



**TAB**

Technical Assistance to  
Brownfield Communities



# Brownfield Basics

Hudson Valley Pattern for Progress

June 15, 2023

# 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.” EPA





# What is a Brownfield?

"Brownfield site" or "site" shall mean any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Such term shall not include real property:

(a) listed in the registry of inactive hazardous waste disposal sites under section 27-1305 of this article at the time of application to this program and given a classification as described in subparagraph one or two of paragraph b of subdivision two of section 27-1305 of this article; provided, however, real property listed in the registry of inactive hazardous waste disposal sites under subparagraph two of paragraph b of subdivision two of section 27-1305 of this article, where such real property is owned by a volunteer or under contract to be transferred to a volunteer, shall not be deemed ineligible to participate, provided that, prior to the site being accepted into the brownfield cleanup program, the department has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property and further provided that the status of any such site as listed in the registry shall not be altered prior to the issuance of a certificate of completion pursuant to section 27-1419 of this title. The department's assessment of eligibility under this paragraph shall not constitute a finding concerning liability with respect to the property;

(b) listed on the national priorities list established under authority of 42 U.S.C. section 9605;

(c) subject to an enforcement action under title seven or nine of this article, or permitted or required to be permitted as a treatment, storage or disposal facility; provided, that nothing herein contained shall be deemed otherwise to exclude from the scope of the term "brownfield site" a hazardous waste treatment, storage or disposal facility having interim status according to regulations promulgated by the commissioner and provided further that real property owned by a volunteer or under contract to be transferred to a volunteer shall not be deemed ineligible to participate provided that, prior to the site being accepted into the brownfield cleanup program, the department has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property;

(d) subject to an order for cleanup pursuant to article twelve of the navigation law or pursuant to title ten of article seventeen of this chapter except such property shall not be deemed ineligible if it is subject to a stipulation agreement; or

(e) subject to any other on-going state or federal environmental enforcement action related to the contamination which is at or emanating from the site subject to the present application.





# History of Brownfields

## Legacy of the Industrial Revolution





# *Newer* Brownfield Sites – Commercial Properties





# Negative Impacts of Brownfields





# Advantages of Having a Brownfield Site





# Advantages of Having a Brownfield Site

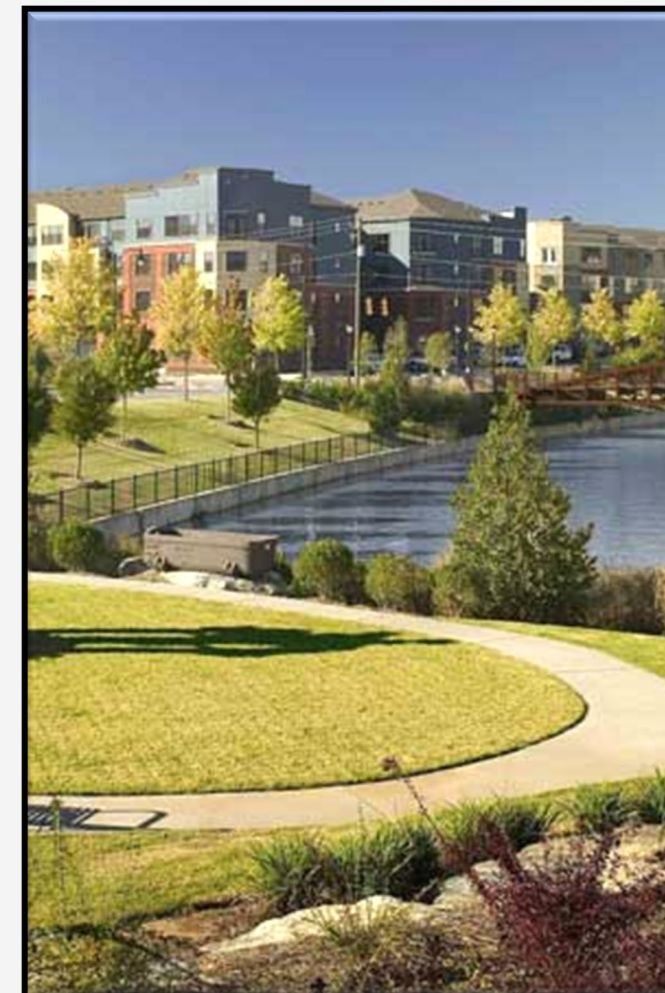




# Environment



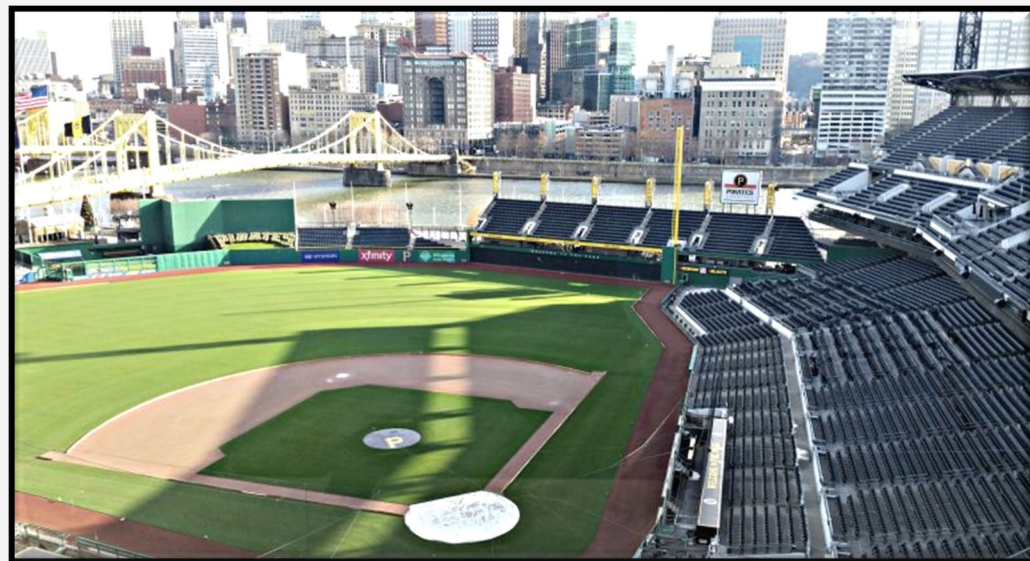
- ❖ Removal of contaminants and pollutants
- ❖ Improved air quality, water quality, natural habitats





# Economy

- ❖ Spurs economic development
- ❖ Creates jobs
- ❖ Increases tax revenues
- ❖ Provides diverse economic base





# Social Equity

- ❖ Removes health and safety hazards
- ❖ Removes eye sore; improves community appearances
- ❖ Alleviates community fears and worries



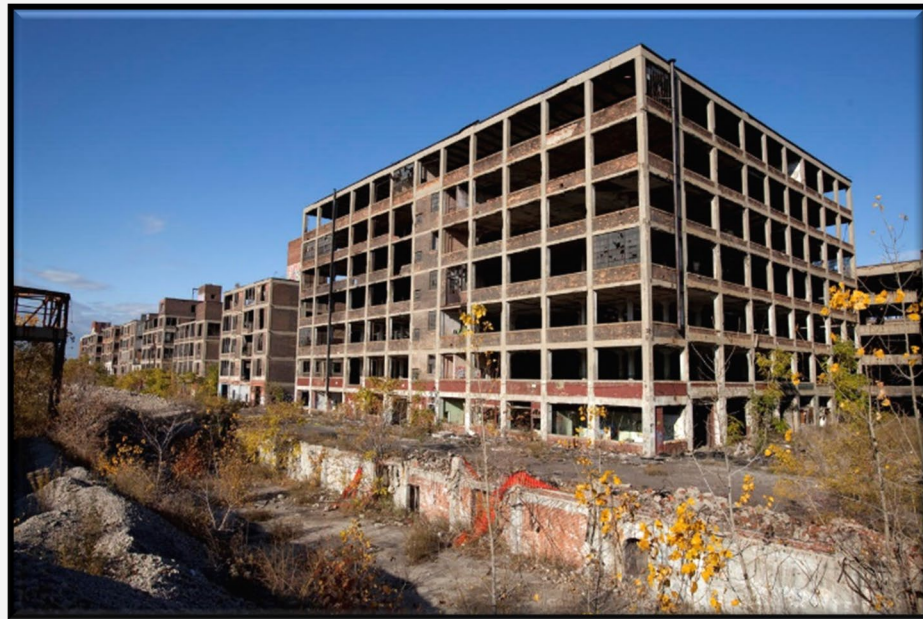
Community Needed Land Uses:

- ❖ a variety of housing options
- ❖ recreation and open space
- ❖ commercial and retail space; employment options
- ❖ schools
- ❖ health care facilities
- ❖ urban agriculture

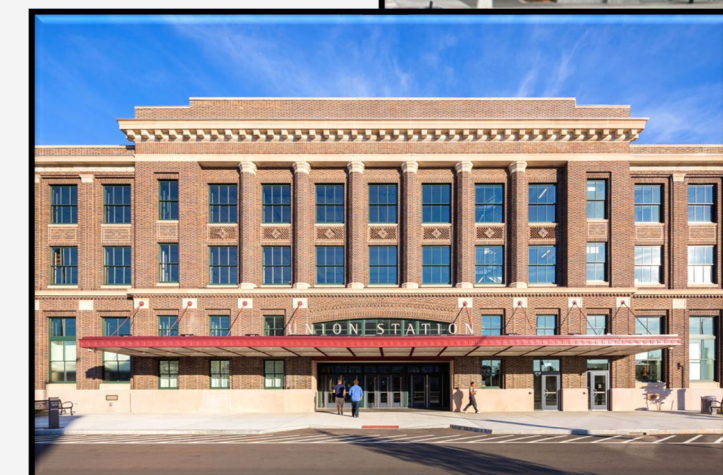
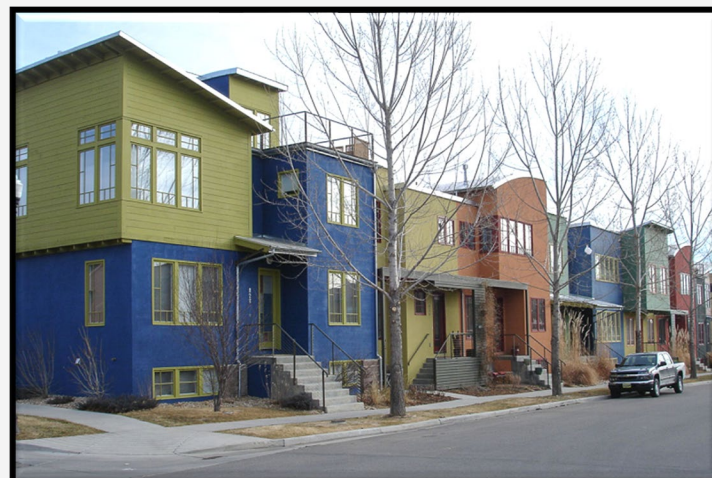




# Cleanup up and Redevelopment of Brownfields



Key ingredients to creating economically, environmentally,  
and socially equitable communities





# Steps in the Brownfield Redevelopment Process

Yes – I have  
brownfield  
site...  
Now What?





## Planning

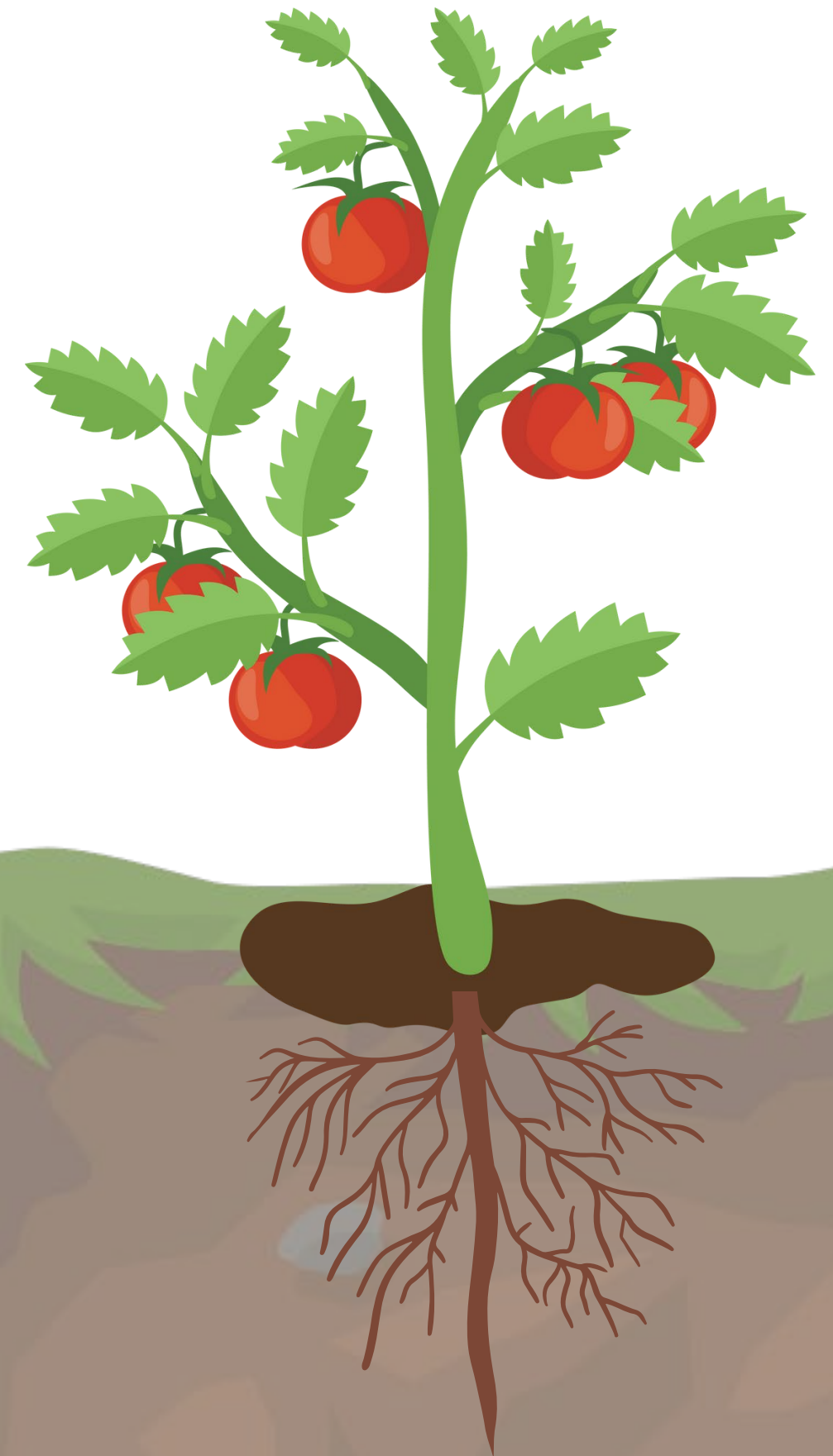
- Assemble a task force
- Create a Brownfield Inventory and prioritize sites

## Site Assessment

- Phase I ESA
- Phase II ESA
- Remedial Investigation

## Site Remediation

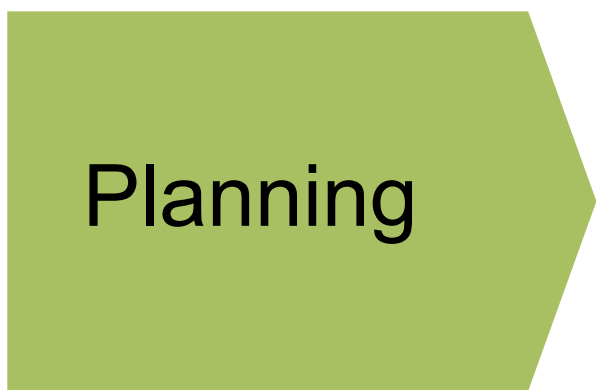
## Redevelopment







Engage the community



Planning



Site Assessment

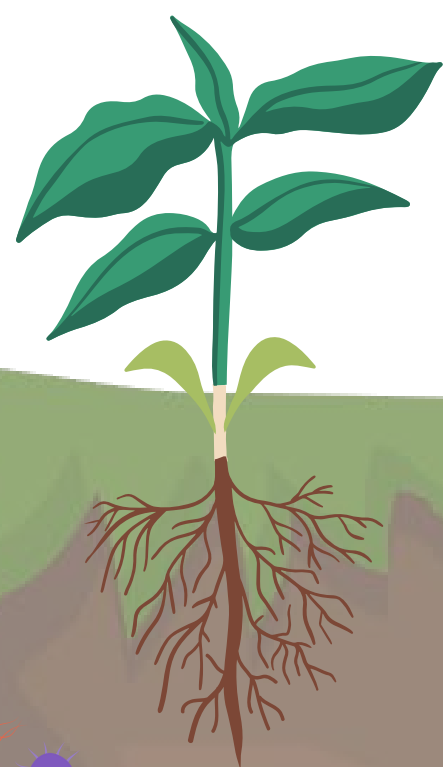
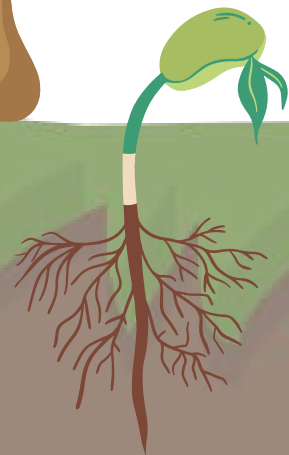


Site Remediation

Redevelopment



Funding sources



Build Partnerships



Site reuse vision





# Planning

1. Stakeholders, Partnerships & Engagement
2. Assess Where You Are At
3. Develop Your Plan



# Why Plan?





# Stakeholders, Partnerships & Engagement

- *Create a strong brownfields team with leadership from the top*
- *Partner with key local, state, and federal agencies, as well as technical assistance providers*
  - Helps with Community Engagement
  - Potential access to more funding
  - Increases ability to tackle complex brownfield issues
  - Creates avenues and future partnerships for brownfields development
- *Community engagement*
  - Addressing environmental/climate justice, resiliency
  - brownfields education
  - assets and needs
  - visioning



*Mohawk Valley Team:  
Economic and Industrial Development leaders from 6 counties  
Mayor of Gloversville  
EPA  
NJIT TAB  
Consultants*



# Assess Where You Are At

- **Brownfields inventory**
- **Brownfields prioritization**
- **Community engagement**
- **Site issues**
  - Access
  - Site ownership
  - Site(s) conditions
- **Identify developer**
- **Identify Planning tools**
  - Market study
  - Equitable Development
  - Site Reuse Assessment
  - Infrastructure Evaluation





# Develop a Brownfields Blueprint

- Pull what you have together
- Identify the foundational gaps
- Identify next steps in brownfields process





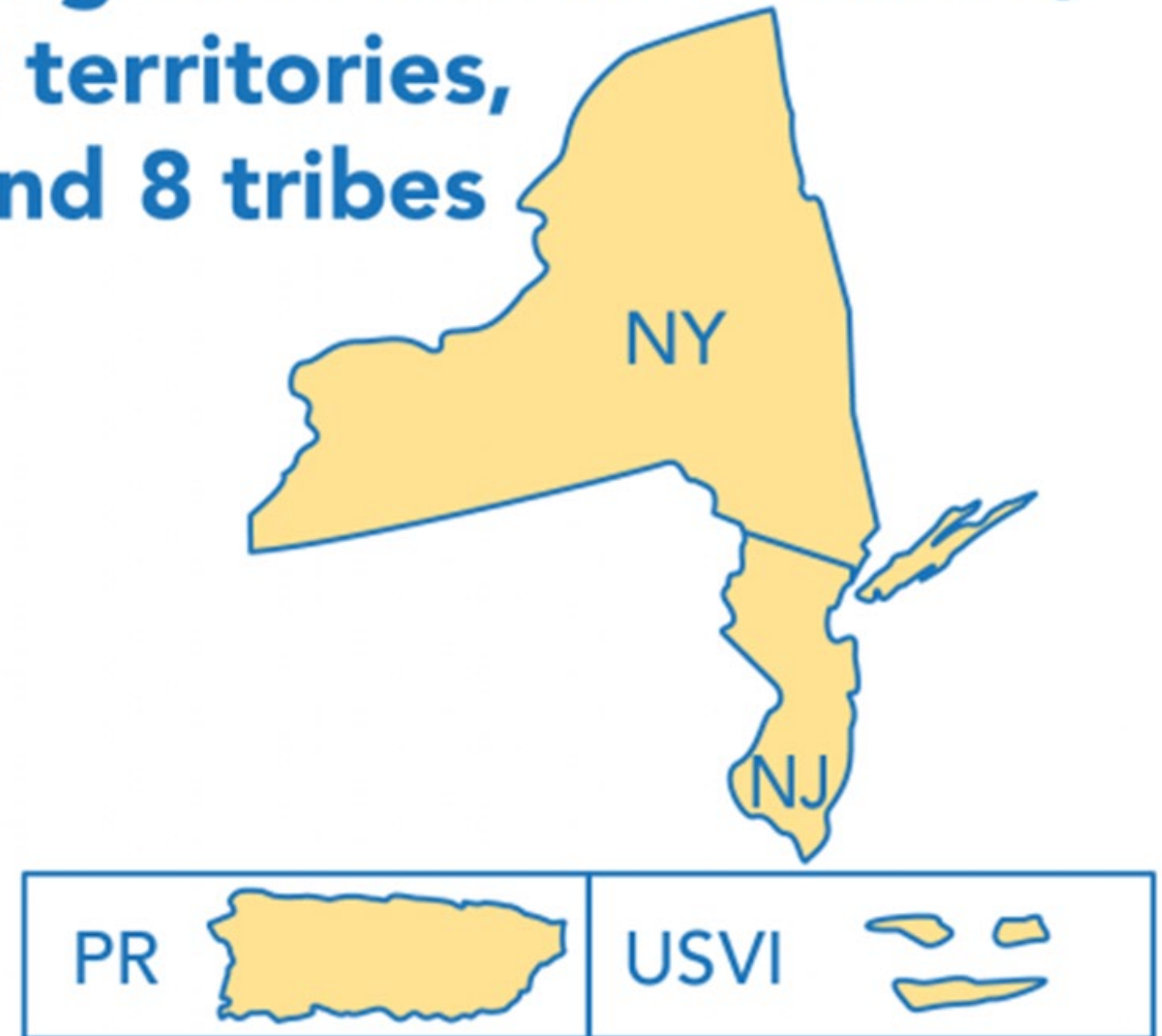
# What is TAB?

(Technical Assistance to Brownfields Communities)

TAB is a technical assistance program, funded by the USEPA, which is intended to serve as an independent resource to communities and nonprofits attempting to cleanup and reclaim brownfields.

➤ **Assistance is *free* of charge!**

**Region 2 serves 2 states,  
2 territories,  
and 8 tribes**





**HELP!!!**

Adhering to  
EPA grant  
requirements

Understanding  
the technical  
issues

Engaging the  
right contractors

Understanding  
liability issues

Marketing  
the  
brownfield  
site

Securing  
funding

Identifying  
funding

Understanding  
laws and  
regulations

Engaging  
the  
community

Navigating  
the  
regulatory  
process



# NJIT Brownfields Leadership Team



**We are planners, engineers,  
environmental scientists, and social scientists  
who have helped hundreds of communities.**



# NJIT TAB – EPA REGION 2

**NJIT** has served as an  
EPA designated  
technical assistance provider  
since 2008

**NJIT TAB** serves as an independent resources to: state, territory, regional, county, tribal, and local government entities, and nonprofits attempting to learn about, identify, assess, cleanup and redevelop brownfields.

➤ **Assistance is *free*!**





# NJIT TAB ASSISTANCE

**Assistance is provided through...**

- ❖ Resource Center
- ❖ Brownfield Educational Forums
- ❖ One-on-one Technical Assistance

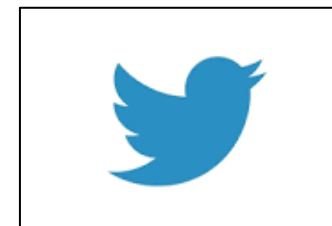
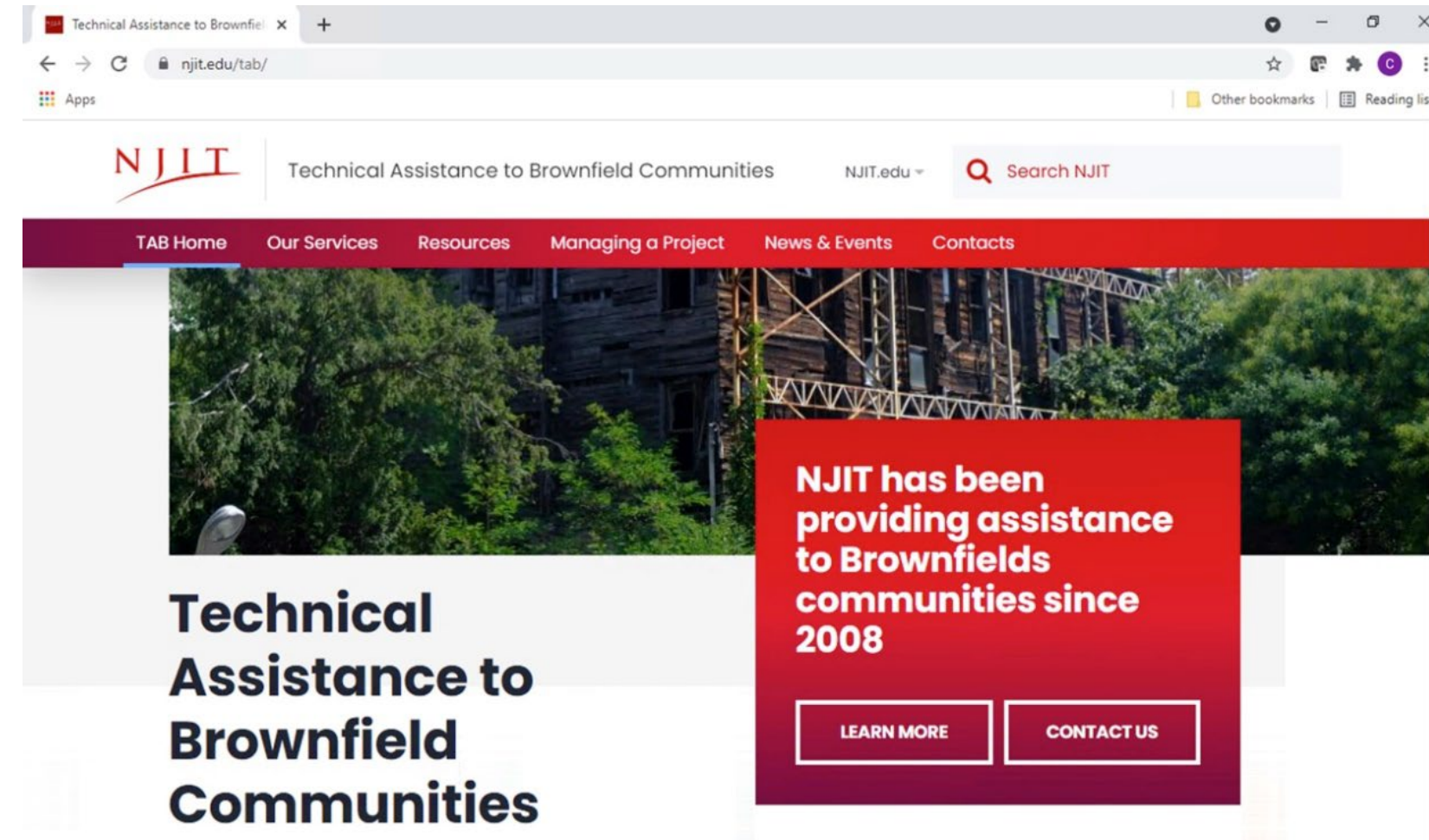




# NJIT TAB Resource Center

**www.njit.edu/tab**

- ❖ info on all aspects of assessing and cleaning up a brownfield site
- ❖ news and upcoming events
- ❖ Federal and state funding sources
- ❖ EPA and state contacts
- ❖ previously recorded webinars
- ❖ downloads of workshop and seminar presentations
- ❖ success stories
- ❖ how-to videos
- ❖ successful grant applications
- ❖ Infill development, resilience, OZs, etc.



@NjitTab



**NJIT TAB Hotline**  
973-642-4165

**Email:** *tab@njit.edu*



# NJIT TAB Brownfield Educational Forums

**Conferences:** pre-conference workshops, learning labs, panel sessions, office hours

**Workshops:** 2 to 4 hour interactive sessions on brownfield related topics

**Brownfield Boot Camps:** 4 to 7 hour more intensive, deep dive into specific brownfield related topics

**Webinars:** various brownfield related topics

**All-Grantee Meetings:** work with state agencies and EPA

**COVID-appropriate virtual events**





# NJIT TAB One-on-One Technical Assistance

*Tailored to your specific needs...*

Identify funding sources

Review draft grant applications

Develop redevelopment strategy

Participate in the consultant solicitation process

Explain the regulatory programs

Explain clean-up technologies

Guidance on developing brownfield inventories

Create project prioritization processes

Develop strategies on marketing brownfields sites

Develop Assets and Needs Studies

Design and conduct community workshops

