BROWNFIELDS
AND
LAND REVITALIZATION

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What is a Brownfield?

- A property whose full use is hindered by fears of environmental contamination

- Could be:
  - Old industrial or manufacturing sites
  - Commercial or retail establishments
  - Gas stations or petroleum sites
  - Controlled substances
  - Mine-scarred lands
What are the fears?

- Sites are dirty, trashed, clearly used
- “Real” Contamination:
  - In the buildings
  - In the soil
  - In the water
- Once I buy the property:
  - I’m responsible for cleaning it up
Brownfields Legislation

- Brownfields Initiative began in mid-1990s
  - Funding to a number of pilot communities
  - Quickly grew in popularity
    - Hundreds of communities
- Small Business Liability Relief and Brownfields Revitalization Act of 2002:
  - “Official” program
  - Authorized $250 million per year
What do we do?

- EPA provides grants to communities
  - Assess them for contamination
  - Clean them up
  - Establish loan funds for others to clean them up
  - Job training
- Fund State programs
- Provide technical assistance
Brownfields & Revitalization Programs
Benefit Communities...

- Reduces blight and revitalizes urban areas
- Removes stigma of contamination
- Restores pride in community
- Creates tax revenue
- Creates jobs

Northern Liberties, Philadelphia
Brownfields & Revitalization Programs
Bring Environmental Benefits

- Revitalizes neighborhoods
- Reduces health risks
- Protects/creates greenspace
- Reduces sprawl
- Promotes sustainability

Northern Liberties, Philadelphia
Every Acre of Brownfields Developed

Saves 4 1/2 Acres of Greenfields
The Brownfields Law:

Provides grants for assessment, cleanup, and job training

Provides grants for the establishments of revolving loan funds

Provides grants to States

Provides liability relief
How does EPA’s Brownfields Program do this?

- Grants for Assessment, Cleanup, Training
- Grants for Revolving Loan Funds
- Grants to State Partners
- Direct Targeted Brownfield Assessments
- Training Workshops and Conferences
- Stakeholder Coordination & Support
- Land Revitalization Initiatives
- Outreach and Communication
- AAI, Innocent/Adjacent Landowner, BFPP
CERCLA Liability Protection

Congress designed CERCLA to ensure that those who caused the pollution, rather than the general public, pay for the cleanup. Under CERCLA, liability for cleanups is very strict and specific.

However, the law also provides various forms of liability protection. A party who satisfies certain statutory provisions can avoid CERCLA liability.

CERCLA Liability Protection is offered to:

- Contiguous Property Owners
- Bona Fide Prospective Purchasers
- Innocent Landowners
- Brownfields Grant Recipients
EPA Brownfields Funding

Competitive Grants, overhead and other assistance
$116 million

States & Tribes
$50 million

ASSESSMENT GRANTS

CLEANUP REVOLVING LOAN FUND GRANTS

DIRECT CLEANUP GRANTS

JOB-TRAINING GRANTS

TARGETED BROWNFIELDS ASSESSMENTS

STATE & TRIBAL RESPONSE PROGRAM GRANTS
Competitive Brownfields Grants

- Assessment
- Cleanup
- Job Training
- Revolving Loan Fund
EPA Collaborates

- state partners
- redevelopment authorities
- economic development agencies
- metropolitan planning organizations
- Indian Tribes
- municipalities
- counties
- schools
- nonprofit organizations
# Grant Amounts Available

<table>
<thead>
<tr>
<th>Grant Type</th>
<th>Amounts</th>
<th>Conditions</th>
</tr>
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<tbody>
<tr>
<td><strong>Assessment Grants</strong></td>
<td></td>
<td></td>
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<tr>
<td>(Hazardous)</td>
<td>$200,000.</td>
<td>Community-Wide</td>
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<tr>
<td></td>
<td>$350,000.</td>
<td>Site-Specific</td>
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<tr>
<td>(Petroleum)</td>
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</tr>
<tr>
<td><strong>Cleanup Grants</strong></td>
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<td></td>
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<tr>
<td></td>
<td>$200,000. per site</td>
<td>20% Cost Share Limit 3 per year</td>
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<tr>
<td><strong>Revolving Loan Fund Grants</strong></td>
<td>$1,000,000. per eligible entity</td>
<td>40% can be used for subgrants of up to $200K per year</td>
</tr>
<tr>
<td><strong>Job Training Grants</strong></td>
<td>$200,000.</td>
<td>Limited to areas served by one of the other grants</td>
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Assessments

- $200,000 grants per site
  - Phase I: record reviews, site visit
  - Phase II: sampling, analysis
  - Phase III: cleanup/remediation planning
  - Governmental entities or government-related
  - 3 year project periods
- Sometimes it’s all they need
$200,000 per site (requires a cost share)
- Conduct actual cleanup of contamination
  - Indoor contaminants
  - Soil and groundwater
- Governmental entities and nonprofit organizations
- 3 year project periods
- Applicant must own the property
Revolving Loan Fund Grants

- $1 million grants (requires a cost share)
  - Establish low-interest loan fund for cleanups
  - Governmental entities
    - Can loan to private parties
  - 5 year project periods
Job Training

- $200,000 grants
- For training and placing underemployed or undereducated residents
- In communities clearly impacted by brownfields
- HAZWOPER, OSHA health and safety, outreach
- Governmental entities and nonprofits
- 2-year project periods
EPA Funding to Communities

- EPA’s seed money continues to be important in getting many Brownfields projects moving.
- In 2008 EPA announced 314 new Brownfields competitive grants nationwide to 209 applicants.
  - $74 million to communities, states and tribes.
    - $38.7 million for 194 assessment grants
    - $19.6 million for 108 cleanup grants
    - $15.7 million for 12 revolving loan fund grants
Targeted Brownfields Assessments (TBA’s)

- EPA can perform direct brownfields site assessments in communities.
- Criteria
  - Site should be for public or non-profit use
  - Strong community support
  - Property owner(s) must allow access
  - Demonstrated commitments to cleanup and reuse site
- On-line application form
  - [www.epa.gov/reg3hwmd/bfs/regional/index](http://www.epa.gov/reg3hwmd/bfs/regional/index)
Some Stats

EPA's Brownfields Program has resulted in:

- more than 14,000 properties assessed
- More than 1,000 properties cleaned up
- more than 54,000 jobs reported in cleanup, construction, and redevelopment
- more than $13 billion leveraged in cleanup and redevelopment funding
- Every dollar spent on brownfields leverages about $2.50 in private investment
The Land Revitalization Program

The Land Revitalization (LR) Program compliments the Brownfields Program.

The Land Revitalization Initiative encompasses and includes all EPA cleanup programs (including NPL sites) and has as its vision the return of contaminated properties to productive use.
Revitalization Opportunities

- 1,700+ Corrective Action sites
- 6,700 RCRA Sites
- 40,000 CERLCIS sites
- 450,000+ Brownfields
- 1,500 Superfund (NPL) sites
- 100,000-200,000 LUST (abandoned)
Why is Land Revitalization Important?

- Protects human health and the environment
- Preserves green space
- Reduces sprawl
- Jobs
- Tax Revenue
- Reduces blight; revitalizes urban areas
- Community assets
- Returns property to productive use
Land Revitalization Approaches

- Ready-for-Reuse Determinations – communicate information to facilitate reuse
- Address Liability – “comfort letters”
- Sponsor property transaction forums and developers conferences
- Geographically based approaches to cleanup & reuse (i.e. watershed, urban rivers, redevelopment corridors)
- Provide funding to support projects and research
Land Revitalization Action Team

- Responds expeditiously to public and private inquiries regarding the revitalization of contaminated property where there is a Federal interest.

- Advises the interested party - or prospective property purchaser - of EPA’s statutory, fiduciary, and enforcement interests at the property.

- Provides timely, current and comprehensive property information to an interested party.

- Ensures that interested parties are aware of a site’s environmental status and receives all pertinent information needed to make an informed decision about involvement with a property.
CAN DO Cranberry Creek Site
Hazelton, Pennsylvania
From dumps to office parks

Millenium Office Park, Conshohocken PA
Brownfields assessment grant
From strip mines and acid drainage to a picnic grounds and sculpture gardens. AMD & Art community park, Vintondale, PA.
From a 283 acre mountain of industrial slag –

To 700+ new homes

Summerset at Frick Park, Pittsburgh, PA – Brownfields assessment grant
Contaminated site in Lancaster transformed into Roberto Clemente community ball park
Roberto Clemente Park

"Anytime you have an opportunity to make things better and you don't, then you are wasting your time on this Earth." - Roberto Clemente
Internet Information

- EPA Brownfields Website
  www.epa.gov/brownfields

- EPA Region 3 Brownfields and Land Revitalization Website
  www.epa.gov/reg3hwmd/bf-lr/index.htm

- EPA Land Revitalization Website:
  www.epa.gov/landrevitalization
Other Items

Annual Brownfields Conference
- Brownfields 2009: November 16-18; New Orleans, LA
- www.brownfields2009.org

Next Grant Funding Opportunity
- November 2009

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