



EPA's Brownfields in New England

- Land and Community Revitalization •

Brownfields

EPA's Brownfields Program

November 2017



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What is a Brownfield?

- Brownfields sites 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.”
- The term “brownfields” is often used to describe a wide range of federal, state, and non-regulated sites.



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Federal Liability Protection

- Even though the Brownfields Law was passed in 2002, there are still many potential property owners who are not clear about what to do prior to purchasing property.





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Federal Liability Protection

- The Brownfields Law provides that under certain circumstances, simply owning contaminated property does not result in CERCLA liability.
- The law provides federal liability protection to a group we call “Bona Fide Prospective Purchasers” (BFPPs).
- A BFPP must do certain things prior to purchasing a property in order to be protected.
- Rule #1: Have an ASTM Phase I Assessment done prior to purchase (shelf life).



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Federal Liability Issues

- There are other things you must do as well after acquiring the property:
 - Exercise appropriate care by taking reasonable steps which includes:
 - Stopping any continuing releases
 - Preventing any threatened future releases
 - Preventing or limiting human or environmental exposure to the site.
 - Comply with land use restrictions.
 - Comply with information requests.



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Federal Liability Issues

- Paying attention and doing these things ensures a higher probability of success when you apply for an EPA cleanup grant or try to borrow funding through an EPA revolving loan fund grant.

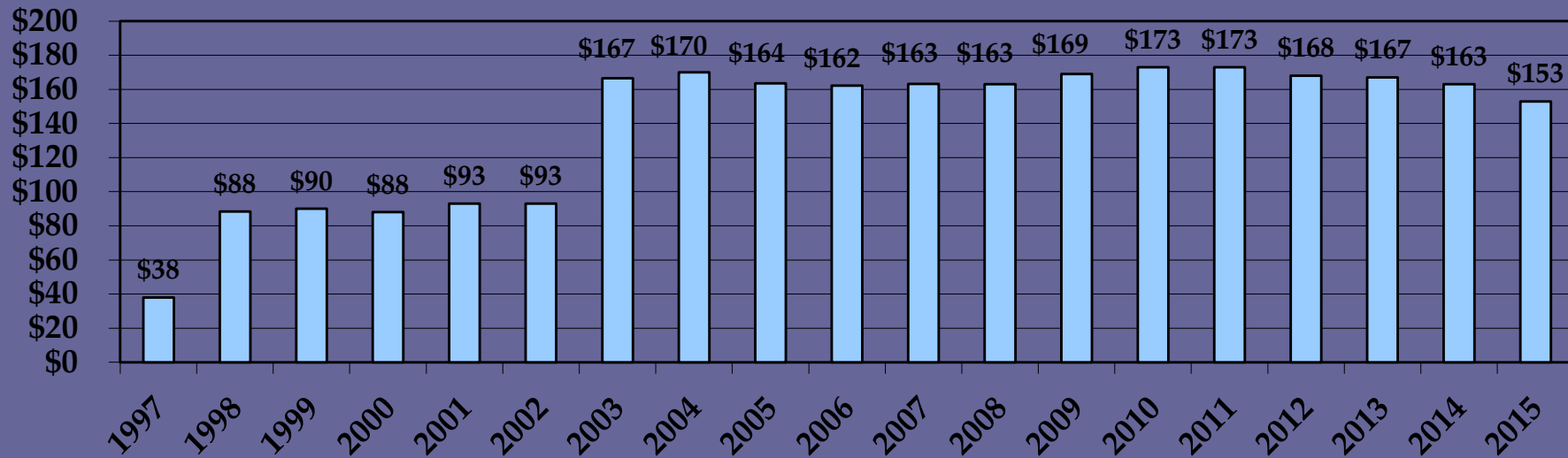




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**Annual Brownfields General Appropriation
Fiscal Years 1997 - 2015, in millions of dollars**



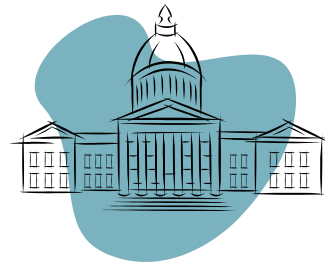


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Eligible Entities for EPA Grants

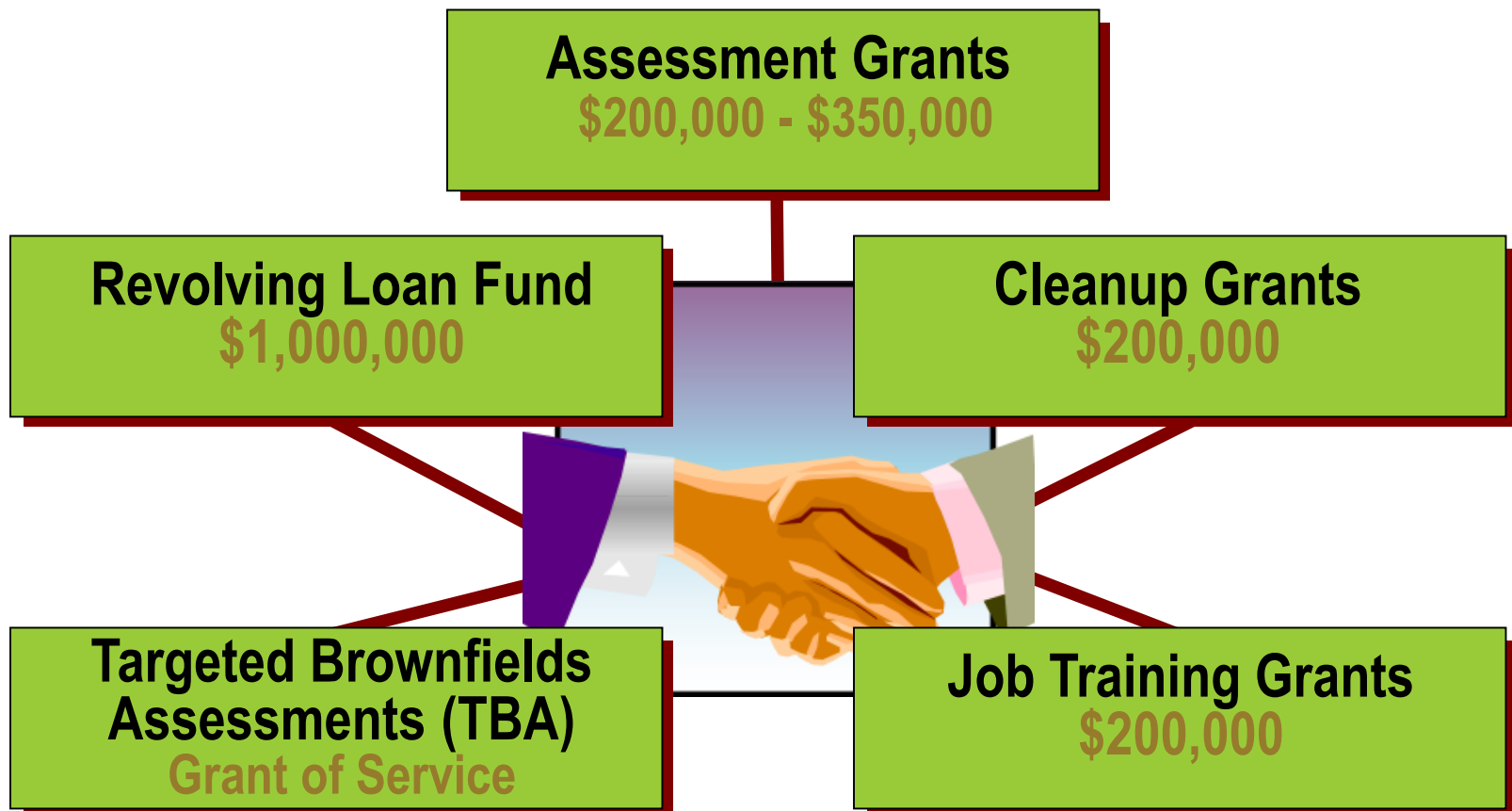
- Eligible Entities
 - States
 - General Purpose Unit of Local Government
 - Tribes
 - Redevelopment Agencies
 - Land Clearance Authority
 - Councils of Government
 - Non-profits (cleanup only)





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Coordination with States

- EPA coordinates with state environmental agencies in a number of ways:
 - State approves sites for petroleum eligibility.
 - Properties are assessed and cleaned up according to state regulations through Voluntary Cleanup Programs.
 - Some states provide staff person to assist each grantee throughout the entire performance period of the grant. This includes attending meetings and providing technical expertise and oversight.
 - EPA provides the states with funding to establish and enhance Voluntary Cleanup Programs.



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This Year's Competition

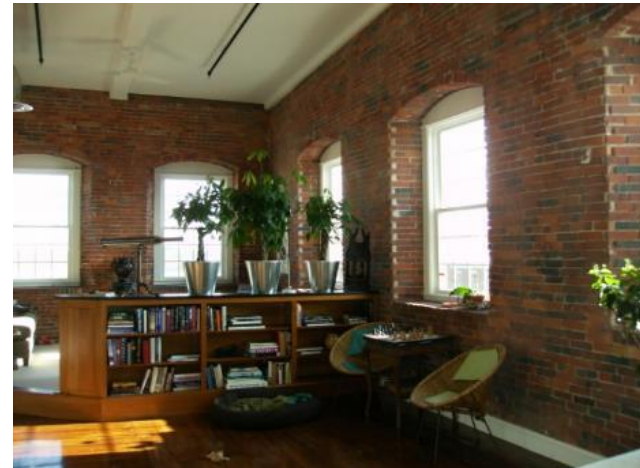
- The grant competition is held annually.
- We expect an announcement of the FY'17 awards later this month.
- We anticipate the "guidelines" will be issued in the fall with proposals due by early winter.
- Guidelines outreach sessions by EPA (Usually in October)
- Award announcements are made the following spring.



Brownfields
Success
Story
*Revolving
Loan Fund
Grants*

North Dam Mill – Biddeford, ME

- North Dam LLC (private developer)
- Cleanup utilized a \$1,000,000 RLF Loan from the Southern Maine RPC
- Transformed 300,000 SF of abandoned mill buildings into residential, commercial, and light industrial space
- Leveraged over \$6M in private investment and 40 new jobs

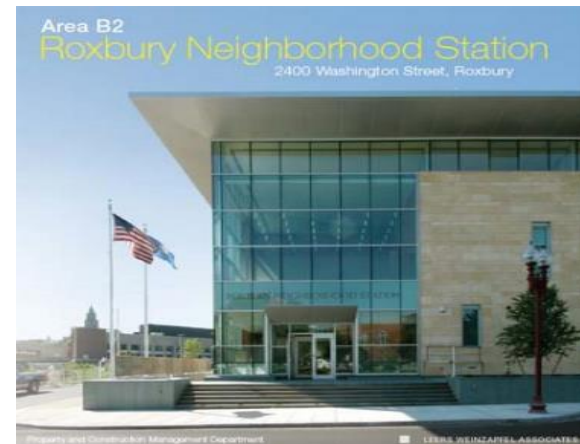




Brownfields Success Story *Targeted Brownfields Assessment*

Modern Electroplating – Boston, MA

- Former electroplating shop abandoned with extremely hazardous chemicals
- \$78,000 in EPA TBA funds used for assessment – contaminants include lead, VOCs, and asbestos
- \$200,000 EPA Cleanup Grant plus over \$6M in leveraged cleanup funding
- Redeveloped by City into new \$15M police station which opened 7/30/11





Summary of Brownfields Successes *Leveraged Activities in New England*

- \$394 million in EPA brownfields grants awarded to New England communities
- 2,671 sites have been assessed with EPA brownfields grant funds
- 340 Sites cleaned up & ready for re-use
- 16,182 jobs leveraged
- Over \$2.5 billion leveraged from cleanup, construction, and redevelopment of brownfields



Available Resources

- EPA Region 1 Brownfields Site:
<http://www2.epa.gov/brownfields/brownfields-and-land-revitalization-connecticut-maine-massachusetts-new-hampshire-rhode>
- EPA Headquarters Brownfields Site: <http://www2.epa.gov/brownfields>
- MassDEP Brownfields Site:
<http://www.mass.gov/dep/cleanup/brownfie.htm>



SAVE THE DATE!

Join us in Pittsburgh ♦ December 5-7, 2017

With pre-conference programming on December 4th



Photos courtesy of EPA

2017 NATIONAL BROWNFIELDS TRAINING CONFERENCE

Pittsburgh ♦ David L. Lawrence Convention Center ♦ December 5-7, 2017

Visit www.brownfields2017.org for more information.