

EPA Brownfield Grants

Tools for Reuse, Redevelopment & Revitalization



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Environmental



Facilities



Geotechnical



Materials

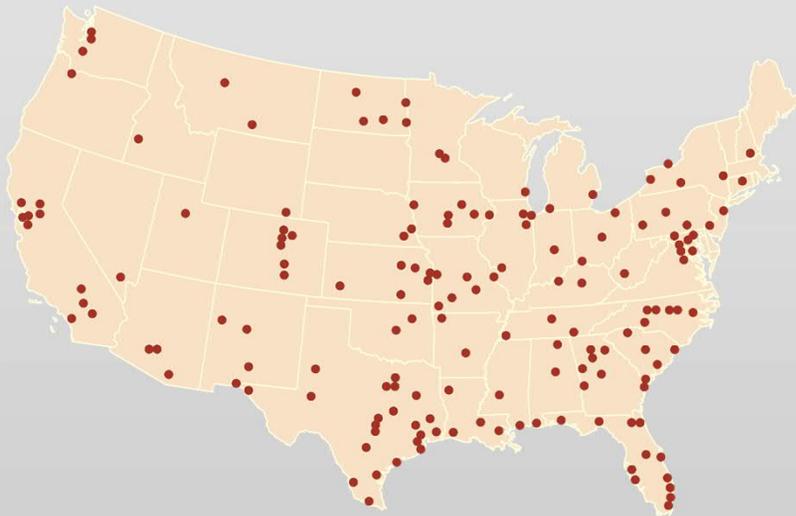
Introduction

- Amanda M. Herrit, M.S., Senior Environmental Scientist
 - 17 years; 12 years managing Brownfield projects
 - EPA Region 4 Brownfields experience – Assessment, Cleanup, and Revolving Loan Fund Grants
 - Serves as Project Manger of the Columbus Consolidated Government, GA; EPA Brownfield Assessment and Cleanup Grants



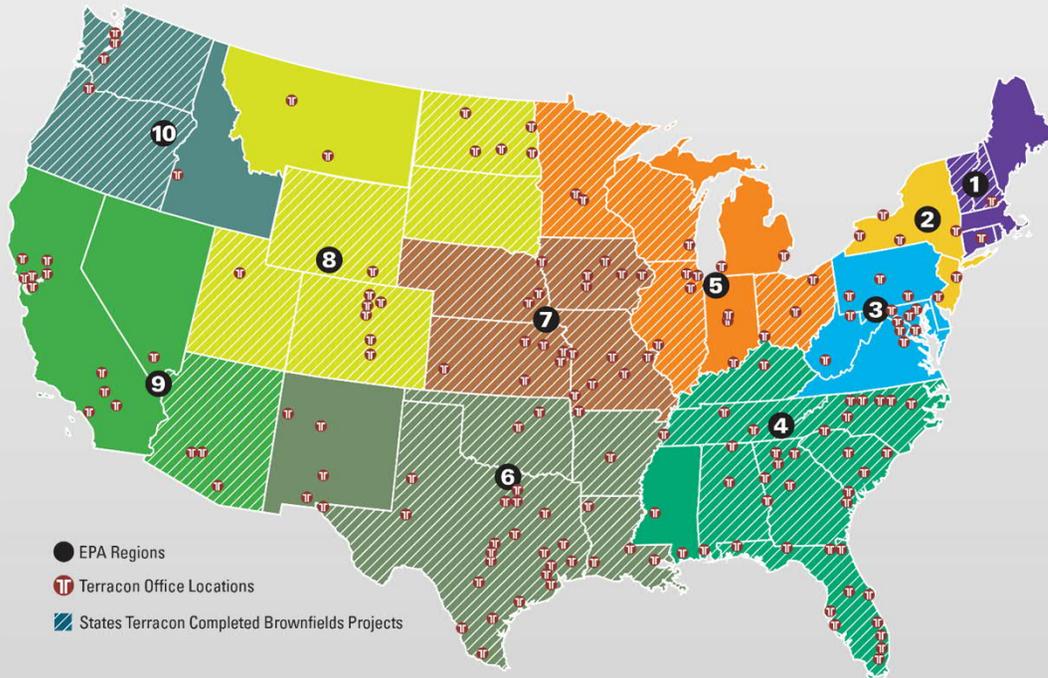
Terracon Company Background

- Established in 1965
- 100% employee-owned firm
- Environmental, Facilities, Geotechnical, & Materials Services
- 5,000+ employees, over 150 offices nationwide



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Terracon – Brownfield Grant Experience



- Our 1st EPA Brownfield Assessment Demonstration Pilot in 1998
- 265 Cooperative Agreements funded projects in 8 EPA Regions
- Brownfield projects are subject to EPA audits - Terracon has experienced \$0 ineligible expense, \$0 client overruns
- ~\$40,000,000 Terracon "Staff" assisted in obtaining grant funding
- 64% grant writing success rate, well over industry standard of 30%

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PARTICIPATED ON MORE PHOENIX AWARD WINNING TEAMS THAN ANY OTHER CONSULTANT



<p>1998 The Quarry Development EPA NATIONAL GRAND PRIZE</p>	<p>1998 The Quarry Retail Center EPA REGION 5 AWARD</p>	<p>1998 The Quarry Retail Center EPA NATIONAL PEOPLE'S CHOICE</p>	<p>1999 John Deere Commons EPA NATIONAL TOP TEN RUNNER UP</p>
<p>1999 John Deere Commons EPA REGION 5 AWARD</p>	<p>2001 Victory/American Airlines EPA REGION 6 AWARD</p>	<p>2001 Victory/American Airlines EPA NATIONAL PEOPLE'S CHOICE</p>	<p>2005 Ice Harbor/Port of Dubuque EPA REGION 7 AWARD</p>
<p>2005 Phalen Corridor Development EPA NATIONAL GRAND PRIZE</p>	<p>2005 Phalen Corridor Development EPA REGION 5 AWARD</p>	<p>2005 Phalen Corridor Development EPA NATIONAL PEOPLE'S CHOICE</p>	<p>2006 Heifer International World Headquarters EPA REGION 6 AWARD</p>
<p>2007 Iowa River Landing EPA REGION 7 AWARD</p>	<p>2007 Iowa River Landing EPA 1st RUNNER UP GRAND PRIZE</p>	<p>2010 Dell Center Revitalization EPA REGION 6 AWARD</p>	<p>2017 New Bohemia District Redevelopment EPA REGION 7 AWARD</p>

“They seek to recognize innovative yet practical remediation & development projects, which bring blighted, old commercial & industrial sites back to productive use ... **These groups have figured it out - & they are national models for each one of us.**”

GMRC Brownfield Program



- 2019 – GMRC formed a Brownfield Coalition with Commission Members
- 2019 – GMRC submitted an EPA Brownfield Assessment Coalition Grant Application
- 2020 – Brownfield Education Opportunities

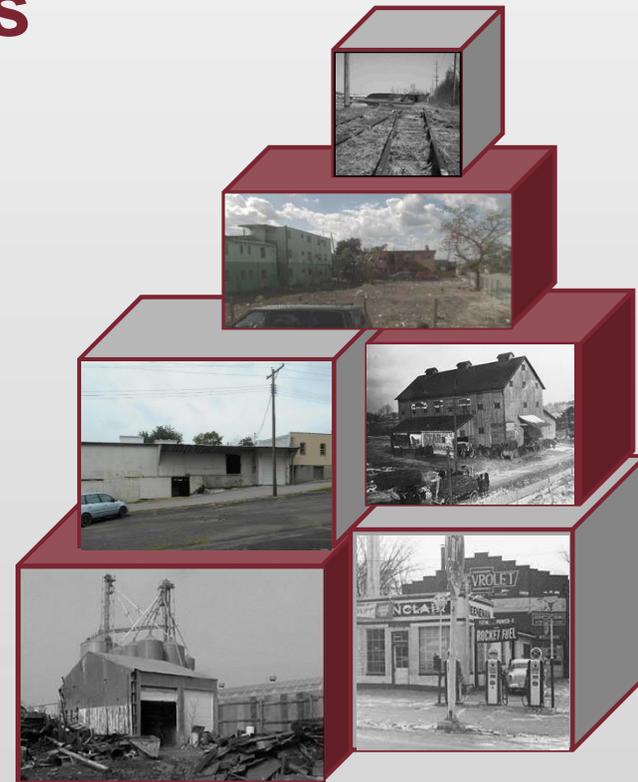


BROWNFIELDS

“Brownfields are 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.”

Brownfield Examples

- Dry Cleaners
- Former Gas Stations
- Landfills
- Illicit dump sites
- Industrial Properties
- Abandoned buildings
- Junk Yards
- Vacant Properties
- Mine scarred and adjacent lands
- Rail yards and adjacent facilities



Benefits of Brownfield Program



- **Redevelopment Opportunities**
Knowledge of true site conditions makes property more marketable for redevelopment.

Benefits of Brownfield Program

- Owner/Developer Benefits

“We don’t need clean property, we need property in which we can have a high degree of confidence that there are no surprises and the worst (environmental) delays are behind us when we arrive.”

- Private Developer, 2001.



Benefits of Brownfield Program

- Community Benefits

Redevelopment of Brownfield properties in your neighborhood can....

- Facilitate jobs
- Increase local tax base
- Help utilize existing infrastructure
- Reduce blight
- Improve & protect the environment



Before



After

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EPA Brownfield Assessment Grants

Grant Tasks

- Community Outreach
- Site Inventory
- Phase I Environmental Site Assessment (ESA)
- Phase II ESA
- Cleanup/Reuse Planning



What is an Environmental Site Assessment (ESA)?



Phase I ESA

- Inspection of the property
- Interview of site owners and/or neighbors
- Review of environmental records
- Review of historical records



Phase I ESA



- Phase I ESAs that follow ASTM guidelines (E1527-13) are consistent with the requirements of AAI and may be used to comply with the AAI rule.
- Phase I ESA Objective – to identify RECs in connection with the property.
- Phase I ESAs do not apply to single-family residences or apartment complexes of four units or less.

Phase I ESA

The process to determine if a particular parcel of real property (including improvements) is subject to recognized environmental conditions (RECs).

What is a Recognized Environmental Condition (REC)?

REC is defined as:

The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

- Due to a release to the environment
- Under conditions indicative of the environment
- Under conditions that pose a material threat of a future release to the environment

Phase I ESA

Under CERCLA, persons may be held strictly liable for cleaning up hazardous substances at properties that they either currently own or operate or owned or operated in the past. Strict liability under CERCLA means that liability for environmental contamination may be assigned based solely on property ownership. CERCLA provides several types of liability protections for landowners and prospective purchasers of real property:

- (1) an innocent landowner,
- (2) a contiguous property owner,
- (3) a bona fide prospective purchaser, or
- (4) a government entity that acquired the property involuntarily through bankruptcy, tax delinquency, or abandonment, or by exercising its power of eminent domain.

To claim protection from liability as an innocent landowner, contiguous property owner, or bona fide prospective purchaser, property owners, including state and local governments, must conduct ***all appropriate inquiries*** prior to acquiring the property.

Phase II ESA

- Collection of samples from site
- Investigation to understand if site is contaminated
- Determines if suspected contaminants are present



Phase II Site Testing

Cleanup/Reuse Planning



- Analysis of Brownfields Cleanup Alternatives (ABCAs) resulting from Phase II ESA findings; or Brownfields Reuse Plans, as per the EPA Work Plan for this grant.
- The ABCAs will also serve as the *framework* for Remedial Action Plans.

Tools for Community Revitalization Case Study – Columbus, Georgia



Columbus
Consolidated
Government
was awarded a

\$300,000

Brownfield
Assessment Grant



Brownfields 2017 Assessment Grant Fact Sheet Columbus Consolidated Government, GA

EPA Brownfields Program

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is 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. In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed to help states and communities around the country clean up and revitalize brownfields sites. Under this law, EPA provides financial assistance to eligible applicants through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

Assessment Grants

\$200,000 for hazardous substances

\$100,000 for petroleum

EPA has selected the Columbus Consolidated Government for two brownfields assessment grants. Community-wide hazardous substances and petroleum grant funds will be used to conduct 14 Phase I and eight Phase II environmental site assessments, and prepare four cleanup plans. Grant funds also will be used to support community outreach activities.

Contacts

For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the EPA Brownfields Web site (<http://www.epa.gov/brownfields>).

EPA Region 4 Brownfields Team

(215) 814-3173

EPA Region 4 Brownfields Web site

(<https://www.epa.gov/brownfields/brownfields-and-land-revitalization-alabama-florida-georgia-kentucky-mississippi-north-0>)

ida-georgia-kentucky-mississippi-north-0)

Grant Recipient: Columbus Consolidated Government, GA

(706) 225-3918

The information presented in this fact sheet comes from the grant proposal; EPA cannot attest to the accuracy of this information. The cooperative agreement for the grant has not yet been negotiated. Therefore, activities described in this fact sheet are subject to change.

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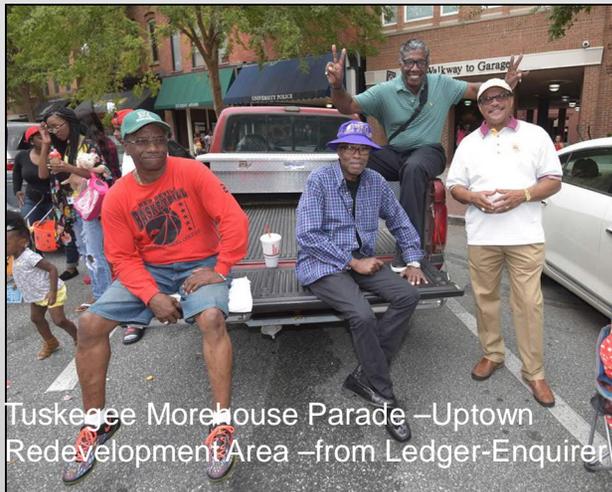
Tools for Community Revitalization Case Study – Columbus, Georgia



Columbus Waterfront-Uptown Redevelopment Area



Columbus Children's Book Festival –
MidTown Redevelopment Area



Tuskegee Morehouse Parade –Uptown
Redevelopment Area –from Ledger-Enquirer

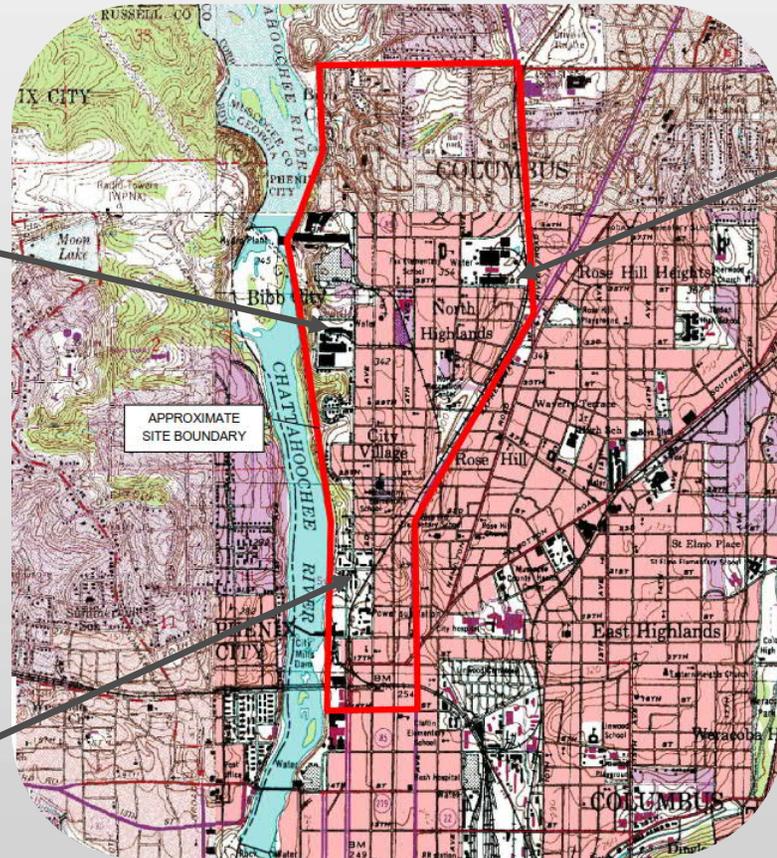


2nd Avenue Corridor

Community Wide Assessment Grant



Bibb Village*



North Highlands



City Village*

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* Historic mill pictures from Columbus State University archives.



S&R
RESTAURANT
-N-
LOUNGE



HOT WINGS
HAMBURGERS
FRIES
BEER
MIX DRINKS

S&R
RESTAURANT
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LOUNGE

SAVE YOUR EVENT HERE!

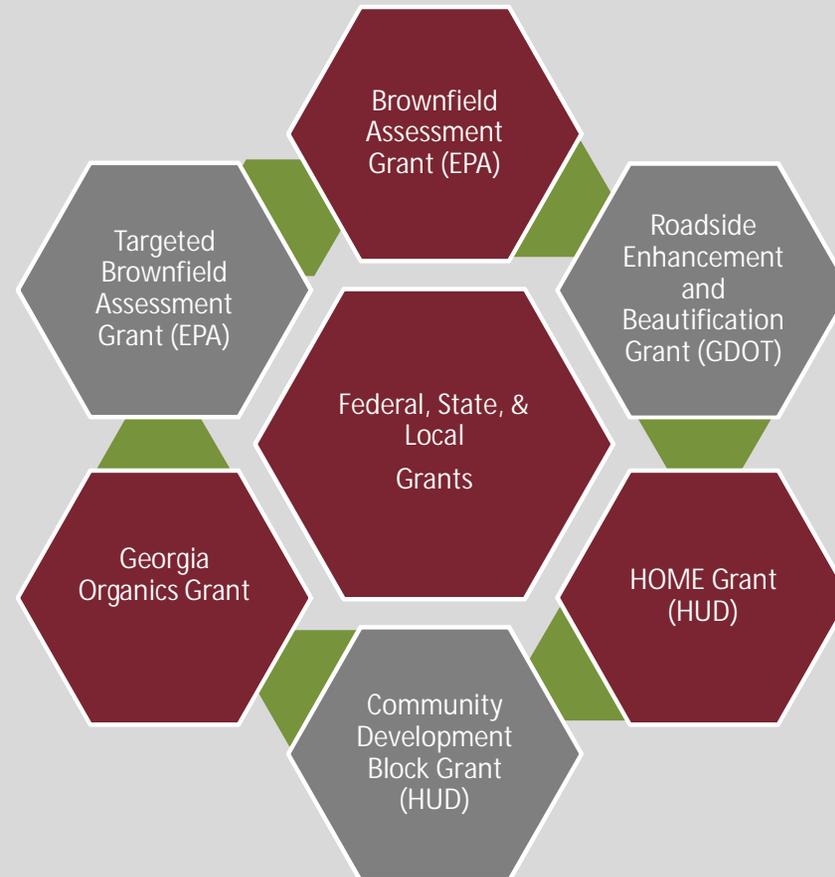


Anne's
Estate Auctions
653-9006

Tools for Community Revitalization



Tools for Community Revitalization – Federal, State, and Local Grants



Tools for Community Revitalization – Community-Based



Georgia Brownfield Program



GEORGIA BROWNFIELD PROGRAM Brownfield Eligibility Form	
REQUIRED ELEMENTS	
<input type="checkbox"/>	Purchase date or closing date for real estate transaction (mm/dd/yyyy)
<input type="checkbox"/>	Due date for submission of the final prospective purchaser compliance status report (mm/dd/yyyy)
<input type="checkbox"/>	A \$3,000 application fee in the form of a check payable to the GA Department of Natural Resources .
<input type="checkbox"/>	A Legal Description for the subject property, or if not currently available, other documents such as a copy of a Tax Plat or other figure show property boundary.
<input type="checkbox"/>	Two (2) paper copies of the prospective purchaser corrective action plan (PPCAP) or prospective purchaser compliance status report (PPCSR) and one (1) disc (CD or DVD) copy in a searchable document, preferably a PDF (portable document format).
BROWNFIELD PROPERTY INFORMATION	
PROPERTY STREET ADDRESS _____	
CITY _____	COUNTY _____ ZIP _____
TAX PARCEL NUMBER(s) _____	PROPERTY NAME (if applicable) _____
SIZE (Acres) _____	LATITUDE _____ LONGITUDE _____
PLEASE CHECK ALL OF THE FOLLOWING THAT APPLY.	
<input type="checkbox"/>	Underground Storage Tanks
<input type="checkbox"/>	Currently on Site (includes tanks that were closed in place)
<input type="checkbox"/>	Removed -- Provide date of "No Further Action" letter _____
<input type="checkbox"/>	Landfills or buried debris (past or present)
<input type="checkbox"/>	MDA Release Notification Provide date Notification was filed _____
<input type="checkbox"/>	Date of non-listing letter (if applicable), _____
<input type="checkbox"/>	Listing date _____ and HSI Site Number _____
PROSPECTIVE PURCHASER INFORMATION	
NAME _____	TITLE _____
COMPANY (if applicable) _____	
ADDRESS _____	CITY _____ STATE _____ ZIP _____
PHONE _____	E-MAIL _____

Tools for Community Revitalization

Case Study – Pickens, SC



City of
Pickens, SC
was announced as a
recipient of a

\$127,000

Brownfield
Cleanup Grant



Brownfields 2016 Cleanup Grant Fact Sheet Pickens, SC

EPA Brownfields Program

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Cleanup Grant

\$127,000 for hazardous substances

EPA has selected the City of Pickens for a brownfields cleanup grant. Hazardous substances grant funds will be used to clean up the former Rail Depot Property on 124 Railroad Street. Originally developed as a passenger train depot with railway yard and shipping warehouses as early as 1889, the 1.9-acre site expanded in the 1930s and 1960s, when it operated as a box car assembly operation until approximately 1982. The facility then provided repair services for the box cars until 1995, when it was used for railroad locomotive repair and refurbishing. The site is currently contaminated with inorganic contaminants and metals. Grant funds also will be used to support community outreach activities.

Contacts

For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the EPA Brownfields Web site (<http://www.epa.gov/brownfields>).

EPA Region 4 Brownfields Team
(404) 562-8923
EPA Region 4 Brownfields Web site
(<https://www.epa.gov/brownfields/brownfie>)

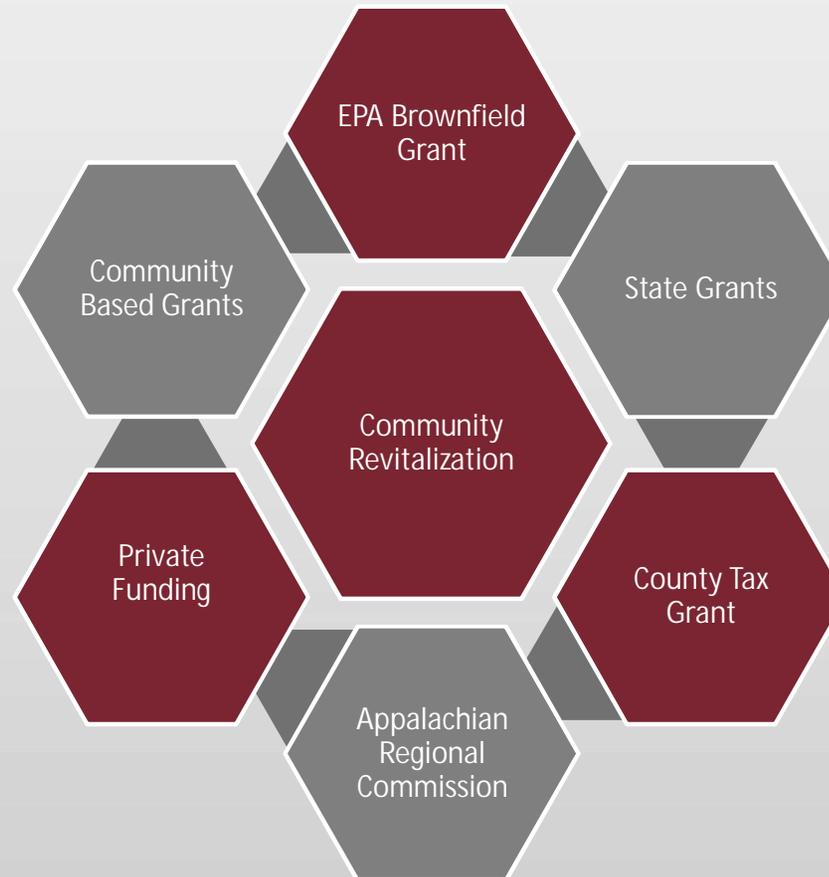
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Pickens Doodle Park



- Historic Rail Depot Building
- No Funding Available for Site
- Community Interested in Preserving History

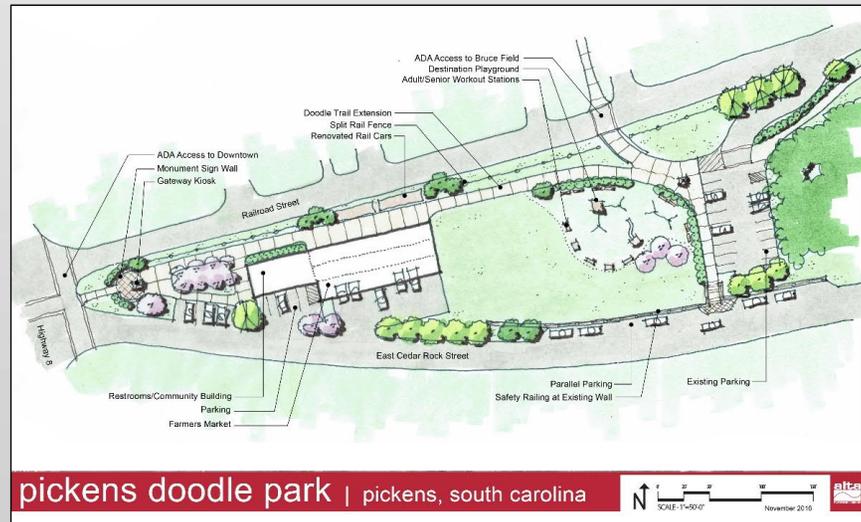
Tools for Community Revitalization



Tools for Community Revitalization

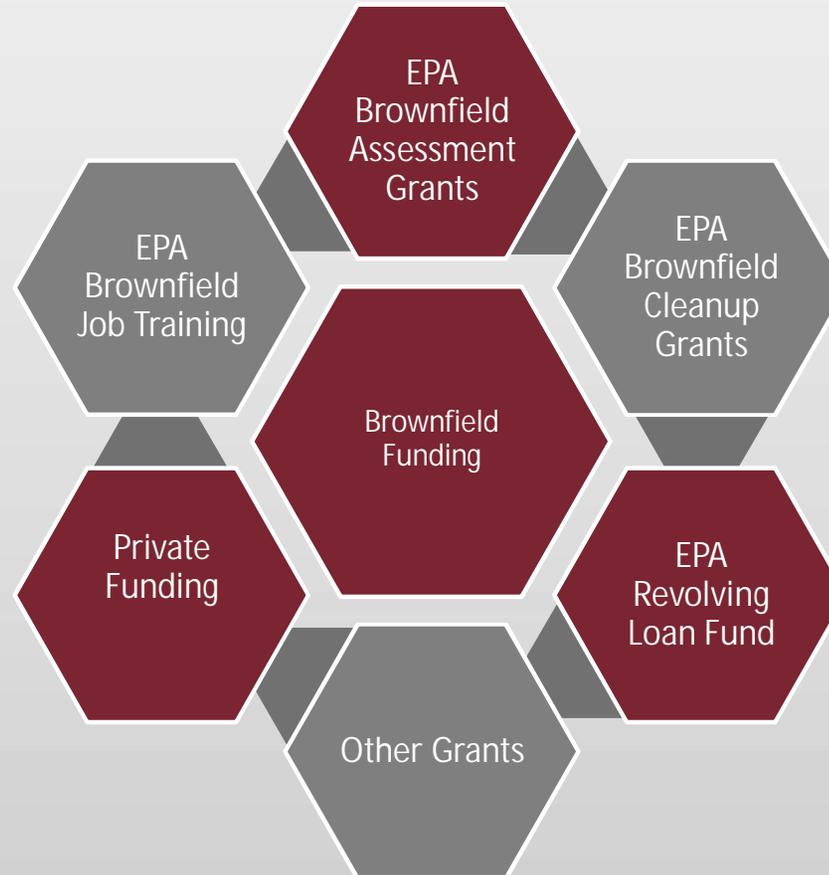


Funding Source	Amount
EPA Brownfield Clean Up Grant	\$153,000
South Carolina Recreational Trails Program Grant	\$125,000
SC Dept. of Commerce Community Development Block Grant	\$205,555
Pickens County Accommodation Tax Grant	\$7,000
Appalachian Regional Commission	\$500,000
Duke Energy Foundation Grant	\$13,000
SC Municipal Association Grant	\$20,000
SC Department of Energy	\$10,000
Private Funding	\$100,000
County Rec Funds	\$50,000
GPATS TAP Grant	\$509,907
Total Funding	\$1,693,462



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Tools for Community Revitalization Case Study – Chattanooga, TN



Tools for Community Revitalization Success Stories



- Chattanooga Housing Authority (McCallie Homes)
- Former Scholtz Tannery
- EPB (Former Cavalier Facility)

Tools for Community Revitalization McCallie Homes



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Tools for Community Revitalization Former Scholtz Tannery



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Tools for Community Revitalization

EPB



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Amanda M. Herrit, M.S.
Senior Environmental Scientist
Amanda.Herrit@terracon.com

Belinda Richard
National Brownfields Program
Manager
Belinda.Richard@terracon.com

Terracon

**RESPONSIVE.
RESOURCEFUL.
RELIABLE.**

Becky Horace, MPA
Grants Coordinator
Becky.Horace@terracon.com

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Environmental



Facilities



Geotechnical



Materials