Steps for Successful Brownfields Redevelopment

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Minnesota Brownfields – What We Do

Workshops, Trainings, On-call assistance (U.S. EPA Technical Assistance to Brownfields Program)
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Community Impact
Economic Impact
Environmental Impact
Small City Impact
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.”*

Practical implication: Brownfields are everywhere!

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

• Properties with possible environmental issues that are limiting use of the site
• Eligible for Liability protections and Funding
• Can start the Revitalization Process
• Local Government plays a leading role
Typical Brownfield

Grain Storage Facilities/Coops found throughout rural areas
Typical Brownfield

Abandoned Service Station
Brownfield?
Brownfield?
Brownfield?

Vacant Lot
Brownfield?

Abandoned School Building
Brownfield?

Abandoned School Building
Often it is the *perception* of contamination that keeps properties from being redeveloped, not the actual presence of contamination.

Once the “stigma” is gone, properties can be returned to productive use.
Brownfields Law & Incentives

Help address the environmental issues for property transactions & expansions

- Liability protection
  - For prospective purchaser, contiguous landowners, and others
  - Perform Phase I environmental assessment before purchase and cooperate in addressing environmental issues

- Funding for
  - Assessment
  - Cleanup
  - Redevelopment (primarily non-EPA sources)
  - Eligible sites and entities
Practical Face of Brownfields in MN

- Yes, you do have them!
- Is isn’t visual.
- They can be public property –or– private real estate.
- Much friendlier arena in which to resolve problems.
Brownfields Redevelopment Process

1. Set Redevelopment Goals & **Identify** Brownfields
2. **Investigate** – Phase I/II site assessments (environmental due diligence)
3. **Clean-up**, if necessary
4. Redevelop
Avoid the Pitfalls

• There are no “shortcuts” with redevelopment. Be proactive.

• When in doubt, Investigate

• Timely investigation prevents unforeseen complications from derailing construction schedules (~6-12 months before planned start of your project).

• Resources are available to cover the cost of site assessment and clean up.

• Following these steps WILL save you time, money and headaches!
1a. Identify Brownfields

Visit the Minnesota Pollution Control Agency’s (MPCA) *What’s in My Neighborhood* website to search for potentially contaminated sites and sites with environmental permits.
1b. Identify Brownfields

- Make a list or inventory of potential sites
  - Tools: Brownfield Inventory Tool (tab-bit.org) or Delta (excel)
  - Are environmental unknowns a barrier to redevelopment?
  - No ongoing state or federal environmental actions?

- Record information about suitability for redevelopment
1c. Set Redevelopment Goals

Vision for Site, Area, and Region, as Appropriate
• Involve stakeholders
• What are the economic, community, and environmental needs & opportunities to DRIVE redevelopment

Set Goals and Make Plans to Achieve Them
• Conceptual scenarios and diagrams, initially
• Begin identifying partners and funding sources
• Update plans, zoning, codes, etc.

Adjust and Revise Plans as Needed
• Ongoing Community Engagement and Input
Redevelopment Planning Assistance

Redevelopment Options based on Community Input
Stakeholder coordination
Eligibility for incentives
Long-term Implementation
2. Investigate

Perform Phase I/II Environmental Site Assessments (ESAs)

- to identify environmental risks before purchase
- evaluate whether environmental risks are worth accepting / correcting in a case where contamination is discovered
- avoid responsibility for cleanup under CERCLA as an “innocent landowner”
Environmental Due Diligence

Properly conducted Phase I ESA satisfies EPA’s All Appropriate Inquiry Rule

• For prospective purchaser, contiguous landowners and other liability protections & funding

• Almost always required in private sector before commercial property purchase, and most major improvements and expansions.

Performed by a Qualified Environmental Professional

American Society for Testing and Materials (ASTM) Standards

• Phase I Environmental Assessment (ASTM 1527-13)
• Phase II ESA (E1903-11)
Phase I ESA

Identifies potential or known *recognized environmental conditions*

Involves:
- Records review
- Site reconnaissance
- Interviews
- Report
Phase II ESA

Evaluates known or potential conditions

Tailored to site-specific situation
- Limited sampling and laboratory analysis to confirm or rule out concerns
- Extensive sampling and analysis to define nature and extent of contamination
- Recommendations regarding cleanup
Environmental Sampling
3. Brownfields Cleanup

• Low to moderate levels of contamination
• Risk-based cleanups to standards for future use and/or resource protection
  - Industrial
  - Commercial
  - Residential
  - Soil and Soil to Groundwater
  - Surface Water
  - Groundwater
  - Indoor Air
• Prevent contaminant exposures
  - Treatment, removal, containment
  - Land use controls (if residual contaminants remain)
4. Redevelopment

• Gather resources and partners needed to redevelop
According to:
  - Master plans and community input
  - To address various needs and opportunities (Drivers)
    Economy
    Community
    Environment

    Such As:
    > Jobs and services
    > Transportation and infrastructure
    > Housing, schools, parks

• Smart growth & **livability principles** for sustainable communities

http://www.epa.gov/smartgrowth/basic_info.htm
End – Gary
• National program
• Funded by U.S. EPA via grants to 3 different regional entities
• Free to communities
• KSU assists communities in EPA Regions 5, 6, 7 and 8
• Minnesota Brownfields is KSU’s representative in MN
TAB = Assistance for Communities

• Free assistance with brownfields redevelopment planning, environmental, economic development expertise

• Tailored to specific community needs
  -- Fill gaps in other services
  -- Coordinated through the city, tribal or non-profit brownfields project manager

• ‘First come, First served’ basis
  -- Depends on staff/funding availability

• No application process, just contact us
Services May Include

• Help identifying and inventorying brownfields
• Strategic planning and redevelopment visioning
• Economic feasibility and sustainability analysis
• Educational workshops
• Community outreach and input
• Help identify funding sources
• Review of grant applications
• Help finding and evaluating environmental consultants
• Review of project plans and technical reports
• Fact sheets and information
• Other assistance, as needed and agreed upon
Services Related to EPA ARC Grants

Assessment, Revolving Loan Fund & Cleanup Grants

• Help identifying and inventorying brownfields
  -- Potential environmental contaminants & site assets
  -- Health, social, and economic issues/needs

• Strategic planning and redevelopment visioning
  -- To assess, clean up, and re-use sites and improve health, social, and economic conditions

• Community outreach and input

• Review of grant applications
TAB Community Involvement Tools

• Outreach strategies
• Workshops and seminars
  -- Stand alone or part of a community fair
• Redevelopment planning
  -- Visioning sessions
Outreach Strategies

• TAB can help develop an outreach plan
  -- Identify stakeholders
  -- Invite community participation
  -- Choose outreach methods and media
  -- Evaluate outreach effectiveness
Workshops and Seminars

Tailored to need of audience

-- ARC Grant Writing
-- Brownfields Basics
-- Online Courses
  • Webinars
  • Online modules
Redevelopment Planning Assistance

Redevelopment Options based on Community Input
Stakeholder coordination
Eligibility for incentives
Long-term Implementation
Tools to Help with EPA Grant Applications

• TAB BIT
  -- Brownfields Inventory Tool

• TAB EZ
  -- EPA brownfields assessment and cleanup grant applications
BIT (Brownfields Inventory Tool)

www.tab-bit.org or www.ksutab.org

Stores & Manages Site Data:

-- Site survey & inventory
-- Assessment, cleanup, and redevelopment progress
-- Public notice records
BIT (Brownfields Inventory Tool)

- Start using before writing grants
- Then use to show progress and plans in proposals, for:
  - Survey and inventory of potential brownfields
  - Site statistics in area
  - Priorities for assessment, cleanup, and redevelopment
- State plan to report to ACRES
Land Recycling 101: Funding Finder

Funding Source Filter

Location
- This project is located in the 7-county Metro area as defined by the Met Council
- This project is NOT located in the 7-county Metro area as defined by the Met Council
- The project is located in Hennepin County
- The project is located in Ramsey County
- The project is located in Dakota County

I am the owner of the property

EPA Assessment Grant
http://www.epa.gov/brownfields/types-brownfields-grant-funding

EPA Cleanup Grant
Land Recycling 101: Brownfield Resource Guide

Minnesota Brownfields:
A Resource Guide

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TAB Contacts

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Please give 1 week advance notice for EPA proposal reviews and plan on 1 week for TAB to do the review