



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.



SOUTH ALABAMA REGIONAL PLANNING COMMISSION (SARPC)

EPA Brownfields Program

WHAT ARE THE BENEFITS?

- Will make your property more attractive by identifying potential concerns regarding the environmental condition of your property.
- Will cover the costs of environmental studies, thus reducing capital expenditures associated with All Appropriate Inquiries (AAI) prior to purchasing and redeveloping a commercial property.
- No contractual obligations to SARPC or consulting firm providing the studies.

WHAT SITES ARE ELIGIBLE?

Any commercial property within SARPC's jurisdiction (Mobile, Baldwin, and Escambia Counties) is eligible for funding, regardless of ownership. The program is designed to facilitate the development of any commercial property, whether a private or public transaction.

HOW DO I GET INVOLVED?

Contact one of the individuals listed below to ask if you are eligible for grant funding.

Nicole Taylor
SARPC, Director of Community Planning
110 Beauregard Street, Suite 305
Mobile, AL 36633
(251) 706-4659
ntaylor@sarpc.org

Mr. Jere (Trey) Hess
PPM Consultants, Inc.
289 Commerce Park Drive, Suite D
Ridgeland, MS 39157
(601) 953-2564
trey.hess@ppmco.comco.com

Mrs. Jenny Black
PPM Consultants, Inc.
119 W Garden Street, Suite 200
Pensacola, FL 32502
(251) 504-6943
jenny.black@ppmco.com

Mr. Keith Pyron
PPM Consultants, Inc.
30704 SGT E.I. "Boots" Thomas Dr.
Spanish Fort, AL 36527
(251) 990-9000
keith.pyron@ppmco.com



Before



After



Before



After

**Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.*