TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES PROGRAM EPA REGIONS 1, 2 AND 3

NJIT TAB 973-642-4165 (HOTLINE)

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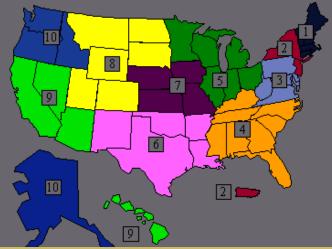
What is TAB?

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.

NJIT's TAB program covers Geographic Zone 1 for communities in

EPA Regions

1, 2, and 3.





Who Can Receive TAB Assistance?

 Communities, tribal governments, regional entities and nonprofits interested in brownfields



EPA brownfield grantees in EPA Regions 1, 2 & 3



What are NJIT TAB Services?

NJIT TAB can provide free assistance throughout the brownfield process, from getting started to staying on track to getting the job done.

All services must be <u>aimed at achieving Brownfields clean up and development</u> and be consistent with Region 1, 2 and 3 programs.



Who is the NJIT TAB Team?

A multi-disciplinary team consisting of personnel with academic research, government, industry and consulting experience.

 NJIT has been providing brownfields services to communities for 16 years.



Examples of TAB Services

- □ One-on-One Technical Assistance
- Review , Analysis, and Interpretation of Technical Reports
- Assistance with Procuring Consultants
 - Examples of RFPs
 - Consultant Selection Process
- Brownfields Workshops
- Webinars
- Review and Comment for Grant Applications



How Does NJIT TAB Provide Services?

Through...

Collective Community Workshops

on brownfields basics or on specific issues

Interactive Website www.njit.edu/tab

- □ online "How To" manual
- answers to basic questions
- success stories showing what other communities have achieved
- "Ask the Answer Team"- professionals answer your specific questions to those tough issues

Direct Technical Mentoring

through meetings, phone/email conversations



Example Project: Middlesex County Improvement Authority

SITE:

- 1.3 acre site prior use was auto salvage yard; operations ceased early 2000's.
- Approximately 12 AOCs were investigated. GPR, soil sampling (38 samples), groundwater sampling.

□ NJIT ASSITANCE:

- NJIT assisted in Brownfield Inventory and Consultant Procurement.
- NJIT assisted the Stakeholders with devising an alternate work plan on the fly when shallow bedrock precluded the use of down hole direct sensing tools.

□ OUTCOME:

- □ No impacts (beyond natural background) identified.
- □ NJ DEP issued a "No Further Action" (NFA) letter.

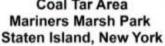




Example Project: Mariner's Marsh Park, Staten Island, New York

- NJIT provided technical assistance to the New York City Parks Department regarding environmental investigations at the Mariners Marsh Park
- NYC Parks hired an environmental consultant to implement the additional investigation activities in the recreation area proposed by NJIT. NJIT reviewed the report prepared by the consultant and provided comments to NYC Parks.
- NJIT provided guidance to NYC Parks to integrate the findings into the Site Conceptual Model.
- USEPA contractor is performing the cleanup.









Examples of NJIT Workshops

- Removing Barriers to Brownfield Redevelopment
 - Reuse Planning
 - Brownfield Inventories
 - Success Stories
- Revolving Loan Fund (RLF)
 - RLF 101: The Loan Process from Beginning to End
 - RLF Procurement
 - Marketing your RLF Grant
- □ EPA Cleanup Grant Requirements



Webinars

- How to Prepare a Competitive EPA Brownfield Grant Application
- EPA ARRA-Funded Grant Requirements
- Funding for Brownfield Projects: Creative, Timely
 Federal Sources for Grants



What is the Basis for TAB Providing Services?

- □ TAB's ability to effectively fulfill the service
- Order in which requests are received
- □ Relative need of the community
 - insufficient technical expertise available
 - need for redevelopment
 - difficulty getting project started/completed
 - value of service to a broader area or region
 - equitable balancing of service between communities and stakeholders across the service area



NJIT TAB CONTACT INFORMATION

NJIT TAB Hotline 973-642-4165 tab@njit.edu

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INTRODUCTION TO BROWNFIELDS

INDIAN NATIONS LEADERS MEETING
JUNE 28, 2012



Why is Brownfield Redevelopment Important?

You should be interested in Brownfield Redevelopment, if you are interested in:

- Improving the Environment
- Improving the Local Economy
- Sustainability



Brownfields

- □ Definition
- Benefits of Redeveloping Brownfields
- □ Brownfield Success
- Steps in Brownfield Redevelopment
- Identifying and securing funding
- Learning More



Definition

- □ What is a Brownfield Site?
 - "Real Property, the expansion, redevelopment, or reuse of which may be complicated by the presence <u>or potential presence</u> of a hazardous substance, pollutant, or contaminant." EPA

(Real or perceived contamination)

- Where are they?
 - Everywhere
 - Concentrated in areas of former industrial use



Do I Have a Brownfield in My Community?

- Do I have a brownfield in my community?
 - Ask yourself:
 - Do I know of a site that is vacant or less productive than it should be?
 - Are there concerns about environmental contamination?



Gas Station



Source: EnviroSure Inc, RIW South Waterfront Service Station, September 2009.



Former Repair Facility / Garage / Junkyard



Source: Limbrick



Dry Cleaner

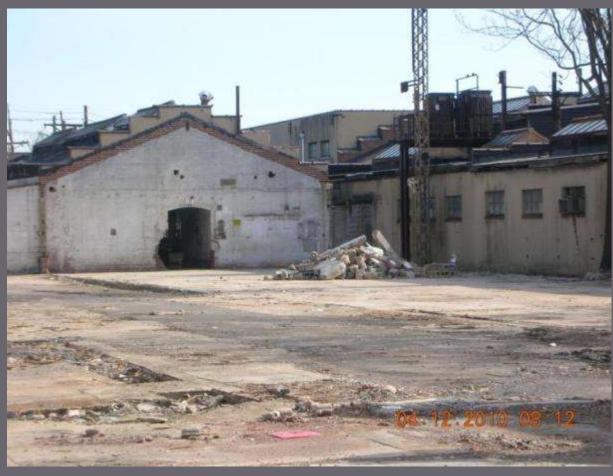


Source: USEPA

http://www.epa.gov/region4/ waste/npl/nplnc/abc1hrnc.htm



Former Industrial



Source: Limbrick



Former Mine (Mine-Scarred Lands)



Source: USEPA Leviathan Mine

http://yosemite.epa.gov/r9/sfund/r9sfdocw.nsf/fd0ac408e9d76bda8825742600734f2c/17d1f01ec22514008825700700754b45!OpenDocument



Former Railroad



Source: USEPA

www.epa.gov/region9/waste/fe atures/fremont-niles



State Prison



Source: Limbrick





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Redevelopment Options

- Industrial
- Residential
- Commercial
- □ Mixed Use
- Parks / Greenspace (trails, public water access / boat ramps, golf course, etc.)
- □ Government
- Urban Agriculture / Food Distribution



Reuse Example: Albert Steel Drum – FedEx Facility Newark NJ



Source: NJIT



Reuse Example: Gateway: Camden NJ

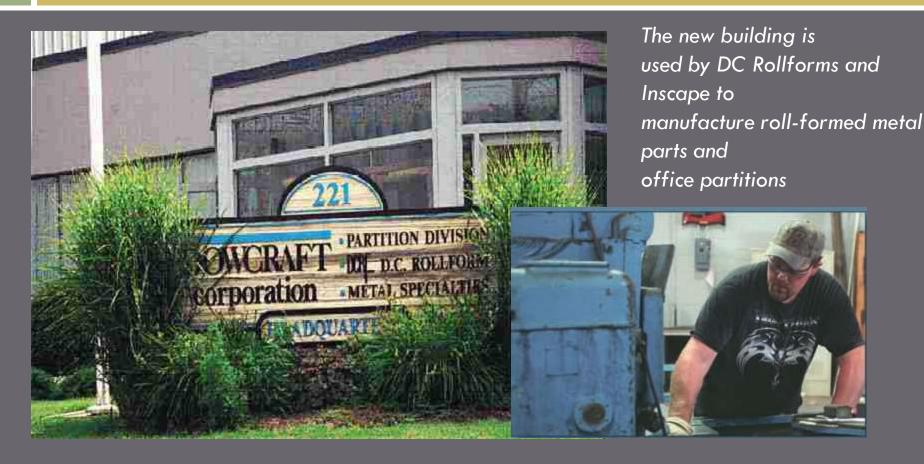


Source: Limbrick



Industrial

Jamestown Development Corporation Village of Falconer, Chautauqua County







Reuse Example: Industrial / Green Energy





Fairless Hills, PA
Source: KIPC and Langan Engineering
http://www.eswp.com/brownfields/Costello.pdf

REUSE EXAMPLE: Public / Government/ Schools



Camden ECDC School Source: Limbrick



REUSE EXAMPLE: Public / Government



New Mercer County Criminal Courthouse, Trenton, NJ Source: Yasenchak



REUSE EXAMPLE: Minor League & Major League Sports Stadiums - Arenas



Minor League Ballpark
Campbell's Field / Camden Riversharks, Camden, NJ
Source: NJDEP



Reuse Example: Office Park



Trenton Office Park Source: Yasenchak



Reuse Example: Commercial Development / Shopping





Bronx Terminal Market
Sources:
NYDEC and Plaza Construction



Reuse Example: Park / Greenspace



Park: NYC Highline

Source: PSFK psfk.com



Other greenspace possibilities: trails, public water access / boat ramps, golf course, etc.

Example of Reuse: Urban Farming



Source: Greensgrow Farms; Community Supported Agriculture (CSA) <u>www.greensgrow.org</u>



Reuse Example: Residential / LEED



Alexan Cityview, Bayonne, NJ Residential : Apartments

Source: Trammel Crow Residential

http://www.alexancityview.com/gallery/



Reuse Example: Mixed Use



Mixed Use Development with Affordable Housing Courtland Corners, Melrose Commons, South Bronx, NY Source: Bob Wieda and Phipps House / NYDEC http://www.dec.ny.gov/chemical/50491.html



Reuse Example: Green Energy



Solar Farm
PSE&G, Trenton, NJ
Source: Trentonian Phone / Paul Mickle



Steps in Brownfields Redevelopment

We have some sites... Now What?



- Site Identification
- Community Involvement
- Planning
- Acquisition / Site Control
- Environmental Investigation
- Environmental Remediation
- Site Preparation
- Redevelopment



- Property Owner
- Community
- Local Government Entity
- Developer
- Environmental Regulator
- Environmental Consultant
- Funder\$
- Other



What is driving your need to redevelop a site?

- Community
- Initiative of Local Governing Unit
- Developer Interest
- Other



- Site Identification
 - Inventory
 - Single Site
 - Common Types of Sites
 - Area-wide Approach to Sites
- Community Involvement
 - Can be a critical piece of redevelopment
 - Often ignored by developers
- Planning
- Acquisition / Site Control



Environmental Investigation

- Phase I and/or Preliminary Assessment
 - What environmental issues could we have?
- Phase II and / or Site Investigation
 - Qualification: Do we have contamination/environmental issues?
 Yes or No?
- Phase III or Remedial Investigation
 - Quantification: What is the nature and extent of our contamination? How much?



Environmental Remediation

- Remedial Action Work Plan (RAWP)
 - Actions that will be taken to address identified contamination
- Implement Remedial Action Work Plan
 - Conduct Clean Up
 - Ensure Clean Up Was Effective
- Remedial Action Report
 - Documents implementation and effectiveness of RAWP
- Measure of Finality



■Site Preparation

- Permits / Approvals
- Demolition
- Site Clearing
- Infrastructure Improvements

Redevelopment



Importance of Strong Coalitions / Partnerships

- Increased buy in and support for project
- Potential funding sources
- □ Technical assistance
- □ Long term commitment to success



Types of Coalition Members

- □ Federal Agencies
- Regional Governmental Bodies
- Local Governments
- Non profit organizations
- □ Community Groups
- Universities
- Private investors
- Private Foundations



Financing Brownfield Redevelopment

- Technical Assistance
- ■Tax Incentives
- Local Financing Tools
- Low Interest Loans
- Loan Guarantees
- ■Federal Grants



Potential Federal Partners

US Department of Agriculture

- Rural Business Enterprise Grants
- Community Facilities Grants
- Rural Development Programs
- US Forest Service

US Department of Commerce

- Economic Development Administration
- National Oceanic and Atmospheric Administration



Potential Federal Partners

- US Department of Defense
 - Army Corps of Engineers
 - Office of Economic Adjustment
- US Department of Housing and Urban Development
- US Department of Justice
 - Community Capacity Development



Potential Federal Partners

- US Department of Transportation
 - Federal Highway Administration
 - Federal Transit Administration
- US Federal Housing Finance Agency
- US Environmental Protection Agency



Financing Brownfield Redevelopment — EPA Grants

- Assessment Grants
- Cleanup Grants
- Revolving Loan Fund Grants
- Area Wide Planning Grants
- Combination Assessment/Cleanup Grants
- Job Training Grants



EPA Brownfield Grants:

Assessment Grants

- **Can be used** to inventory, conduct planning, capacity building & community involvement related to brownfield sites. However, most of it for environmental investigation.
- Community-wide: Up to \$200,000 for hazardous substance contaminates AND up to \$200,000 for petroleum for a total of \$400,000.
- Site-Specific: Usually \$200,000 but with waiver, could get up to \$350,000 for a single targeted site. You may apply for both community-wide assessments AND a site specific assessment!
- Assessment Coalitions: Up to \$1 million for hazardous substance and/or petroleum (e.g. \$500k hazardous, \$500k petroleum) with 3 or more eligible entities. Must assess a minimum of 5 sites. Coalition members are not eligible to apply for other assessment grants in the year they apply as part of a coalition.



EPA Brownfield Grants: Cleanup Grants

Can be used for RAWP preparation, community outreach and cleanup supporting activities. However, most of it needs to be used for actual remediation.

- □ Site-Specific: Up to \$200,000 per property.
- May apply for up to 3 properties: Separate proposals for each property.
- Non-profits may apply
- Applicant MUST have title by application deadline and must have at least a Phase II in draft
- Cost share requirement of 20%



EPA Brownfield Grants: Revolving Loan Fund Grants

Can be used for RAWP community outreach, marketing program, capacity building, BUT most of it needs to be used for establishing a loan fund and a sub-grant fund to conduct cleanups.

- Don't try this at home: FUND MANAGER.
- May apply for up to \$1,000,000
- Loans can be issued to developers and possibly to yourself, sort of.....
- Sub-grants can be issued to non-profits and others typically eligible to receive EPA cleanup grants, but can not be issued to Applicant.
- Potential strategy: umbrella applicant??



EPA Brownfield Grants: Other Grants

Area Wide Planning Grants

■ Multi-Purpose Grants

Job Training Grants



Phases of Brownfield Redevelopment

- Planning
- Acquisition
- Environmental Investigation
- □ Remedial Action Workplan
- □ Demolition
- □ Remediation
- Infrastructure Improvement
- Development



Have a strategy for winning your grant:

Know what you need to fund and know what the funder wants to spend their money on!!



Meet with the Funder:

- -Learn what is eligible for funding
- -Learn what is it that they ideally want to fund
- -Learn about their fund dispersement process
- -Are there any cost share requirements?



Think through your project/program needs:

- -Salary / Fringe Benefits
- -Equipment
- -Supplies
- -Contractual Costs

Project Soft Costs like planning, studies
Project Hard Costs like bricks and mortar



Leverage!!!!

Funders love to see a budget that brings in other reliable funding sources.



CREATE THE PERFECT STORM BETWEEN YOUR BUDGET AND THE REST OF YOUR GRANT APPLICATION

The rest of your application needs to support and tie into your budget



Beginning the Process

- Begin drafting your proposal.
- Start thinking about site selection.
- Reach out to your EPA Brownfields Coordinator.
- Work with EPA to resolve site eligibility questions.
- Contact partners for assistance in preparing and/or reviewing your proposal AND GETTING SUPPORT LETTERS.
- Contact EPA if applying for petroleum for site eligibility determination.
- Put notice in paper and set up a public meeting to get meaningful public input.
- Contact Tribal Environmental Authority to get acknowledgement letter



Beginning the Process

- Grant preparation takes time! (budget 2-3 weeks full time)
- Consultants should have grant writing experience, not just experience in brownfield redevelopment or environmental investigation
- Consultants should charge a flat fee, not a percentage of the grant or an hourly rate
- Grant writing is not an eligible activity fundable under the grant
- Internal or external, make time for data gathering!



Helpful Hints and Advice

FOLLOW DIRECTIONS (read entire Guidelines)

Write as though the reader knows NOTHING about your community.

Address all criteria — if it doesn't apply say so and explain why.

Use the Proposal Check Lists at the end of the Ranking Criteria section.

Be kind to your reviewers — minimize the use of acronyms and technical/organizational jargon

If need site specific determination, seek it NOW!



Helpful Hints and Advice

- Make sure that what you want to do is eligible, and that it fits in with what the program is looking to fund.
- Make sure that the timeframe works for you and for EPA. Can your project wait until funding is available?
- Tell a story: what ills will the brownfield program strategy you have developed correct? Collect data to support your story and strategic approach.
- Be specific, do not be vague in ranking criteria section.
- Make sure your proposed grant funding activities are realistic and can be implemented, both logistically as well as on a cost basis.



Conclusion

Brownfields are "Real Property, the expansion, redevelopment, or reuse of which may be complicated by the presence <u>or potential presence</u> of a hazardous substance, pollutant, or contaminant." EPA

Learning More

- http://www.njit.edu/tab/
- http://epa.gov/brownfields/

THANK YOU

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