

# 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

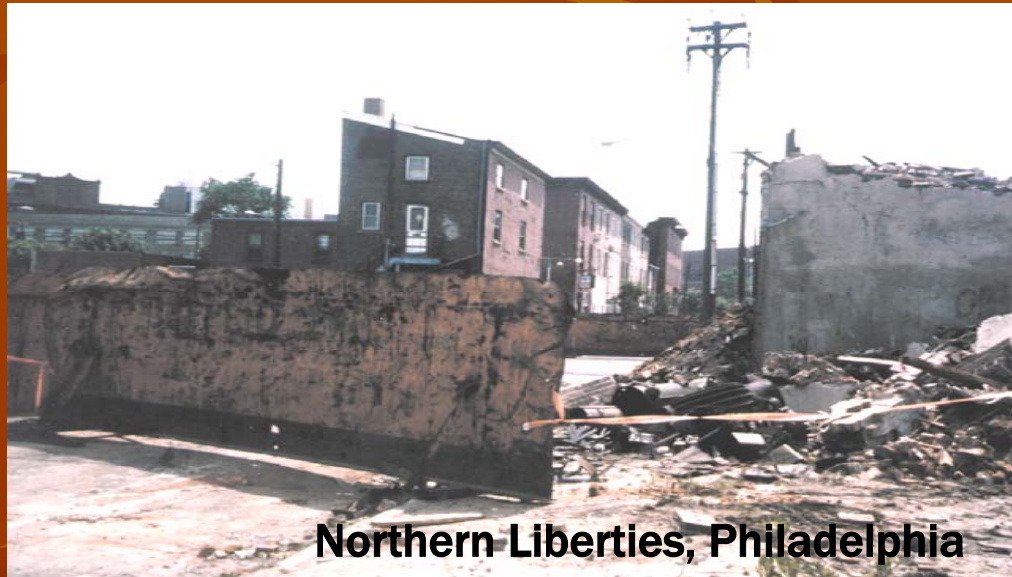
# What do we do?

- 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



# Every Acre of Brownfields Developed



**Saves 4 ½ 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.

<http://epa/gpv/compliance/resources/policies/cleanup/superfund/bonf-pp-cercla-mem.pdf>

# 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

Assessment Grants (Hazardous)	\$200,000. \$350,000.	Community-Wide Site-Specific
Assessment Grants (Petroleum)	\$200,000. \$350,000.	Community-Wide Site-Specific
Cleanup Grants	\$200,000. per site	20% Cost Share Limit 3 per year
Revolving Loan Fund Grants	\$1,000,000. per eligible entity	40% can be used for subgrants of up to \$200K per year
Job Training Grants	\$200,000.	Limited to areas served by one of the other grants

# 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

# Cleanups

- \$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

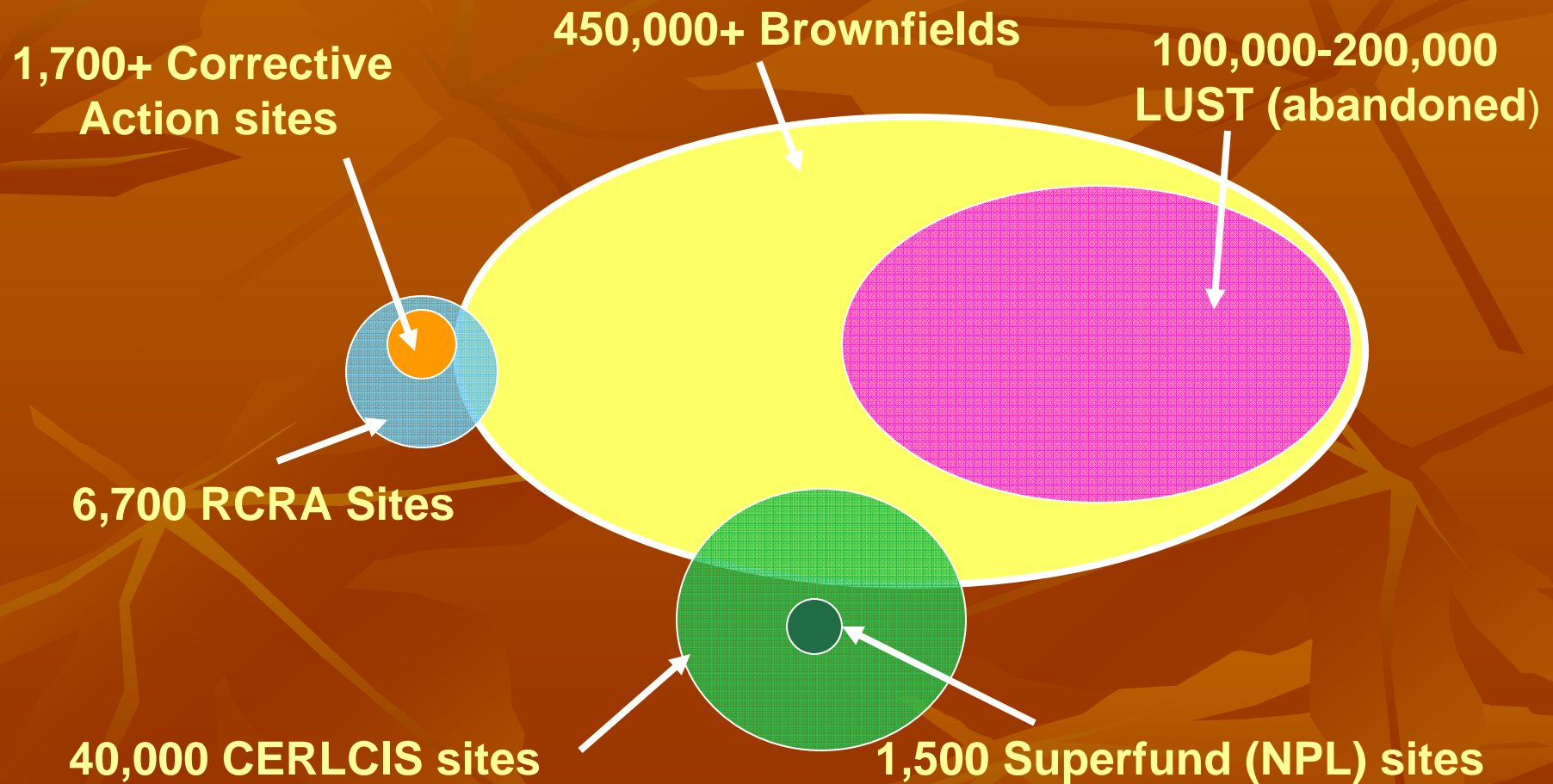


# **The Land Revitalization Program**

**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



# 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 trans-formed into Roberto Clemente community ball park*













































3/7/02





7/15/00


















# 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*

This project was funded in part  
by a grant from the Community  
Conservation Partnership  
Program, Administered by the  
Bureau of Recreation and  
Conservation  
Pennsylvania Department of  
Conservation  
and Natural Resources

Additional Funding Provided by:  
Pennsylvania Redevelopment  
Capital Assistance Program  
U.S. Environmental Protection Agency  
State Farm Insurance Foundation, Inc.  
County of Lancaster  
High Industries, Inc.  
Weed and Seed  
The Partnership  
Inner City Group









# Internet Information

- EPA Brownfields Website

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

- EPA Region 3 Brownfields and Land Revitalization Website

[www.epa.gov/reg3hwmd/bf-lr/index.htm](http://www.epa.gov/reg3hwmd/bf-lr/index.htm)

- EPA Land Revitalization Website:

[www.epa.gov/landrevitalization](http://www.epa.gov/landrevitalization)

# Other Items

## Annual Brownfields Conference

- Brownfields 2009: November 16-18; New Orleans, LA
- [www.brownfields2009.org](http://www.brownfields2009.org)

## Next Grant Funding Opportunity

- November 2009

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