



Alpha Mills Before



Alpha Mills After



Pilot Mill Before



Pilot Mill After

Brownfields Program

The Brownfields Program in the Division of Waste Management works with prospective developers of brownfields properties, who did not cause the contamination on the property, to remove or reduce uncertainty in environmental liabilities at brownfields properties.



Recycling Abandoned Properties for Safe Reuse while Facilitating over \$17 billion in Economic Development

Prior to the Brownfields Property Reuse Act of 1997, lenders and financiers of potential redevelopment projects did not want to fund those projects because of cost uncertainties and liability for environmental contamination cleanup.

The Brownfields Program offers defined, limited liability for prospective developers of these properties through a brownfields agreement. Developers participate in the Brownfields Program on a voluntary basis. The developer cannot have caused or contributed to the contamination. Additionally, the desired redevelopment project must have a public benefit equal with the liability relief provided. If those conditions are met, the DEQ's Brownfields Program will work with that developer to create a brownfields agreement. Brownfields agreements are designed to define liabilities for lenders and businesses to make business decisions on loans for redevelopment projects.

- » MORE THAN 550 PROJECTS WITH A BROWNFIELDS AGREEMENT
- » NEARLY 200 BROWNFIELD AGREEMENTS IN THE WORKS

Instead of remaining abandoned, these projects represent more than \$15 billion in committed private investment in redevelopment. Each brownfields project has yielded thousands of jobs, reduced public health risks and improved the quality of life near these abandoned properties.

The program is funded through a mixture of fee receipts from prospective developers and some federal grants from the U.S. Environmental Protection Agency. Therefore, the program's economic development benefits have come at no appropriated cost to the state.

More information: www.ncbrownfields.org



What are brownfields properties?

Brownfield properties are abandoned, idled or underused properties at which expansion or redevelopment is stalled by actual environmental contamination or the possibility of environmental contamination.

Benefits of redeveloping brownfield properties:

- Job creation
- Economic development
- Smart growth
- Greenspace protection
- Returning abandoned properties to tax-base
- Sustainable/livable/walkable communities
- Historical preservation



What is a Brownfields Agreement?

A Brownfields Agreement is an agreement between a prospective developer(s) with the Department of Environmental Quality that identifies measures that the redeveloper must conduct to make the property safe for the reuse proposed. In turn, the redeveloper receives liability protection from DEQ cleanup programs for the existing contamination. The liability protection helps to create loans for project construction.



1646 Mail Service Center
Raleigh, N.C. 27699-1646
919.707.8200

<https://deq.nc.gov/about/divisions/waste-management>



Who is eligible for a Brownfields Agreement?

Prospective developers who did not cause or contribute to contamination at the brownfields property and who desire to redevelop the property.



Is there Federal Grant Funding for Brownfields available?

Yes. Local governments, Councils of Government, or other quasi-governmental entities can apply for U.S. Environmental Protection Agency Brownfields Grants. These are grants that competitively applied for by eligible grantees to be used for the assessment, cleanup or regional planning processes for brownfields redevelopment. For 2018, 12 such brownfields grants were awarded to North Carolina local governments for a total of nearly \$4 million. Grantees have included Hometown Strong members Burke County (\$300,000 in 2017) and the City of Kinston in Lenoir County (\$195,000 in 2018). For more information about who is eligible and how to apply, go to: <https://www.epa.gov/brownfields> or contact the North Carolina Brownfields Program. These grants have spurred redevelopment on numerous brownfields properties in both rural and urban communities; however, it obtaining a grant is not necessary to participate in the North Carolina Brownfields Program. The North Carolina Brownfields Program stands ready to help local governments or private developers through the brownfields redevelopment process.



Statutory Mandate:

The Brownfields Property Reuse Act of 1997, N.C.G.S. §130A-310.30 et seq

The General Assembly had the following findings: Potential purchasers and developers of brownfields and other parties who have no connection with the contamination of the property, including redevelopment lenders, should be encouraged to provide capital and labor to improve brownfields without undue risk of liability for problems they did not create so long as the property can be made safe for appropriate future use.