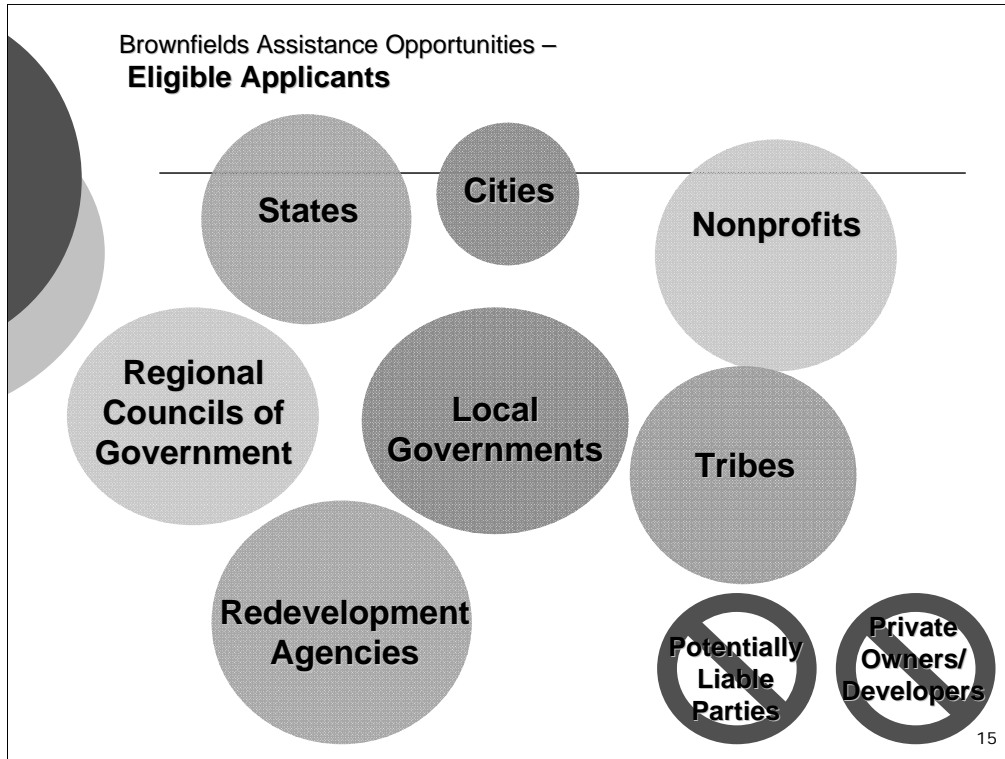
4 Redevelop



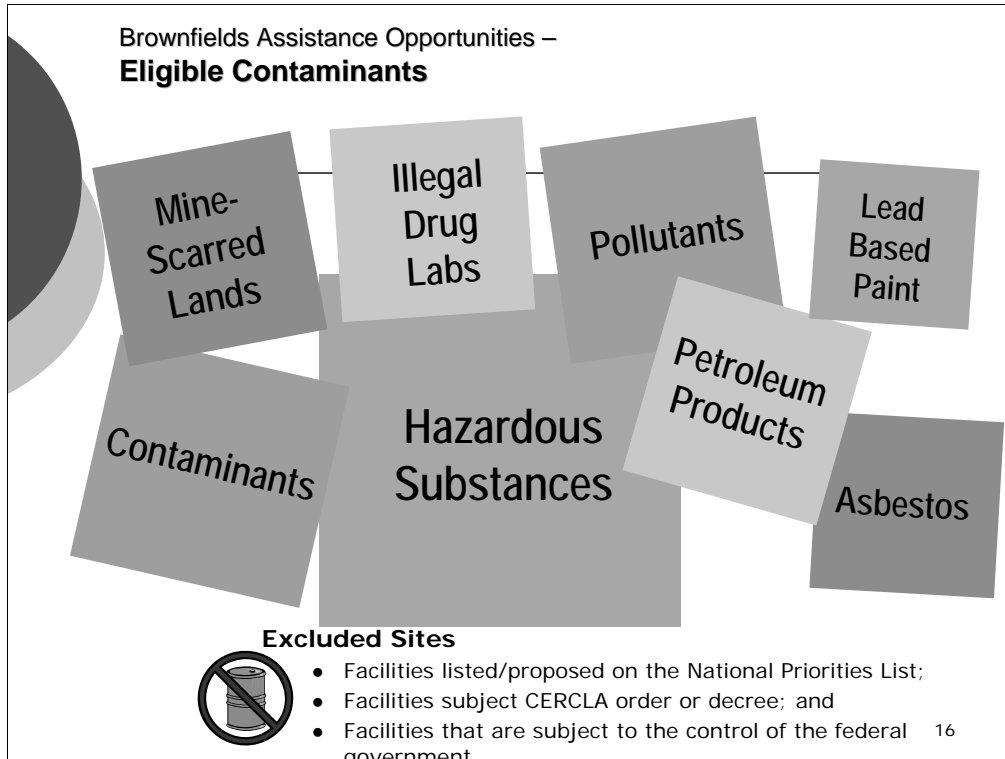
**Brownfields Resources
Available**

Brownfields Assistance & Funding Opportunities





Since you're here, you guys must be eligible applicants with eligible sites!
But just FYI . . .



Who's not eligible? Basically responsible parties and private owners.

What sites aren't eligible? Key words – NPL, any kind of state, federal or court order sites, and any site owned by the federal gov't

Brownfields *Assessment* Grants

| Community-Wide | Site-Specific | Coalition |
|--|---|---|
| Up to \$200,000 for hazardous substances and \$200,000 for petroleum | Up to \$200,000 for hazardous substances or petroleum | Up to \$1,000,000 for hazardous substances and/or petroleum |
| No waiver of funding limit | May request a waiver for up to \$350,000 | No waiver of funding limit |
| Maximum combined amount \$400,000 | Maximum combined amount \$350,000 | Maximum combined amount \$1,000,000 |

- 3 year performance period
- No cost share

Example eligible activities:

- ✓ Inventory Brownfields
- ✓ Phase I / II Environmental Assessments
- ✓ Cleanup / Reuse Plans
- ✓ Community and Stakeholder Outreach

17

* Petroleum sites are eligible IF

“Relatively low risk site” when compared with other petroleum contaminated sites

No viable RP

Granted entity is not potentially liable for cleaning up site

Not subject to RCRA 9003 (h) order

All petro sites MUST have a state petroleum determination letter BEFORE they can be approved by EPA

Who received a petroleum grant? Let’s talk!

Brownfields *Cleanup* Grants

| Site-Specific |
|---|
| Up to \$200,000 for hazardous substances and/or petroleum |
| Applicant must own site at time of proposal |
| Applicant can <u>not be potentially liable for contamination</u> under CERCLA |
| Non-profit organizations are eligible to apply |
| Applicants may apply for funding for up to 3 sites |

- 3 year performance period
- 20% Cost Share

Example eligible activities:

- ✓ Cleanup
- ✓ Cleanup Planning
- ✓ Confirmatory sampling ONLY



Brownfields **Cleanup** Grants

- Prior to Clean up Grant proposal submittal:
 - Non profit must have EPA approved Phase I and Phase II
 - ESA's must conform to EPA's All Appropriate Inquiries (AAI) or ASTM format
 - Cost for assessments can be up to \$100K

- ESA Funding Options:
 - ❖ Non profits can fund ESA themselves or
 - ❖ Non profits may secure free ESA services from:
 - Local Brownfields Assessment Grantee
 - State Brownfields Program
 - EPA R6 Brownfields Program

Brownfields *Revolving Loan Fund* Grants

| Community-Wide | |
|--|---|
| Up to \$1,000,000 per eligible entity | <ul style="list-style-type: none"> ➤ 5 Year Performance Period ➤ 20% Cost Share |
| Funding to capitalize a revolving loan fund and provide subgrants for cleanup activities | |
| Applicant can <u>not be potentially liable for contamination</u> under CERCLA | Example eligible activities: <ul style="list-style-type: none"> ✓ Cleanup ✓ Loan Program Implementation ✓ Confirmatory sampling ONLY |
| Non-profit organizations are eligible to apply through an existing recipient | |
| | |

20

An eligible entity may apply for \$1 million. EPA will accept proposals submitted by “coalitions” (groups of eligible entities) to pool their revolving loan capitalization grant funds. Under a coalition proposal, each eligible entity may apply for up to \$1 million.

**** 20% match**

Job Training Grants

- Provides Environmental Remediation Training (certifications can include 40hr HAZWOPER, OSHA, confined space entry, lead, mold, asbestos, etc)
- Targets Under- and Un-Employed
- Partner with Local Educational Institution



Success!

- *National minimum wage: \$7.25/hr*
- *National JT program grad wages: \$12 - \$19/hr (avg)*

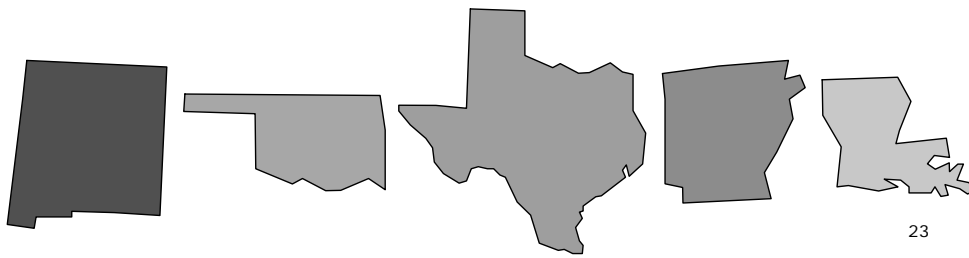
Job Training Grants

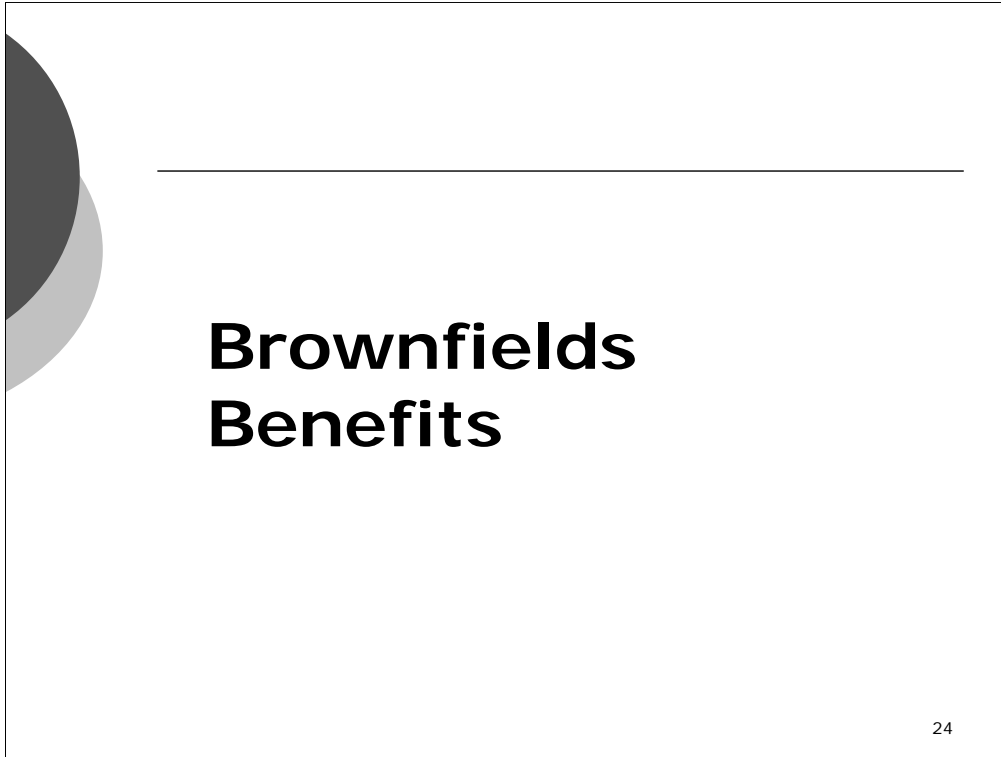
- Provides up to \$200,000 – no match!
- Non-profits Eligible
- National Competition
- 2 Year Performance Period
- Proposal Timeline:
 - Request is expected out October 2010
 - Proposals Due January 2011
 - Grants Awarded Spring 2011



State Brownfields Programs

- Are the Technical Decision Makers
- Provide State Environmental Liability Protection
- Are a Key Partner with EPA





Brownfields Benefits



The Benefits of Brownfields

- Revitalize Communities
- Create Jobs and Local Revenue
- Remove Blight
- Protect the Environment

*** Each \$1 invested in Brownfields funding leverages \$2.50 in redevelopment!**

25

Creation of employment - According to a survey by the U.S. Conference of Mayors, 187 of 231 cities responded that cleaning up existing brownfields sites could generate as many as 540,000 new jobs if the land were returned to production.

Increased local revenue - Encouraging development on existing, unoccupied sites has the potential not only to rejuvenate local tax revenue, but to spawn additional development of nearby underused properties.

Revitalize urban areas - Because of their locations, brownfields promote the infill and mixed-use development of smart growth

Removal of urban eyesores – Perception of contamination; Brownfields cleanup removes signs of decay

Protection of existing greenspaces – creating incentives to attract development on existing sites curbs the urge to develop pristine areas

Improved cmty health – Curbs illegal dumping; cleanup removes potential public health threat of contamination



Cost Share Requirements



Cost Share Requirement

- Cost Share of 20% Required For
 - Brownfields Cleanup/RLF
 - Hardship Waiver available for match
- Cost Share connected to the Environmental Cleanup
- The grant recipient contributes cash or in-kind resources for cleanup cost share



What Determines Eligible Cost Share?

- Reasonable
- Allocable
- Necessary (Project Objectives)
- Not Prohibited
- Not Federal
 - Unless Federal Program Has Provision to Allow
- Not Other Federal Grant Cost Share
- Verifiable (e.g., documented)
- In Budget



What are Eligible Cost Share Resources?

- Cash
- Non-Federal Grants
- Labor
- Material
- Supplies
- Services



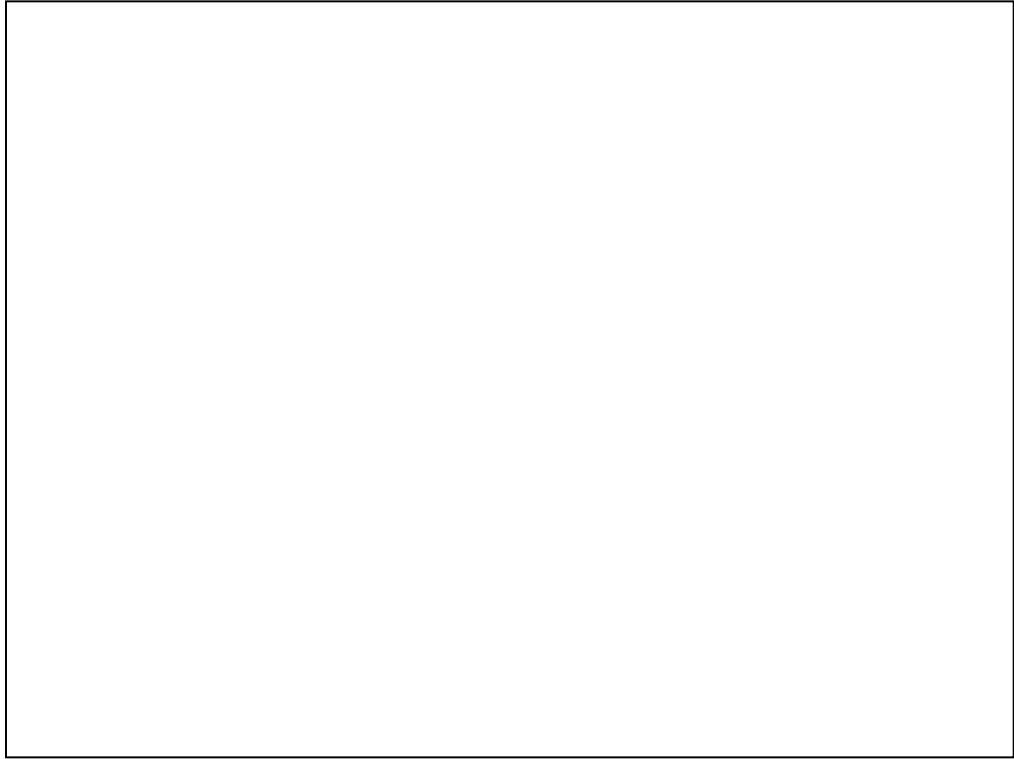
Highlights

- What is a BF
- What is the Impact
 - Social, Economic and Environmental
- Project Cycle
 - Identify, assess, cleanup, redevelopment
- Eligible Programs/Services for Non profits
 - Job Training
 - Cleanup
 - TBA
- Types of Contaminants
 - LBP, Hazardous, Petroleum,
 - Asbestos, Mine scarred lands
 - Illegal drug labs
- Cleanup requires 20% match
- Cost Share is not from grant
- Remember to refer to the regulations or EPA for clarification
- Cost Eligibility
 - Reasonable
 - Allocable

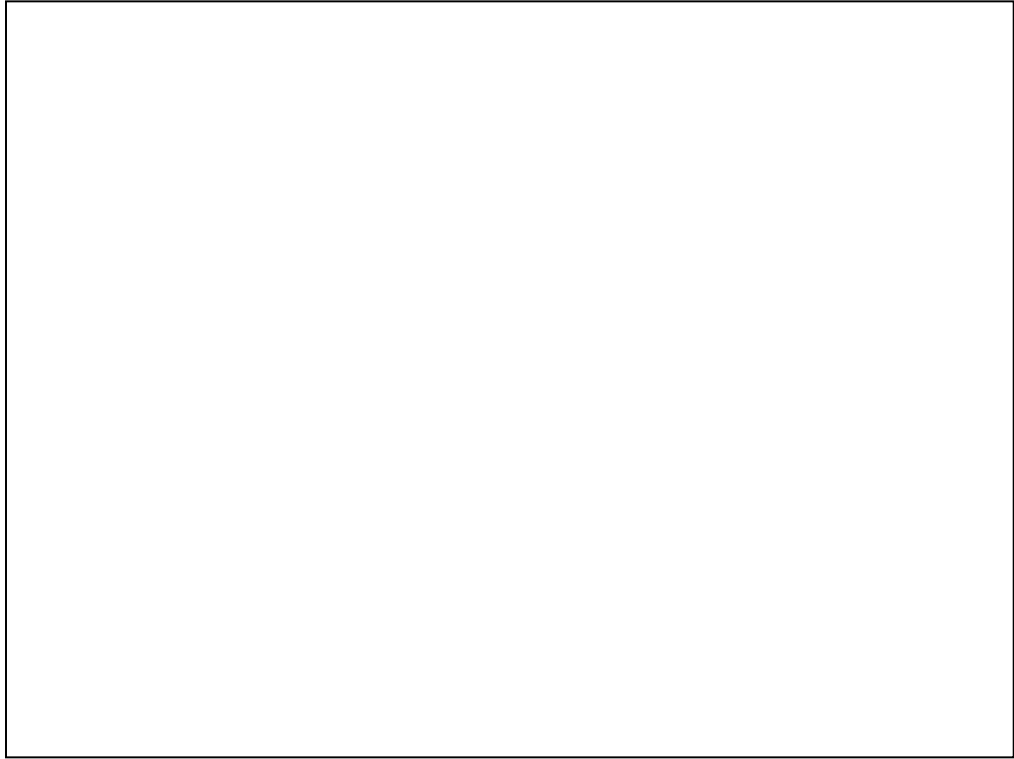
Brownfields Grant Competition

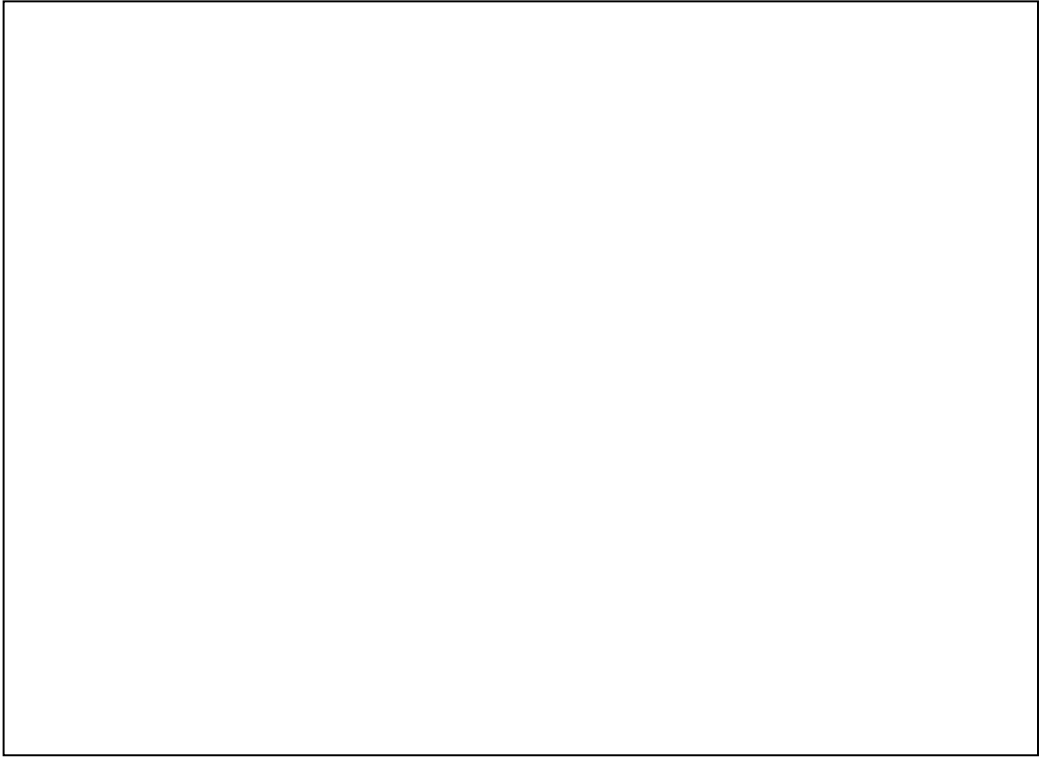
- **General Brownfields (ARC) Grant Schedule**
 - <http://www.epa.gov/swerosps/bf/applicat.htm>
 - Proposals Due October 15, 2010
 - Selections Spring 2011
 - Award Summer 2011

- **Questions?**
 - Monica Smith, Brownfields Section Chief
214-665-6780 or via email smith.monica@epa.gov
 - 1-800-533-3508 and ask for the Brownfields Team

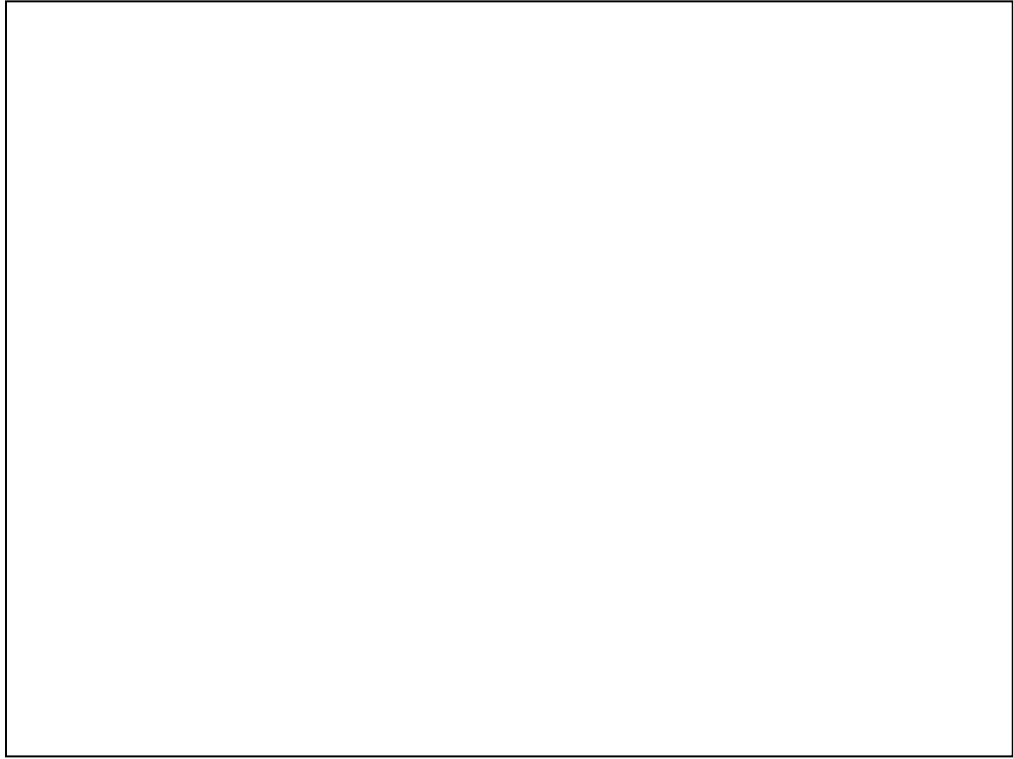


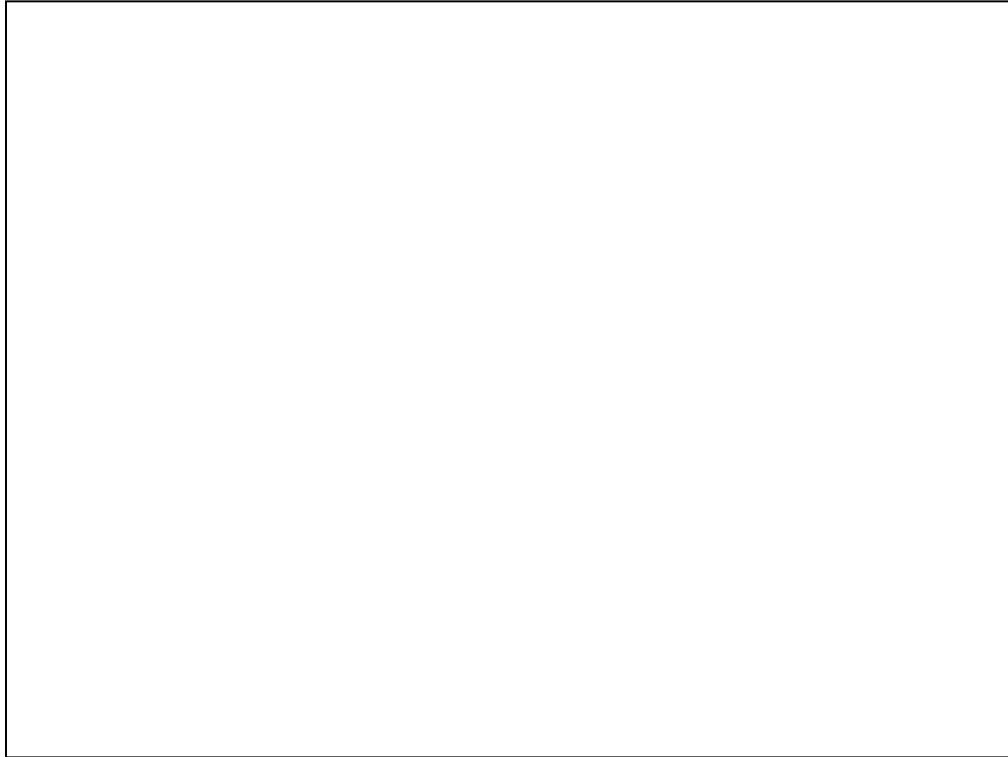






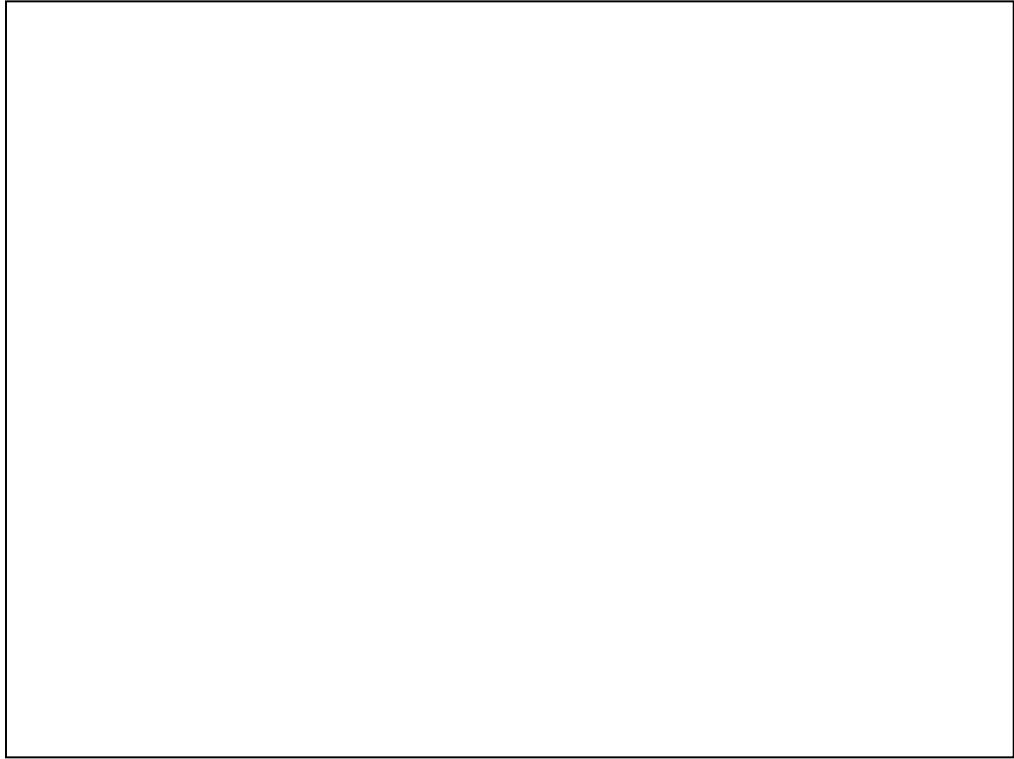


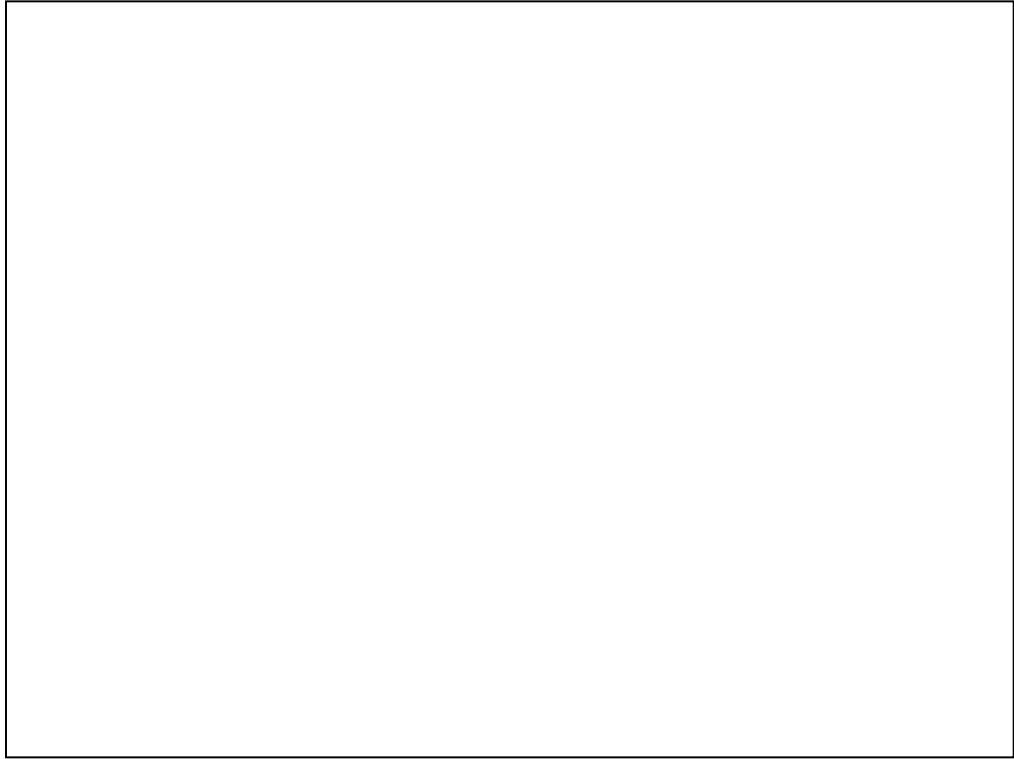




The American Recovery and Reinvestment Act of 2009 includes a provision granting \$100 million to the EPA Brownfields Program for clean up, revitalization, and sustainable reuse of contaminated properties. Job Training grants are a key component of funds being awarded.

On March 19, 2009, EPA issued a request for applications (RFA) from eligible governmental entities and nonprofit organizations to provide environmental job training projects that will facilitate job creation in the assessment, remediation, or preparation of brownfields sites for sustainable reuse. The closing date for receipt of applications is April 20, 2009.







Non-Required Training Examples:

Mold Remediation

Energy Auditing

Weatherization

Heavy Machinery Operations

Industrial and Oil Spill Response

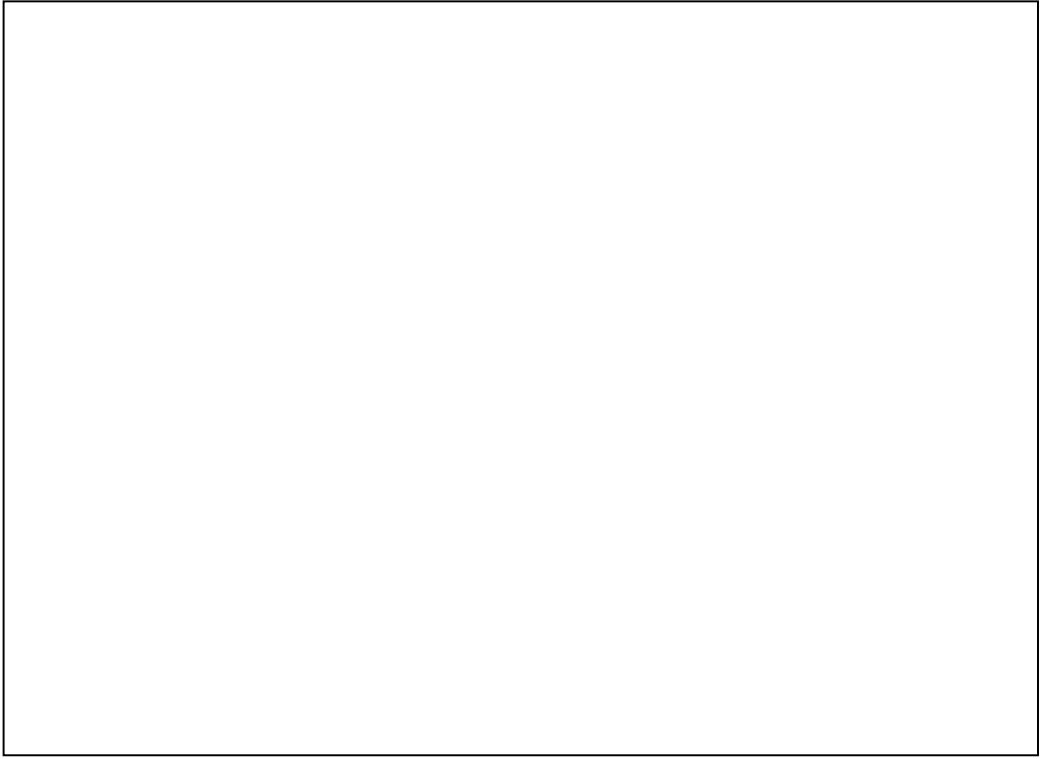
Native Plant Revegetation

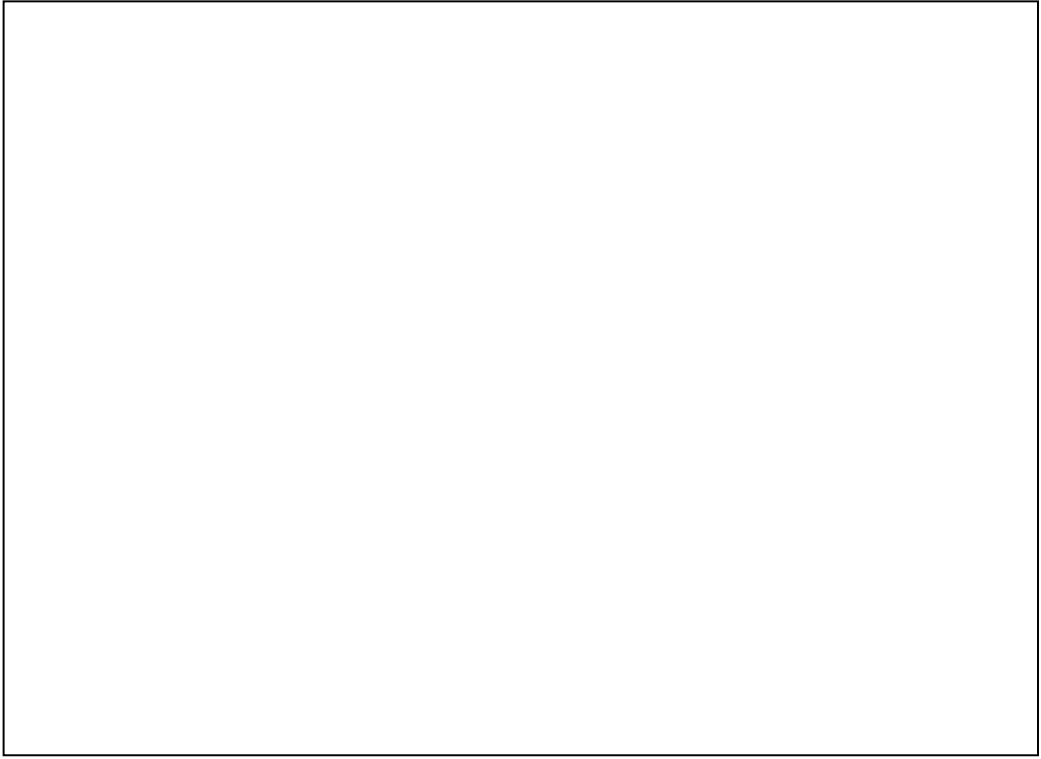
Low-Impact Development

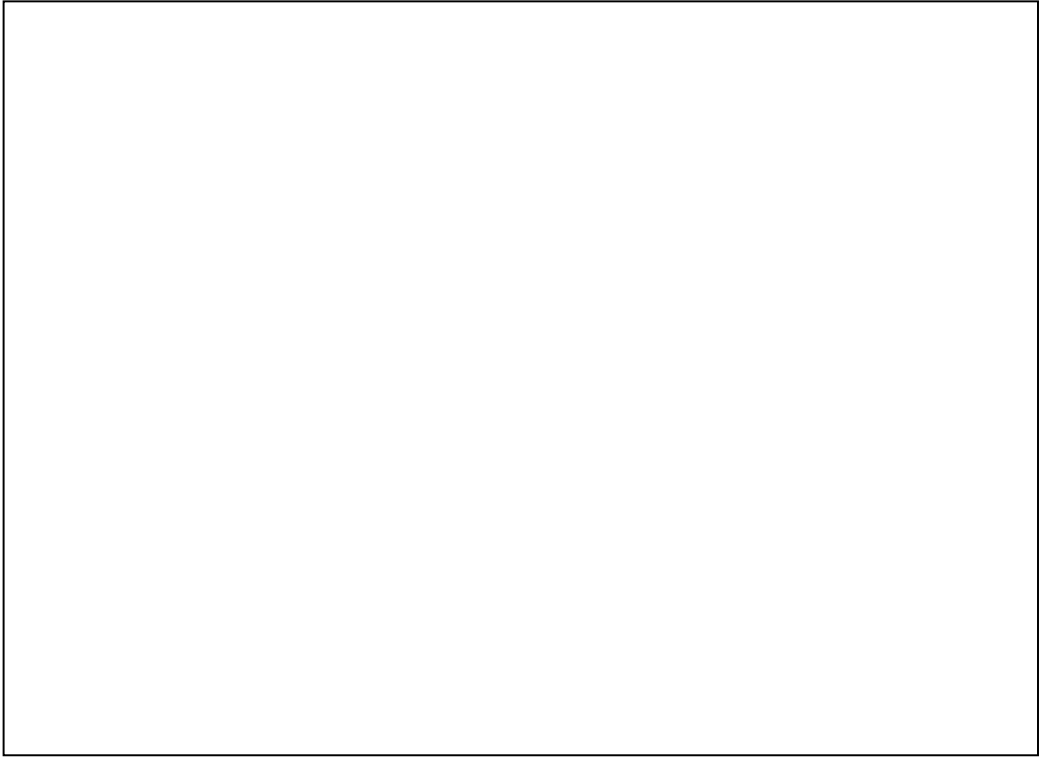
Green Building Design

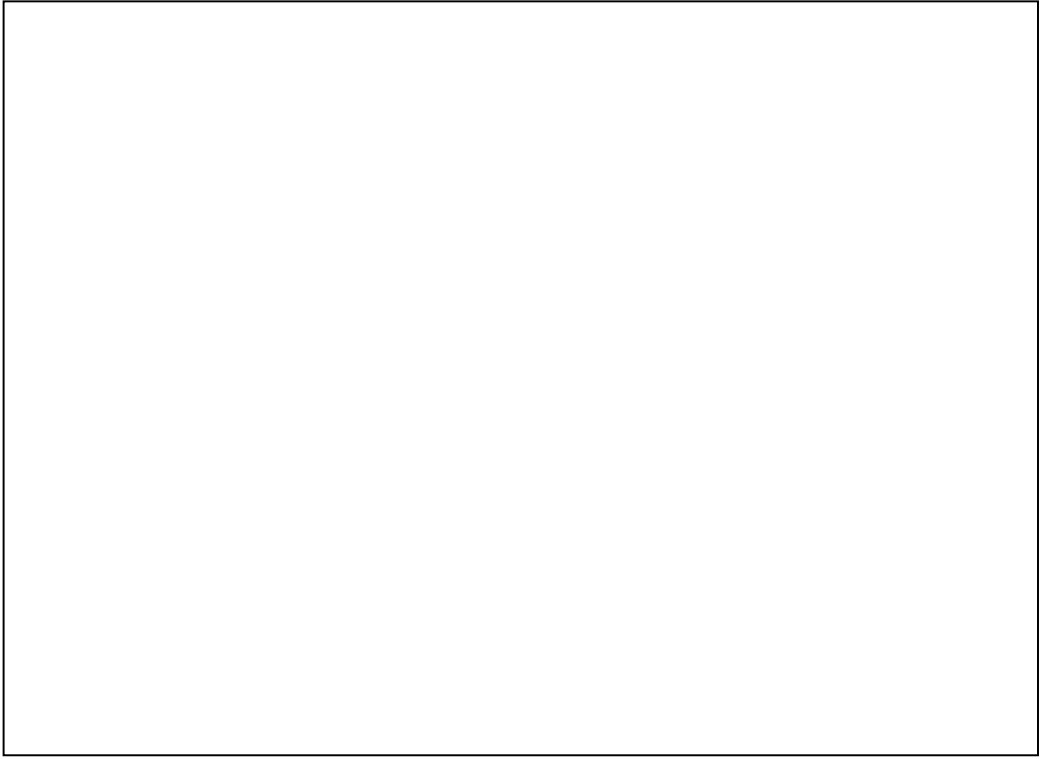


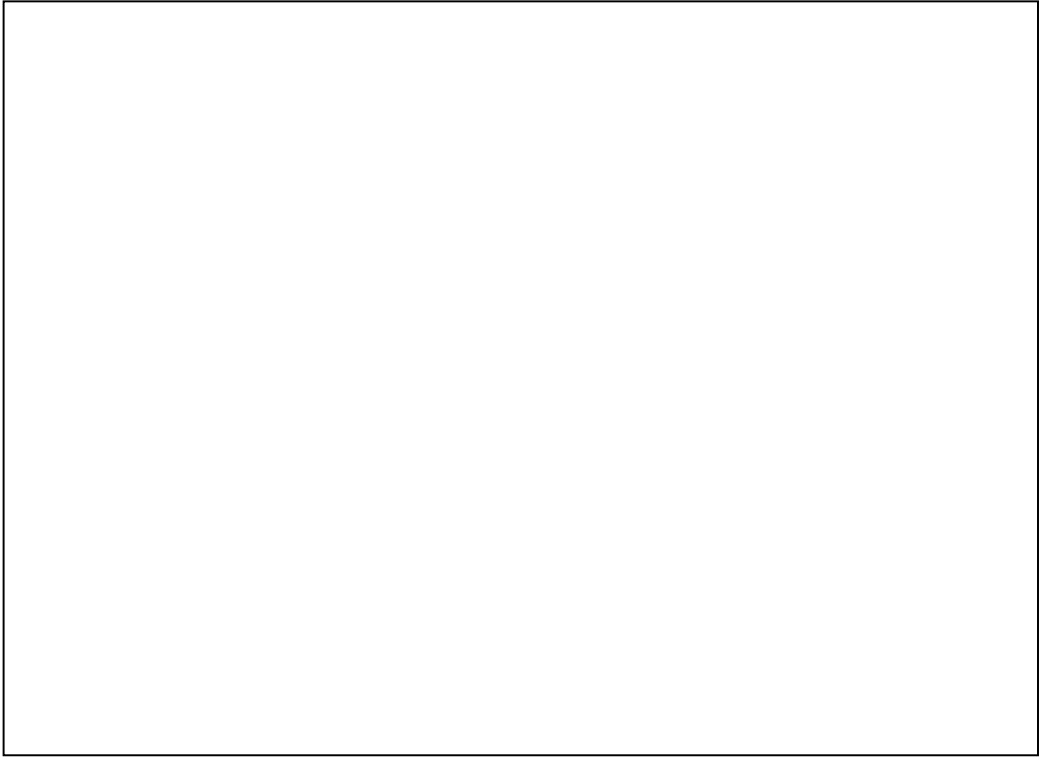


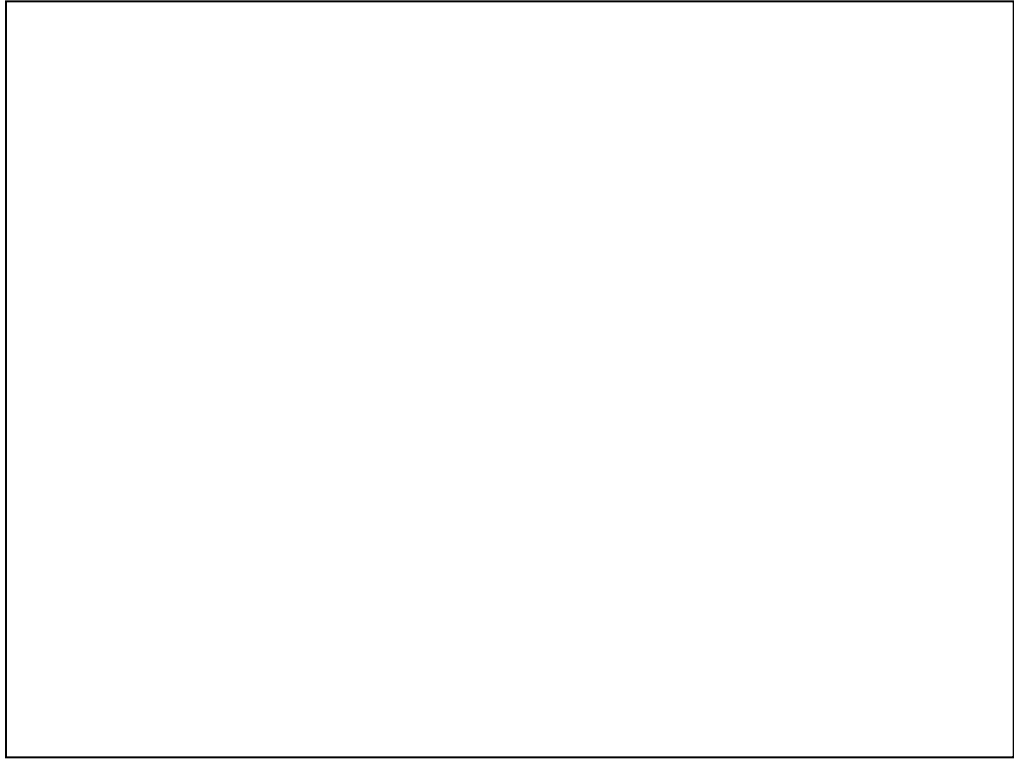


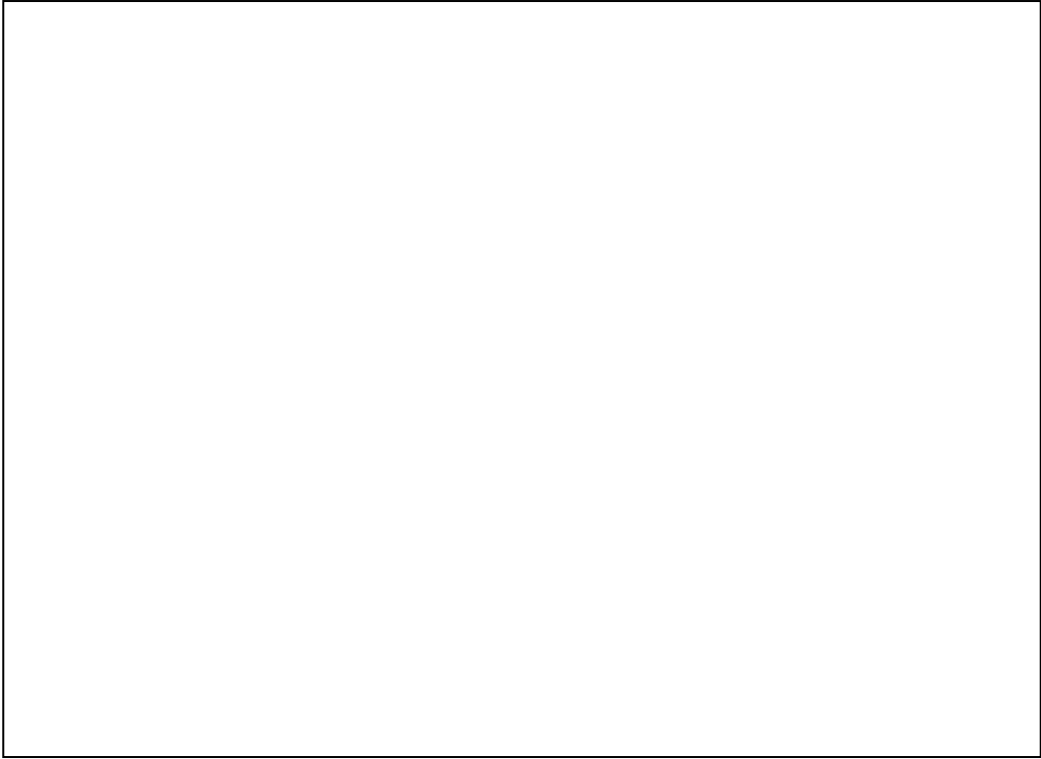


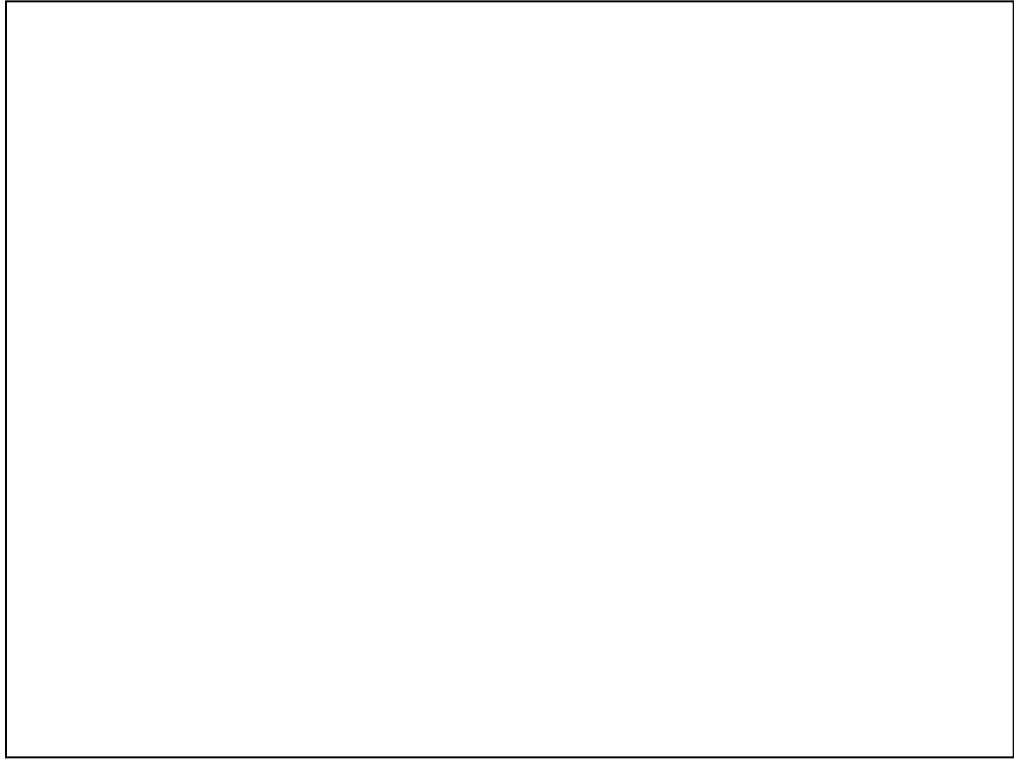












TBA, Liability and AAI

For Your Protection

FREE SERVICES

➤EPA and/or States provides Environmental Site Assessment to local governments and non profits

- Inventories – compiles a list of possible properties
- Phase I- a report prepared which identifies potential or existing environmental contamination liabilities
- Phase II – the purpose is to evaluate the recognized environmental conditions identified in the Phase I ESA through a sampling of the site
- Cleanup planning activities
- Provided on a year round basis

Targeted Brownfields Assessments (TBA)



How to request a Targeted Brownfields Assessment

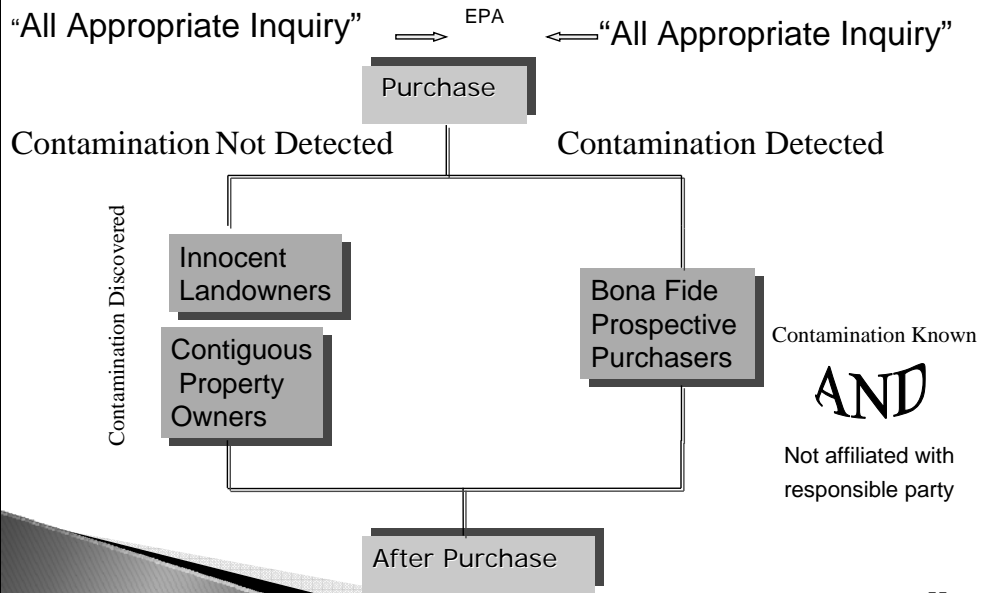
- Submit request to EPA R6 Brownfields Section Chief

Smith.monica@epa.gov

- EPA evaluates/approves request
- Environmental Site Assessment is performed
- Final report is issued to non-profit

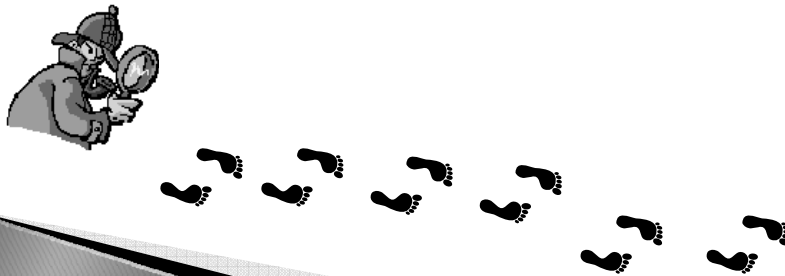
Note: EPA will offer the States or local Brownfields Assessment Programs the right of first refusal before performing the requested ESA.

Liability Protection



ALL APPROPRIATE INQUIRY = Phase I Environmental Site Assessment

All Appropriate Inquiry (AAI) or Phase I environmental site assessment (ESA) is the process of evaluating a property for potential environmental contamination and assessing potential liability for any contamination present at the property



AAI=PHASE I ESA WHEN?

- ▶ BEFORE acquiring the property
- ▶ Conducted or updated within **1 YEAR** prior to acquisition
- ▶ Update within **180 DAYS** prior to acquisition

Region 6 Success Story Albuquerque High School Lofts, NM

Before

Interior Asbestos



After



- TBA Assistance
- Historic renovation into 70 apts
- \$4M leveraged redevelopment

58

- XX Acres
- 100 jobs created
- XX loft units developed
- \$ leveraged redevelopment

Region 6 Success Story Skirvin Hotel, Oklahoma City, OK



- RLF Grant Assistance
- Historic hotel
- \$66M leveraged redevelopment

59

- 1.45 acres
- Old hotel, vacant for years
- Hilton, 525 rooms
- \$66M leveraged redevelopment

Region 6 Success Story Public Safety Building, Greenville, TX



Before
Abandoned Strip Center



After

- Assessment Grant Assistance
- Over 20 New Businesses
- \$2.5M Leveraged Redevelopment

- 75 acres
- \$3B leveraged redevelopment

National Brownfields Conference



- ▶ April 3–5, 2011
- ▶ Pennsylvania Convention Center
- ▶ www.brownfields2011.org

Resources & Feedback

- To view a complete list of resources for this seminar, please visit the **Additional Resources**
- Please complete the **Feedback Form** to help ensure events like this are offered in the future

The screenshot shows a web form titled "U.S. EPA Technical Support Project Engineering Forum Green Remediation: Opening the Door to Field Use Session C (Green Remediation Tools and Examples) Seminar Feedback Form". The form includes fields for "First Name", "Last Name", "Email Address", and "Date of Seminar". A checkbox labeled "Please send a copy of my feedback confirmation as a record of my participation to this address" is highlighted with a red circle and an arrow. The form also contains a "Delivery Notice" section at the bottom.

Need confirmation of your participation today?

Fill out the feedback form and check box for confirmation email.