

Brownfields & Site Redevelopment



Brownfield Assessment Grant Program & SARPC's Revolving Loan Fund

Do you have an abandoned site in your community that looks like this? Is this abandoned site in need of redevelopment to help your community look better and provide a site for a new business? If so, SARPC can help.

SARPC was recently awarded a \$500,000 grant from the Environmental Protection Agency (EPA) for a Brownfields Assessment project. SARPC planners will work with PPM Consultants over the next 4 years on this project that targets areas in SARPC's three-county region. These grant funds are available to all municipalities and other organizations within SARPC's region. They are also available to private developers and land owners who wish to redevelop property from blighted, contaminated sites into new businesses.

What's a Brownfield?

EPA defines brownfields as "real property, the expansion, redevelopment, or re-use of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." Impacts from brownfields include contributions to blight and vandalism, public health and environmental risks, erosion of property values and tax revenues, as well as loss of greenspace for public benefit. Underserved populations tend to bear a disproportionate burden from brownfield properties.

Site Assessment Program

SARPC's EPA-funded site assessment program facilitates revitalization of brownfields by investigating the type and extent of contaminants at known or suspected brownfields through Phase I and Phase II environmental site assessments, surveys of hazardous building materials

(asbestos, lead paint, etc.), cleanup plans, and related submittals to regulatory entities. Eligible applicants can include municipalities, community-based organizations, and private parties.

What do the grant funds pay for?

SARPC's grant funds will pay for environmental assessments on brownfield properties so they can be redeveloped into new businesses. PPM will conduct the assessments to determine if abandoned Brownfield properties in these areas are contaminated, with the end goal being identifying sites that can be redeveloped and marketed to recruit new economic development opportunities to these communities. SARPC's grant funds can be used to conduct and pay for Phase I and Phase II Environmental Assessments on vacant and abandoned properties to determine if they are contaminated at **NO COST TO YOU!!** If contaminated, EPA grant funds can be acquired and used to clean up the contaminated site so it's ready for redevelopment.

SARPC's Revolving Loan Fund

Additionally, SARPC's Revolving Loan Fund can be used to provide the needed funding new businesses may need by providing the needed funds to get a new business up and running once these brownfield properties are cleaned up. Both programs compliment and support each other perfectly and when used together, can create new economic development in our communities. This funding opportunity is available each year through the EPA and SARPC will continue to pursue these grant funds going forward in order to continue offering this service to help spur economic growth throughout our Region. A link to more information as well as an application for the Brownfields program is on the home page of SARPC's website at: www.sarpc.org. Please contact Nicole Taylor in the Community Development Department if you have a brownfield site in your community that needs to be assessed and redeveloped.



REVITALIZING SARPC COMMUNITIES THROUGH THE EPA BROWNFIELD PROGRAM

KEITH PYRON, PPM CONSULTANTS



What is a “Brownfield Site”?

“Real estate development complicated by the presence or **potential presence** of a hazardous substance, pollutant, or contaminant.”

Examples of Brownfield Sites



Industrial plants

Former dry cleaners

Former gas stations

Auto repair shops

Machine shops

Many others...estimated 450,000 in U.S.

Challenges with Brownfield Sites

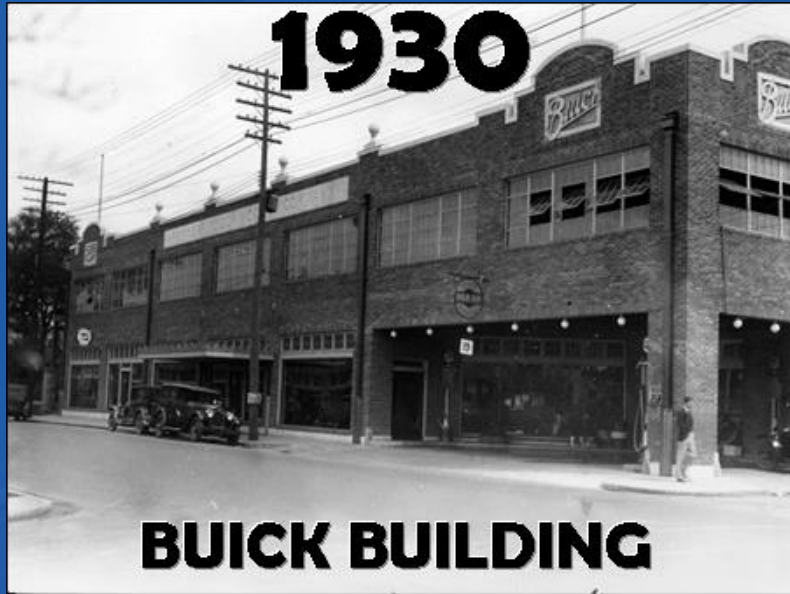
- Marketability
- Environmental Impact
- Cost to assess/remediate
- Who is responsible?
- Do I have to report?
- Impact to offsite properties
- Demolition costs
- Just easier to go “greenfields”

Benefits of Brownfield Revitalization

- \$1 of public investment in brownfield redevelopment leverages \$8 in total investment
- \$10,000 in public investments creates/retains one job
- Cleanup/redevelopment leads to 5%-15% increase in property values within $\frac{3}{4}$ mile of site
- Public investment typically recouped from local taxes generated within 3 years
- Lower Infrastructure Costs
 - Greenfield - \$50K-\$60K
 - Brownfield - \$ 5K-\$10K
- Air/Water Quality Improvements
 - 25%-33% reduction in Vehicle Miles Traveled

SUCCESS STORY

BUICK BUILDING – Mobile, AL



SARPC has Received a \$500k Brownfield Grant from the EPA

- SARPC has just received a 500k grant ready and available for you!
- Unused industrial and commercial sites are located throughout the SARPC brownfields area
- Check your bags for an outreach flyer and site access agreement and get involved!

HOW Can SARPC Assessment Grant Funds be Used?

- Inventory of brownfield sites
- Environmental site assessments, including asbestos, lead paint, etc. (Phase I, Phase IIs)
- Community Outreach/Visioning
- Cleanup planning (ABCAs)
- Market and site reuse studies

WHERE can SARPC funds be used?

- Targeted communities in grant application include Atmore and Creola BUT
- Funds can be used in the entire SARPC footprint.

HOW can this grant benefit your community?

- Create new jobs
- Increased tax revenue to invest back into the community
- Removal of blight/eyesores
- Creation of new businesses and community amenities
- Increased property values
- Decreased poverty and unemployment

HOW do I tap into the grant funds?

- Contact Nicole Taylor
- Contact PPM
- Provide background info and contacts for site
- We will take it from there!



SARPC SOUTH ALABAMA REGIONAL PLANNING COMMISSION (SARPC)
EPA Brownfields Program

WHAT IS THE BROWNFIELD PROGRAM?

The purpose of the program is to help redevelop abandoned, idle, or under-utilized properties where expansion or redevelopment is hindered by actual or perceived environmental conditions. Examples include abandoned gas stations, industrial, and commercial properties. Grant funds can be used to pay for environmental assessments and cleanup planning to help move commercial properties towards redevelopment.

SARPC was recently awarded a \$500,000 Community-wide Assessment Grant from the United States Environmental Protection Agency. PPM Consultants, Inc. has been retained by SARPC to facilitate the grant program and to get the word out to the commercial real estate community and to potential buyers and sellers of real estate.



WHAT DOES THE PROGRAM PAY FOR?

- **Phase I Environmental Site Assessments (ESAs):** Like title searches, surveys, and appraisals, such assessments are now routine on commercial real estate transactions. Phase I ESAs include a site inspection, interviews with persons knowledgeable about the history of the property, and a review of environmental records to determine if any Recognized Environmental Conditions (RECs) exist.
- **Phase II ESAs:** If the Phase I ESA identifies any RECs, additional investigation may be needed to determine if adverse environmental conditions actually exist. Phase II ESAs may include soil, surface water, and groundwater testing; asbestos surveys; lead-based paint surveys; mold surveys; tank removal; and/or threatened and endangered species studies.
- **Cleanup Planning:** If a site is found to be impacted, the grant will pay for certain engineering and consulting fees to plan for redevelopment. This can include remedial alternatives analysis and meeting with regulatory agencies.

Questions?



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Simplifying the Complex
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