

# Welcome to the Brownfield 101 Webinar!

## Housekeeping

- If you have any questions during the webinar, feel free to use the chat box and direct your questions to “All”.
- We would love to get to know you! Let us know what organization you represent!
- We will be sharing the PowerPoint presentation with all who attended after the webinar.
- The webinar will begin shortly, sit tight and grab a coffee or beverage of your choice!



# What is a Brownfield?



“...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.”\*

*\*(Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002).*

## Real Estate Development with Environmental Twist



# Superfund vs. Brownfield

**Superfund:** locates, investigates, and cleans up the worst hazardous waste sites throughout the US

**There is an urgent threat to human health.**

**Brownfields:** represent an economic or social threat, because they prevent development and stifle local economies.



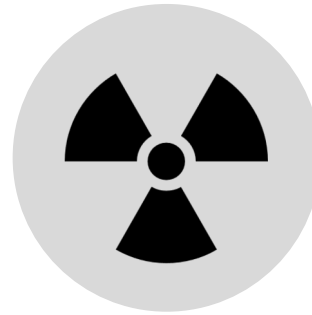
# How is Brownfield Redevelopment Beneficial to a Community?



Mitigate climate  
change by conserving  
open space



Provide housing, public  
parks and space for  
people



Clean up  
contamination that  
could impact our health



Create hundreds of  
thousands of jobs and  
billions in tax revenues



## Why is Brownfield Redevelopment Challenging?

- Liability
- Expense
- Regulations
- Clean up can feel daunting
- Numerous stakeholders and entities involved
- Involving the community
- Attracting investment



# Why is Brownfield Redevelopment Worth the Effort?

## BENEFITS



- Increases local tax base
- Promotes Jobs
- Utilizes existing infrastructure
- Prevents sprawl
- Brings real estate back into productive use
- Supports cleaner air
- Reduces environmental and health risks
- Improves quality of life and preserves cultural values

# Who are the Players in Brownfield Redevelopment?

- Property owner
  - Municipalities
  - Regulating entities
  - Community members
  - Consultants
  - Attorneys
  - Developers
- Involving multiple players is a recipe for success
    - Helps with Community Engagement
    - Potential access to more funding
    - Increases ability to tackle complex brownfield issues
    - Creates avenues and future partnerships for brownfield development

**Every brownfield redevelopment project needs a champion.**



**Begin with the  
end in  
mind!**





# The Redevelopment Process at a Glance

Site Identification / Planning / Community Involvement

Access/Acquisition & Environmental Investigation

Environmental Remediation

Site Preparation

Redevelopment



# NJIT TAB

- USEPA designated Technical Assistance to Brownfield Communities provider for Region 3
- serve as independent resources to: state, regional, county, tribal, and local government entities, and nonprofits attempting to cleanup and reclaim brownfields

## **Assistance is provided through...**

- ❖ Resource Center
- ❖ Educational Forums
- ❖ Direct Technical Assistance (1-on-1 technical mentoring)

# NJIT TAB GRANT CRITIQUE

Email: [tab@njit.edu](mailto:tab@njit.edu)



**Examples of Successful Grant Applications** (based on old guidelines):  
[www.njit.edu/tab/sample-grant-applications](http://www.njit.edu/tab/sample-grant-applications)



# Brownfield Redevelopment in the District of Columbia

## ***Brownfield Revitalization Act of 2000***

- *Established a Voluntary Cleanup Program (VCP);*
- *Allows the creation of incentives for development of contaminated property;*
- *Exempts from liability those who voluntarily clean up contaminated property;*
- *Provides for long-term stewardship of sites that have been remediated;*
- *Prescribes criminal and civil penalties for the contamination of property.*



# The start of it all

## **Brownfield Revitalization Act of 2000**

The Act also allows:

- Publishing of cleanup standards for contaminated properties
- Investigating brownfield properties;
- providing oversight for cleanup activities; and
- certifying the finality of cleanup programs

**The Brownfield and VCP Program are funded primarily through  
EPA CERCLA Section 128(a) Grant Funds**



# Remediation and Site Response Program

## 2010 Amendment to the Brownfield Act

- Authorized the District to establish a program for responding to releases of hazardous substances
- The Amendment created the **Remediation and Site Response Program**

**The Remediation and Site Response Program is funded primarily by “Responsible Parties” through cost reimbursements, settlements, and fines.**





# Voluntary Cleanup/Brownfields Program

# What is VCP?

- **A step by step program for oversight of remediation projects**
- **Eligible developers enter program for 10K fee;**
- **DOEE Reviews Application, Site Investigations and Cleanup Plan;**
- **Public Notification component;**
- **DOEE Review and Approval of Cleanup Plan;**
- **DOEE Reviews Closure report;**
- **Developer receives “Certificate of Completion” when done.**

# Benefits of VCP to Developers

- **Time** – Much faster than a Consent Decree;
- **Cost** – Less expensive than a room full of lawyers;
- **Project Funding** - Lenders often need the certainty the VCP Program provides;
- **Assurances** - Participants receive a Certificate of Completion that limits future liability if the cleanup is done according to plan.



# Benefits of VCP to the District

- **Remediation** – DOEE cannot afford to clean every contaminated site;
- **Oversight** – We review and approve plans and conduct oversight to ensure compliance with agreed remedial actions;
- **Environmental Health** – Encouraging development of contaminated sites is better than sites languishing;
- **Tax Base** – Before VCP many of these properties would remain undeveloped due to the cost and perceived liability at contaminated sites.



## Some VCP sites



Underway...





# Nationals Park!



The tracks give it away?





# The Baldwin on H Street



33 Affordable Housing Units  
30-50% Area Mean Income

Anyone Home?



# Dry Cleaner





# 13<sup>th</sup> and M Street NW



Close to home?





Too easy...



Nice pool!



Last one...





How about now?



# Audi Field – DC United Soccer Stadium



- 67 VCP applications since 2000
- 206.6 acres of sites in the program
- Closed 30 VCP Cases
- Currently around 30 Projects are actively in planning stages or being developed
- 96 Acres of Brownfields redeveloped so far in DC
- VCP Participation has been increasing due to outreach and streamlining of the review process.



# Brownfields Multipurpose, Assessment, Revolving Loan Fund, and Cleanup (MARC) Grants

- **M**ulti-Purpose
- **A**ssessment
- **R**evolving Loan Fund (RLF)
- **C**leanup

Grant types listed above commonly referred to as **MARC** Grants

## Multi-Purpose Grants – 5-year grant

- Combines assessment and cleanup grants in one
- Up to \$800,000
- \$40,000 cost share
- 5 years

# Assessment Applicant Options – 3 year grant

An applicant applying for an assessment grant can do the following options for assessing sites (phase I – All Appropriate Inquiry); phase II (site sampling); and/or site-specific redevelopment planning – including some area wide planning tasks such as market options development. NO COST SHARE

Community Wide	Site Specific	Coalitions
Up to 300,000 for hazardous substances <i>and/or</i> for petroleum sites.	Up to \$200,000 for petroleum <i>or</i> hazardous substances	Up to \$600,000 per coalition.
	May request a waiver for up to \$350,000	Minimum of 3 partners & 5 sites
May also apply for a site-specific grant; may not apply as a coalition member	May also apply for Community Wide; may not apply as a coalition member	May not apply for the other assessment grants.

# Cleanup Grant Program – 3-year grant

- To carry out cleanup activities at brownfield sites
- Up to \$500,000 per property
- Hazardous substances or petroleum contamination; one site or multiple sites
- Cost share requirement of 20%
- *Must have FEE SIMPLE TITLE* by date of application



# Revolving Loan Fund

- Provides fund to capitalize a revolving loan and to make loans and subgrants to carry out cleanup activities at Brownfield sites. Up to \$1,000,000
- Makes loans or subgrants
- 5 years, plus tracking until all funds used up
- High performing funds can request supplemental funds annually.

# Other EPA Brownfields Programs

## Brownfields Job Training Grant Program

- [www.epa.gov/brownfields/job.htm](http://www.epa.gov/brownfields/job.htm)

## Targeted Brownfields Assessment (TBA) Program\*

- [www.epa.gov/brownfields/tba.htm](http://www.epa.gov/brownfields/tba.htm)

*\*non-grant program that provides direct  
EPA assessment assistance to communities*

## **So You Want a Brownfields Grant....**

40

- Are you “ready”?
- Do you have a brownfields champion?
- Do you have a diverse support team?
- Is there political support?
- Do you have a target area?
- Have you engaged the community yet?
- Have you done any redevelopment planning?
- Do you know where you are going and how to get there?

# Other EPA Brownfields Programs

## Brownfields Job Training Grant Program

- <https://www.epa.gov/grants/fy2021-environmental-workforce-development-and-job-training-ewdjt-grants>

## Targeted Brownfields Assessment (TBA) Program\*

- <https://www.epa.gov/brownfields/brownfields-and-land-revitalization-delaware-maryland-pennsylvania-virginia-west>

*\*non-grant program that provides direct  
EPA assessment assistance to communities*

# Training and Consultation for FY21

- For those interested in pursuing grant opportunities reach out to the EPA DC liaison
- Depending up the degree of interest, EPA can provide additional webinar training and/or 1 on 1 consultation regarding the grant process and specific grant topics
- Goal is to have a grant writing workshop in the summer of 2022 for those interested in an EPA grant

# CONTACT US

Gary White, NJIT TAB

[tab@njit.edu](mailto:tab@njit.edu)

Mike Taurino, EPA

[Taurino.Michael@epa.gov](mailto:Taurino.Michael@epa.gov)

Brian Barone, DOE

[Brian.Barone@dc.gov](mailto:Brian.Barone@dc.gov)