

DECODING

BROWNFIELDS



PIEDMONT TRIAD
REGIONAL COUNCIL

NJIT



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What area/region do you work in?

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What industry/area of work are you a part of?

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How familiar are you with Brownfields?

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What specific aspects of Brownfields are you interested in learning about at today's Workshop?

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Decoding Brownfields

...unlocking the resources to help you transform contaminated (or potentially contaminated) properties into community assets

Colette Santasieri, PhD
Executive Director, NJIT TAB

November 30, 2023



PIEDMONT TRIAD
REGIONAL COUNCIL

NJIT

TAB
Technical Assistance to
Brownfield Communities

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.” EPA

“an abandoned, idled or underused property where the threat of environmental contamination has hindered its redevelopment”. NC





Negative Impacts of Brownfields



COMMUNITY CHARACTERISTICS NEAR BROWNFIELD SITES

Brownfield sites from Assessment, Cleanup and Redevelopment Exchange System (ACRES) as of FY20
Population Data from 2016-2019 American Community Survey

The population living within .5- and 1-mile of a Brownfield site is:

- ▶ more minority,
- ▶ more low income,
- ▶ more linguistically isolated, and
- ▶ less likely to have a high school education than the U.S. population as a whole.



Advantages of Having a Brownfield Site



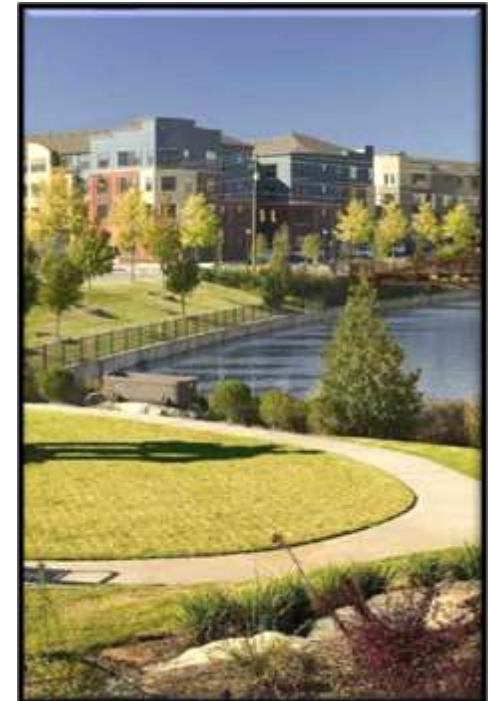
Advantages of Having a Brownfield Site



Environment



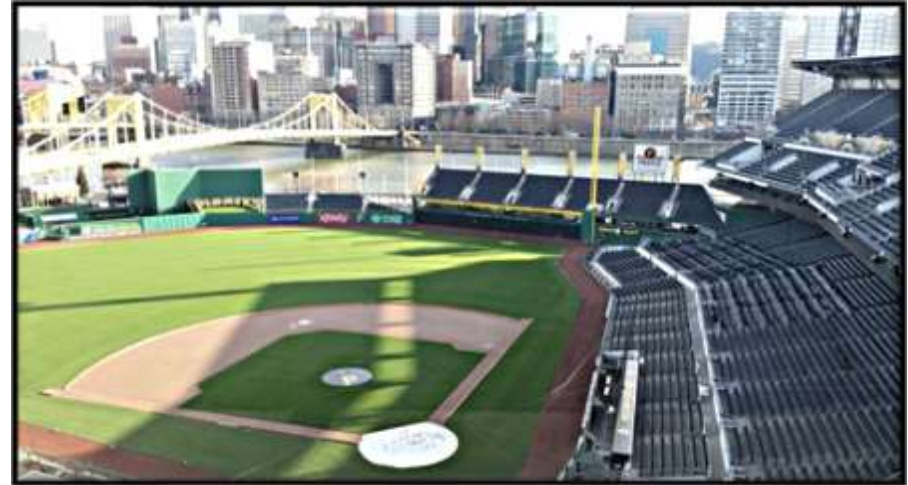
- ❖ Removal of contaminants and pollutants
- ❖ Improved air quality, water quality, natural habitats
- ❖ Resilience to climate change



Economy



- ❖ Spurs economic development
- ❖ Creates jobs
- ❖ Increases tax revenues
- ❖ Provides diverse economic base



Social Equity

- ❖ Removes health and safety hazards
- ❖ Removes eye sore; improves community appearances
- ❖ Alleviates community fears and worries



Community Needed Land Uses:

- ❖ a variety of housing options
- ❖ recreation and open space
- ❖ commercial and retail space
- ❖ schools
- ❖ health care facilities





**Cleaned up and
redeveloped
brownfields**



can contribute to creating economically, environmentally, and socially equitable and resilient communities.



The Brownfield Redevelopment Process



Planning



- ✓ **Assemble a Brownfields Task Force**
- ✓ **Create a Brownfield Inventory**
- ✓ **Engage the community**
- ✓ **Build Partnerships**
- ✓ **Identify Funding**

Navigating the road to brownfields redevelopment success can be complex and challenging.

Developing relationships and meaningful partnerships are critical to success!



Partners in Brownfields Redevelopment

Typical partners include:

- government agencies: federal, state, and local
- real estate development professionals
- banks/lenders
- Chamber of Commerce/business owners
- neighborhood associations and other community groups
- non-profits
- environmental consultants
- environmental justice organizations

Also go beyond the 'usual suspects'

- faith based organizations
- arts and culture community
- institutes of higher education



Brownfields Redevelopment Scenarios

Private Sector-Led Brownfields Redevelopment



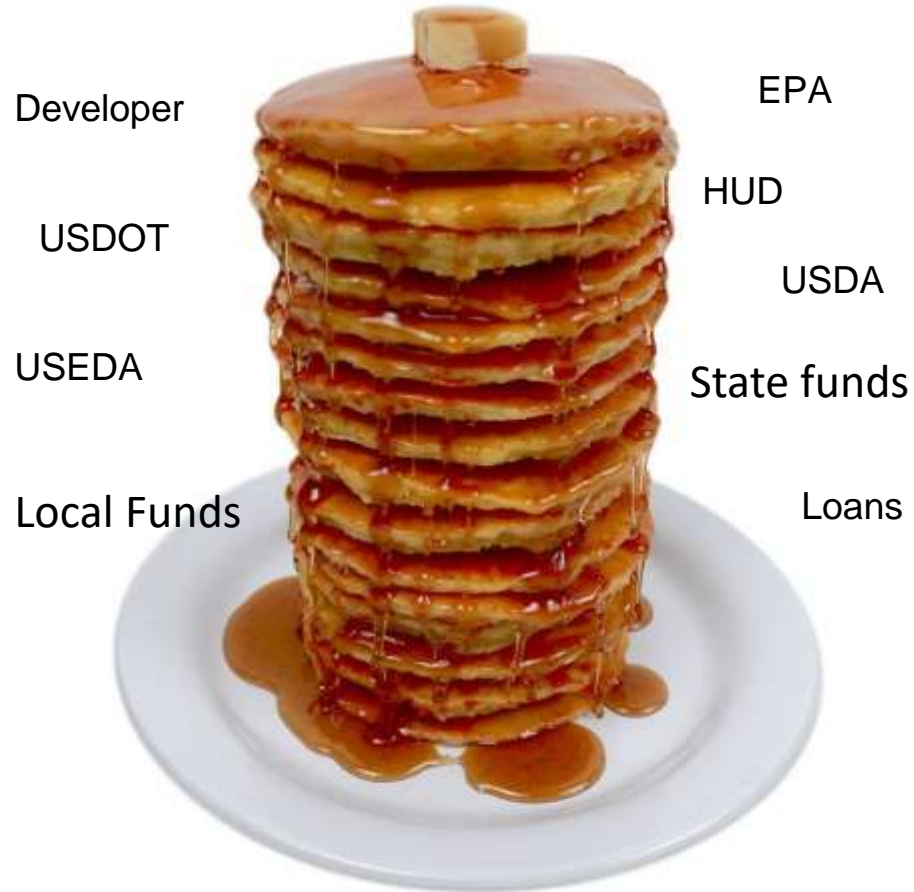
Public Sector-Led Brownfields Redevelopment



Public-Private Partnership for Brownfields Redevelopment

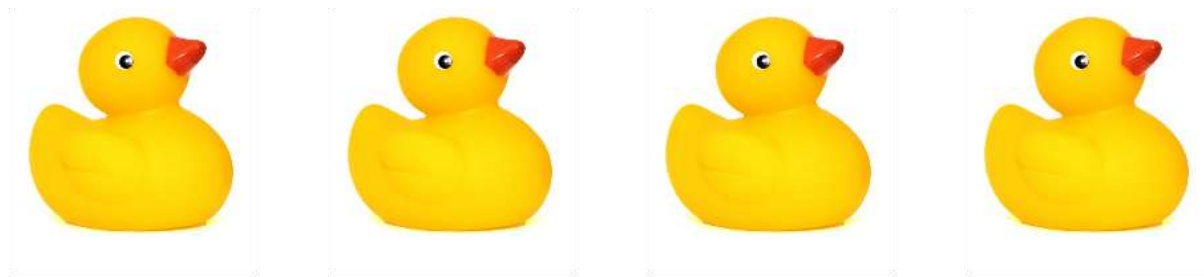


Brownfields Redevelopment Funding Stack



Why is it Important to Plan?

- Helps garner community participation and support
- Attracts Funding
- Attracts Developers
- Ensures project continuity



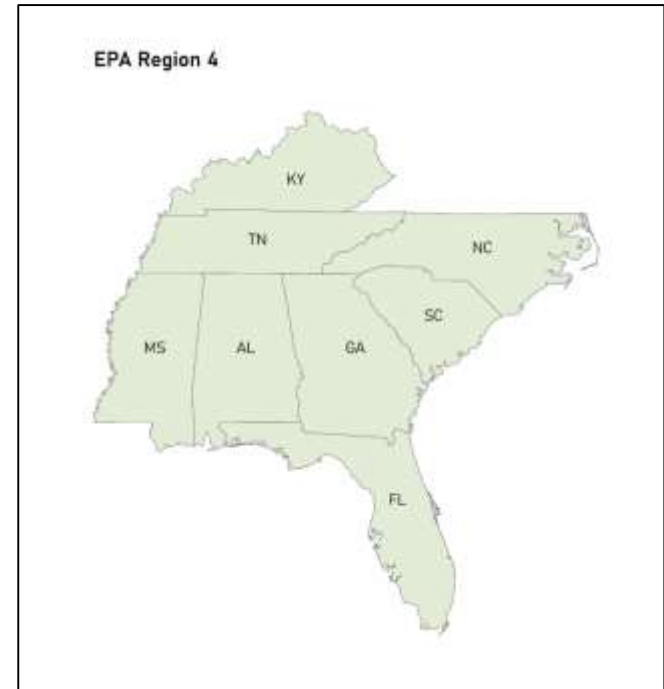
Brownfield

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NJIT TAB – EPA REGION 4

NJIT has served as an
EPA designated
technical assistance provider
since 2008



NJIT TAB serves as an independent resources to state, territory, regional, county, tribal, and local government entities, and nonprofits attempting to learn about, identify, assess, cleanup and redevelop brownfields.

➤ **Assistance is *free!***

NJIT TAB Assistance

Assistance is provided through...

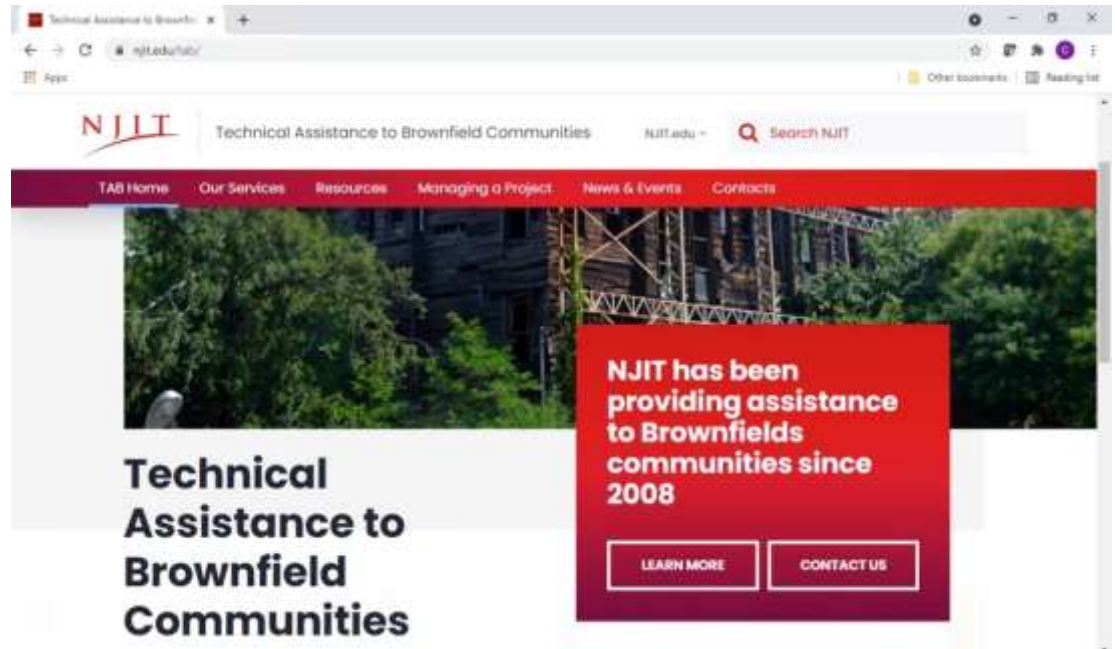
- ❖ Brownfields Academy
- ❖ Brownfield Community Engagement and Educational Forums
- ❖ One-on-one Technical Assistance



NJIT TAB BROWNFIELDS ACADEMY

www.njit.edu/tab

- ❖ how-to videos
- ❖ learning modules
- ❖ infographics
- ❖ success stories
- ❖ news and upcoming events
- ❖ Federal and state funding sources
- ❖ EPA and state contacts
- ❖ previously recorded webinars
- ❖ downloads of workshop and seminar presentations
- ❖ successful grant applications



NJIT TAB Brownfield Community Engagement and Educational Forums

Brownfield Basics Workshops: brownfield redevelopment process

Grant Writing Workshops: getting started on your MAC grant applications; tips and tricks for preparing an EPA brownfields grant application.

Community Workshops: on brownfield-specific topics

Webinars: on brownfield-specific topics

Breaking Brownfields: an event where a government entity or nonprofit presents their specific brownfields redevelopment challenge to an audience of private sector representatives and obtains feedback on how to overcome those challenges.

Brownfield Summits: Full day event that may include peer-to-peer sessions, success stories, and sessions on brownfield-related topics relevant to the specific locations, their needs, and their challenges

Conferences: pre-conference workshops, learning labs, panel sessions, office hours



NJIT TAB One-on-One Technical Assistance

Examples of one-on-one Technical Assistance *tailored to fit specific community's needs*

Answer your brownfield questions

Develop your redevelopment
roadmap

Guidance on developing
brownfield inventories

Develop redevelopment strategy

Create site prioritization processes

Review draft EPA grant applications

Identify funding
sources

Develop strategies on marketing
brownfields sites

Develop Assets and Needs Studies

Explain the regulatory programs

Explain clean-up technologies

Design and conduct
community redevelopment vision workshops

And Much More!

NJIT TAB Leadership Team

NJIT Leadership Team



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[@NjitTab](https://twitter.com/NjitTab)

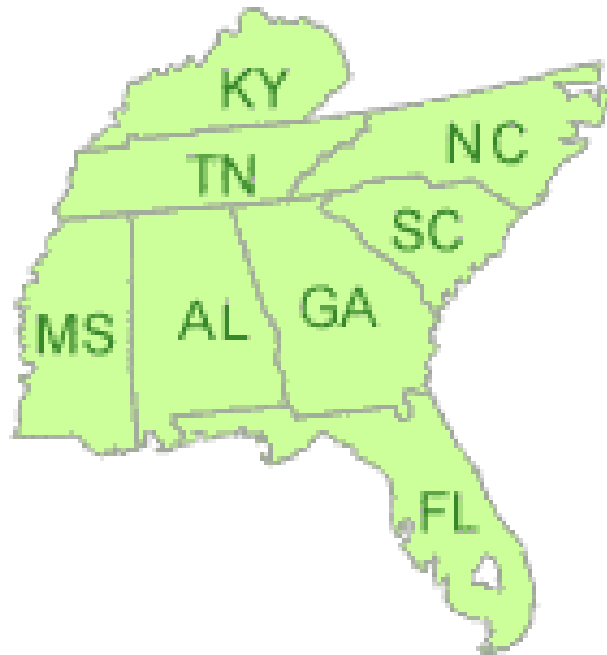
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Questions? - Brownfields Basics

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EPA Brownfields Program: Grants and Other Resources



Grants

Competitive - 104(k)

- ▶ Assessment
- ▶ Cleanup
- ▶ Multipurpose
- ▶ Revolving Loan Fund (RLF)
- ▶ Job Training
- ▶ Technical Assistance to Brownfields (TAB)



Who Is Eligible for EPA brownfield grants funding?

- ▶ Current grantees can apply if they have spent 70% of current funds
- ▶ **Applicants:**
 - ▶ State, local, and tribal governments
 - ▶ General purpose units of local governments
 - ▶ Quasi-governmental entities
 - ▶ Non-profit organizations
- ▶ **Properties:**
 - ▶ Must be a brownfield site
 - ▶ Site access required (for any remediation work the grantee must own the site)
 - ▶ Property cannot be under another operating authority, e.g. RCRA, CERCLA





Assessment Grants

- ▶ Increased from \$300K to \$500K for 4 years
- ▶ NEW Community-wide grant for States and Tribes for \$2M/5 years
- ▶ Provide funds to carry out brownfield assessment activities at eligible sites including:
 - ▶ Site inventory
 - ▶ Prioritizing sites
 - ▶ **Phase I & II assessments**
 - ▶ Supplemental assessments including lead and asbestos surveys
 - ▶ Community outreach & involvement
 - ▶ Cleanup planning
 - ▶ Site reuse planning



Cleanup Grants

- ▶ Provide funds to carry out brownfield cleanup activities at property(ies)
- ▶ An individual applicant can apply for up to 5,000,000 for one site* or multi-site cleanups
- ▶ Period of performance is 4 years.
- ▶ No cost share with BIL, historically there was but with BIL cost share has been taken away.

- ▶ The applicant must be the sole owner of the subject property by the proposal due date.



Revolving Loan Fund Grants

- ▶ Provide funds to capitalize a revolving fund (up to \$1M) and to make loans and subgrants to carry out cleanup activities at brownfield sites.
- ▶ Supplemental funding is available non competitively.
- ▶ Eligible use of funds includes:
 - ▶ Loans or subgrants for cleanups.
 - ▶ Limited site characterization to confirm effectiveness of proposed cleanup design once action has been completed.
- ▶ Period of performance starts at 5 years and can be extended up to 15 years.



Multipurpose Grants

- ▶ Provide funds to carry out brownfield assessment and cleanup activities at eligible sites including:
 - ▶ Site inventory
 - ▶ Phase I and Phase II assessments
 - ▶ Community outreach and involvement
 - ▶ Cleanup and Reuse planning
 - ▶ Developing an overall plan for revitalization
 - ▶ Site cleanup
- ▶ Up to \$1,000,000
 - ▶ 70% must be spent on site-specific activities.
 - ▶ At least 25% spent on remediation activities.
- ▶ Period of performance is 5 years.

Job Training Grants

- ▶ Provide training for the local workforce to support a variety of brownfields related activities
- ▶ Applicants can apply for up to \$500,000 to develop job training curriculum
- ▶ Applicants encouraged to focus on unemployed, under-employed, minority and disabled populations
- ▶ Recruit, train, and place unemployed and under-employed residents from communities impacted by brownfields
- ▶ Further environmental justice (EJ) by ensuring that residents living in these communities benefit from the revitalization and environmental cleanup of brownfields
- ▶ Help graduates develop wider skill sets that improve their ability to secure full-time, sustainable employment in various aspects of hazardous and solid waste management and within the larger environmental field, including sustainable cleanup and reuse, and chemical safety

Grants

Non-Competitive - 128(a)

- ▶ Supports establishment and enhancement of **State and Tribal Response Programs (STRP)**. Includes support for capacity building, site assessment, cleanup and related program development support
- ▶ Region 4 currently has 4 tribal grants

State and Tribal Oversight Role in Brownfields Cleanups

- ▶ Brownfields sites often are cleaned up under the oversight of state/Tribal “**voluntary cleanup programs**,” or state/tribal response programs.
- ▶ These programs provide **guidance and oversight** making sure cleanups are protective of human health and the environment, include engineering and institutional controls and issue No Further Action letters.



Targeted Brownfields Assessments (TBAs)

The TBA program provides environmental assessment services at eligible Brownfields sites on behalf of eligible entities

- Phase I and Phase II ESAs, as well as developing cleanup options with cost estimates

- Services are conducted by an EPA contractor with EPA funding at no cost to the applicant

- TBA applications are available on our website and accepted anytime throughout the year

TBA applicant and the site to be assessed must meet certain eligibility criteria

- For example, sites where the TBA applicant is potentially liable for contamination or petroleum sites where there is a viable responsible party are not eligible for TBA assistance

Region 4 looks to support TBA projects where there is a need for EPA assistance and with the potential to provide benefits to the community

- Projects in small communities and/or underserved communities, projects that promote environmental justice, and projects where site reuse or redevelopment plans provide community benefits

Technical Assistance

Technical Assistance to Brownfields (TAB) Provider

ICMA and NJIT are our current TAB providers

Brownfields Training, Research, and Technical Assistance Grants

5 nationwide technical assistance grants focusing on 5 different focus areas: RLFs, Nonprofits, Local Government Leaders; Minimizing Displacement Research, and Land Bank Research

Land Revitalization Technical Assistance

Reach out to region 4 about LR.

Tools and Resources

Brownfields



EPA's [Brownfields Program](#) provides grants and technical assistance to communities, states, tribes and others to assess, safely clean up and sustainably reuse contaminated properties. To learn about EPA's broader efforts to put previously contaminated properties back into productive use, read about our [Land Revitalization Program](#).

Basic Information

- [Overview](#)
- [Program Accomplishments](#)
- [Environmental and Economic Benefits](#)
- [Program History Timeline](#)
- [Frequently Asked Questions about the Brownfields Program](#)

Technical Assistance, Training and Research

- [Targeted Brownfields Assessments](#)
- [Technical Assistance, Training, and Research](#)
- [Land Revitalization Technical Assistance](#)

Grants

- [Types of Grant Funding](#)
- [Solicitations for Brownfield Grants](#)
- [Search for Grant Recipients](#)
- [Grant Recipient Resources / ACHES](#)
- [Grant Recipient Success Stories](#)



Program Resources

- [Brownian Infrastructure Law and Brownfields](#)
- [Brownfields and Public Health](#)
- [Land Revitalization Tools for Communities](#)
- [Publications by Brownfield Topic](#)
- [Employment and Liability at Brownfield Sites](#)
- [Leases and Reversions](#)

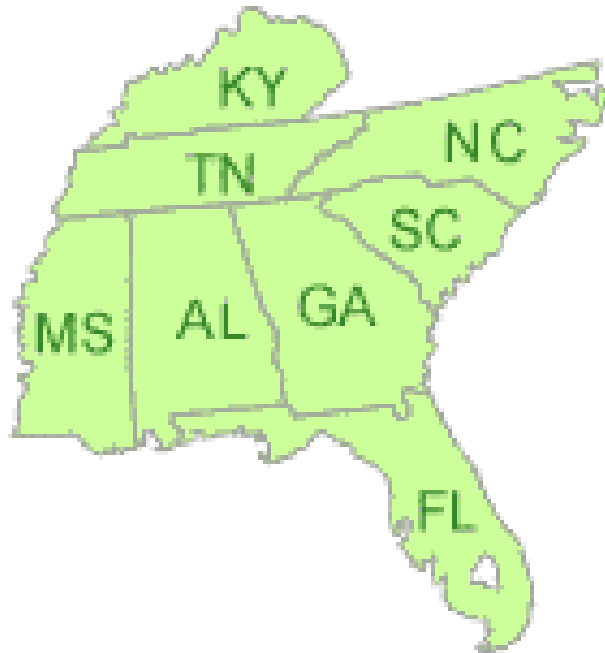
Related Information

- [Newsroom](#)
- [Sign up for the Brownfields Initiative e3](#)
- [Brownfields Broadcast](#)

Related Information

- [Superfund Hazardous Waste Cleanup](#)

Questions?



Austin Gilly, Gilly.austin@epa.gov



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Questions? - EPA Brownfield Program Overview

ⓘ Start presenting to display the poll results on this slide.



*Department of Environmental Quality
Brownfields Redevelopment Section
Introduction*



Agenda

- NC Brownfields Property Reuse Act
- Details on State Brownfields Program
- Technical Updates
- Roles of Federal & State BF Programs
- DEQ Assessment Grant Opportunity

Questions? Please ask!!



Image Source: Silberstudios.com



NC Brownfields Property Reuse Act

1997



Problem – Fear of CERCLA Prevented Reuse of Properties

- Options?
 - Reduce liability for everyone thereby rejecting Polluter Pays principle?
 - Limit the level of liability for Prospective Developers to make the site suitable for reuse they propose

Solution - NC Brownfields Property Reuse Act of 1997

- Help the redeveloper (liability protections & tax incentives)
- Available ONLY to those who did not cause or contribute to site contamination
- Does not affect State's ability to enforce against polluter
- Protect Public Health and the Environment
- Land Use Restrictions, covenant not-to-sue
- Ensure Enforceability of Land Use Restrictions



Components of a Brownfields Agreement

- Notice of Brownfields Property
 - Summary with LURs
 - Exhibit A – Brownfields Agreement
 - Exhibit 1 – Site Location Map
 - Exhibit 2 – Documentation of Contaminants
 - Exhibit B – Survey Plat
 - Exhibit C – Legal Description
- Land Use Restrictions (LURs)
 - Standard & Determined by risk
 - Apply to all future owners
 - Does not waive local zoning/permitting processes
- Reopeners
 - Violation of a land use restriction
 - Accurate information was not given to Program
 - New information raises risk to unacceptable levels



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NC DEQ Brownfields Agreements

NC Brownfields



700+ Agreements
\$25 Billion in Investment

Department of Environmental Quality





Tax Incentives

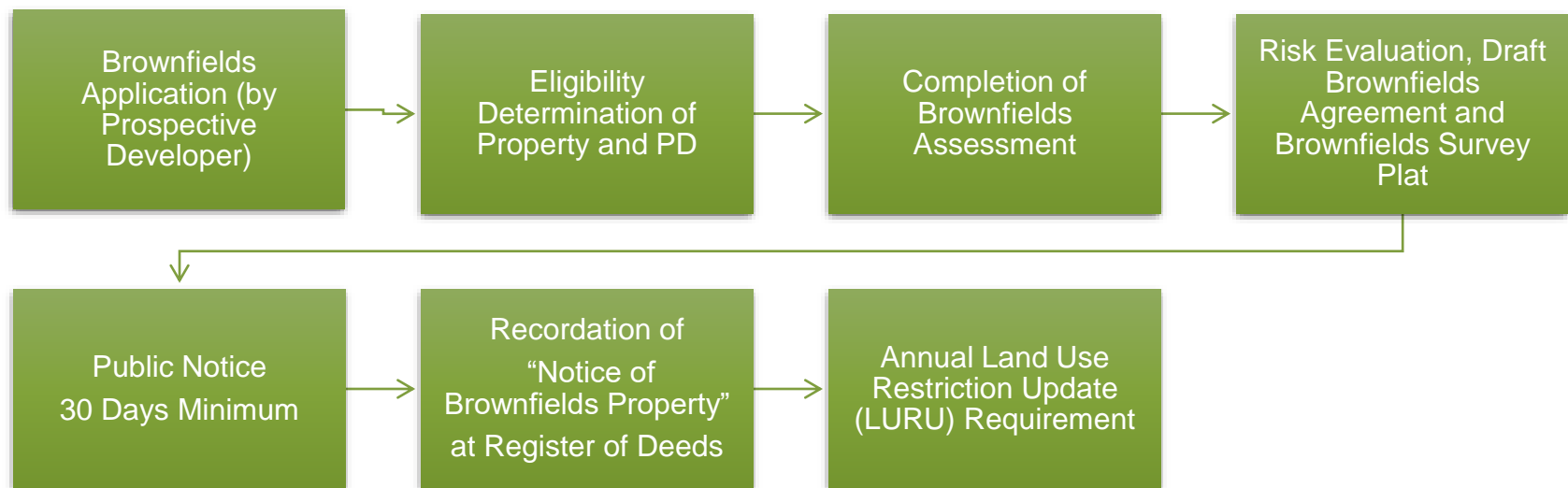
- County Level
- Graded Scale
- 5 years, based on redeveloped value
- Transferrable to future owners

Liability Protection

- Covenant not to sue between DEQ & PD
- Recognized by EPA
- Does not have to be cleaned up to “unrestricted use” levels



DEQ Brownfields Agreement Process

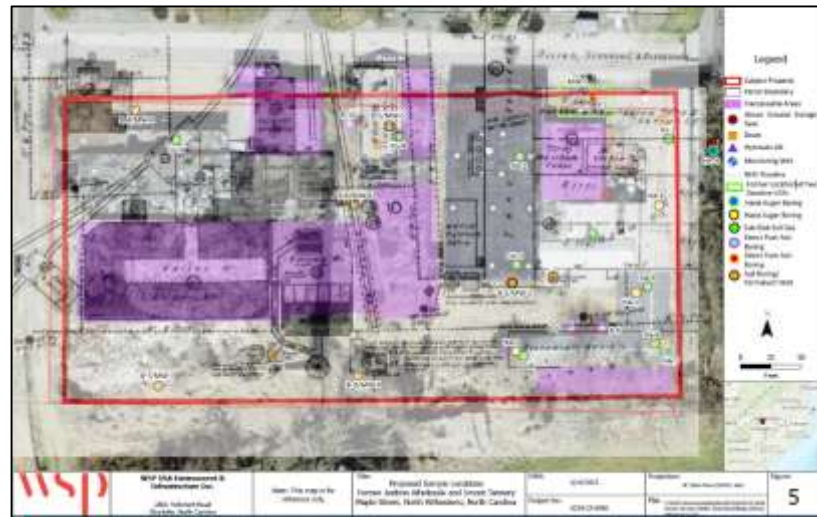


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Typical Requirements

- Baseline Sampling
 - Groundwater samples
 - Groundwater flow direction
 - Shallow soil assessment
 - Sub-slab and soil gas assessment
- Cumulative Risk Assessment
- More stringent assessment for residential reuses
- Environmental Management Plan
- Survey Plat



Smoot Tannery Scope of Work

Guidance Documents

Department of Environmental Quality



Land Use Restrictions

- Lists of approved land uses
- Prohibitions - groundwater or surface water use, residential, specific chemical usages, etc.
- EMP & Redevelopment Report
- Soil management (caps/import & export/final grade sampling)
- Vapor Intrusion Risk
- May include ongoing monitoring
- Annual LURU

** We do not supersede other regulations or processes, local, or otherwise **



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Technical Updates

Property Management Branch

Branch of Brownfields Section dedicated to management of existing Brownfields Agreements

- Land Use Restriction Updates (LURUs)
- Enforcement & Inspections
- Redeveloping the redevelopments
- BIL/IIJA Funding for Additional Staff
- Equipment to test Indoor Air (Soon!)



Multifamily Residential Development

Department of Environmental Quality



Federal & State Brownfields Roles

Federal (EPA) Brownfields

- Competitive grant funding for assessment and cleanup
- May also be linked to a state Brownfields Program but not necessarily required
- Technical Assistance for Brownfields (TAB) Provider

State (NC DEQ) Brownfields

- Voluntary Program that a Prospective Developer must apply into
- Places Land Use Restrictions on-site for future reuse
- Provides state level liability protection to future property owners
- Tax incentives for redevelopment

Collaboration EPA and DEQ

- EPA encourages participation with state programs when appropriate
- DEQ reviews QAPPs and SSQAPPs for EPA sites to ensure state requirements are met
- Ensures usable data in the event DEQ Brownfields Agreement is needed.



DEQ Brownfields Grant

EPA Funding through DEQ

- 2022 awarded \$2MM for Assessment
- Provide resources for disadvantaged communities
- Selected three contractors
- Actively working on five properties
 - 1 Phase I ESA Complete
 - 5 Phase II ESAs in progress
- Target Regions (Next Slide)



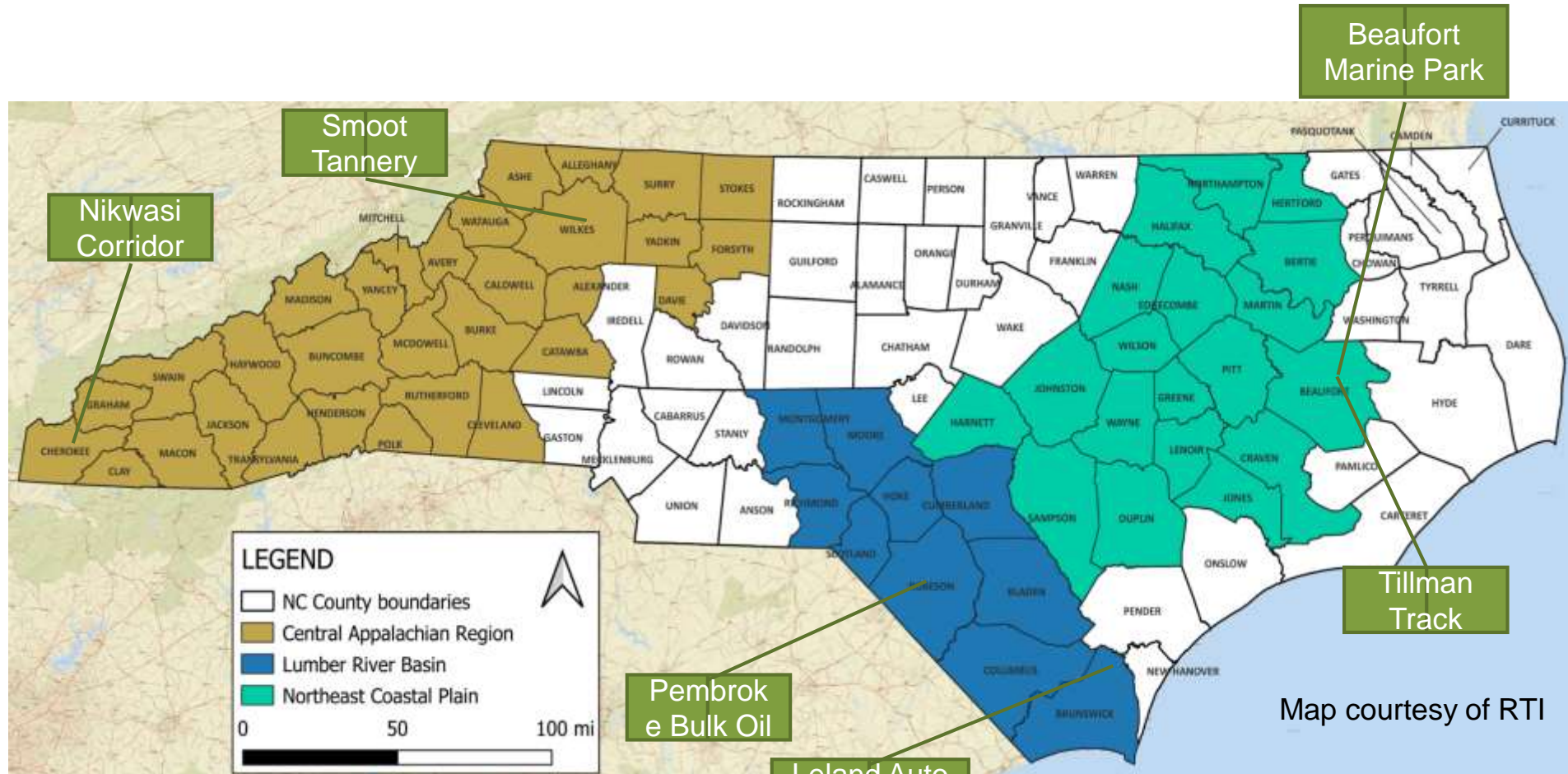
Nikwasi Mound in Franklin, NC

<https://www.deq.nc.gov/about/divisions/waste-management/brownfields-redevelopment-section/marc-grant>

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Target Regions



DEQ Brownfields Grant



What's the catch?

- We do the assessment on your behalf
- If a waitlist, could be ranked
- Preference to enter the State Brownfields Program
- Community Outreach Requirements



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Community Outreach Requirements

DEQ Brownfields Section	Communities
Quarterly Stakeholder Meetings (TEAMS)	Local website
Newsletters	Local social media accounts
Maintain Public Information Repository (website, document portal)	Define location where online resources can be accessed
In-person attendance at community meetings	Coordinate one public meeting during project
Technical resources (risk assessment, translation services, etc.)	Participate as a stakeholder in the MARC Grant process, feedback, etc.

<https://deq.nc.gov/about/divisions/waste-management/brownfields-program/epa-grant-information>

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Additional Site Selection

- Target area sites kicked off, in assessment
- Currently conducting outreach
- No current wait list
- Upcoming COG Meetings?
Professional Association Meetings?
Let us know!

Smoot Tannery (North Wilkesboro) Then & Now

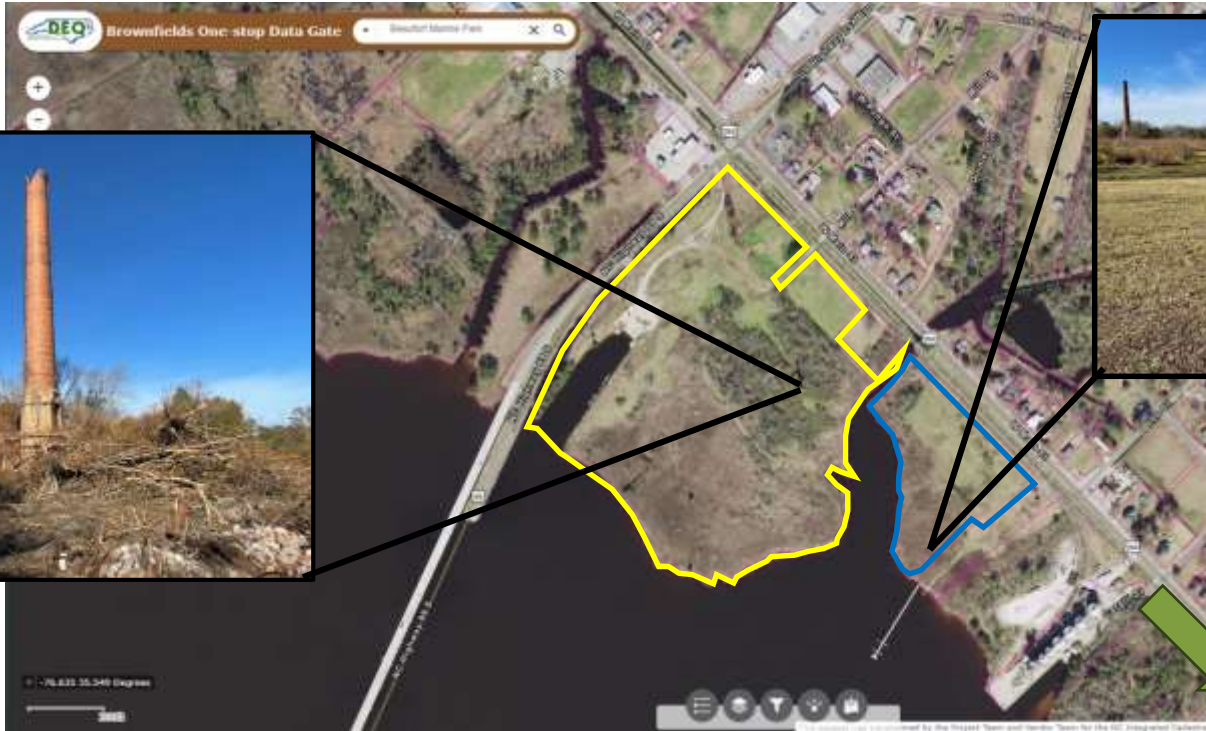


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Belhaven, North Carolina

Beaufort Marine & Tillman Track



To Downtown

Department of Environmental Quality



Belhaven, North Carolina

Beaufort Marine Park & Tillman Track

Beaufort Marine Park

- Town of Belhaven
- 33+acres
- Part I and II of field assessment complete
- Construction of Boat Ramp by USFWS in 2024

Tillman Track

- Beaufort County
- 7+acres
- Work Plan for Phase II in progress
- Early stages of planning

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Beaufort Marine Park
Assessment
Activities



DEQ Community Liaisons

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Questions? - NC Brownfields Program

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EPA Brownfield Grants

GETTING A HEAD START!



Typical EPA Solicitation Cycle

- Request for Applications (RFA) – Fall
- **Submission Date Approximately 6 weeks after RFA**
- Announcement of Successful Grant Applicants – Spring
- Funding become available to grantees – Late Summer



Approximately 1 Year



Why Starting Early is Important?

- Only six weeks from RFA to submission date
- Builds a solid planning foundation or continues existing planning efforts
- Provides time to address EPA application emphasis areas
- Allows for more involved technical assistance



Here's What You Could Start Now

- **Community Engagement**
- **Demographic & Health Data Collection**
- **Identification of Relevant Planning Efforts & Documentation**
- **Brownfields Identification and Prioritization**



EPA Grant Best Practices

Austin Gilly

EPA Brownfields Project Manager

Region 4

NGGS: Award for "02D12521-0" titled ICMA Region 4: Technical Assistance to Brownfields is Completed



igms.notify@epa.gov

To: Nolan, Cindy

Retention Policy: 10 years (Capstone approach) (10 years)

Expires: 10/6/2031

Reply Reply All Forward

Fri 10/8/2021 1:02 AM

This is a notice from EPA's Next Generation Grant System (NGGS). As the selected Project Officer for award 02D12521-0, the workflow for the Award titled ICMA Region 4: Technical Assistance to Brownfields has been Completed.

You can login into https://igms.epa.gov/nggs-pa/award_details.do?id=53491&emailLink=true to view the Award.

If you believe you received this message in error, or have questions, please contact the NGGS Hotline by submitting an online Hotline Request or calling 703-676-4499, Monday through Friday, 9:00 AM to 5:00 PM EST.

EPA NGGS

The Big Picture

- Notice of Awards (NOAs) are **legally binding** documents
- Acceptance is either no action taken within 6 months, or
- Draw of funds



Communication is KEY

- The EPA's cooperative agreement contract is between the grantee and the EPA (not the grantee's QEP).
- Make sure to maintain communication with the EPA and notify the EPA of any changes to the grant plan.
 - For a change in grantee management, you'll need to update the Key Contacts Form and send it to your assigned PO.
 - Workplan and budget modifications require EPA approval before implementation.
- The EPA can directly talk to the consultant but all work is through the grantee. Always make sure the consultant notifies you of any work involving grant funds.
 - The EPA cannot direct the consultant to do anything without the grantee knowing.
 - Emails from QEPs to the EPA must always include the grantee contact

Make sure the community is involved

Start With Target Community

Review Community Concerns and Interests by contacting

- Neighborhood groups
- Churches
- Community based organizations
- Chamber of Commerce
- Businesses
- Look at demographics
 - EJ Screen



A CIP Should Include

Objective

- Demonstrate a commitment to and strategy for two-way communication with people living or working near brownfields sites

Information on community involvement

- Include location and timing of activities

Site Selection and Inventory Process

- Consider establishing a community group which represents the larger community's position and provides input on project decisions

Project Description and Definition of the Project Area

- Discuss what outreach activities will be implemented
 - Public meetings, public availability sessions, fact sheets for the community, etc.

Request for Proposal (RFP)/ Request for Qualifications (RFQ)

Consistent with [2 CFR 200.319](#), do not seek or accept any assistance from a contractor in preparing an RFP/RFQ if that same contractor plans to submit an offer in response to that RFP/RFQ.

- You may not accept a proposal, bid, or other type of offer from a potential contractor that provides any assistance or guidance in developing, drafting, or preparing the RFP/RFQ.
- Assistance also includes situations in which the contractor provides sample RFP/RFQ materials or suggests that you review a particular community's RFP/RFQ as an example. This is an improper procurement practice.

Kick off Meetings

- Attendance: Grantee, QEP, State, EPA
- Focus:
 - Terms and conditions
 - Required reporting
 - Setting schedules
 - Think about state involvement
- Have questions ready by looking over the T and C's before your kick off meeting

Check-In Meetings

- 1st Year, at least quarterly
- Schedule regular check-in meetings
- we recommend at least quarterly after quarterly report submittal
- you schedule more frequent meetings if needed
- Set these up at your kickoff and put it on the calendar

Deliverables

- **Quarterly Reports**
 - Due to EPA 30 days after the quarter
 - Documents the work that has been done and funds spent
 - Document drawdowns
 - The EPA PO will check the COMPASS database regularly to verify drawdowns and spending
 - >180 days without a drawdown is a red flag
- **QAPPs**
 - Generic/ Site Specific QAPPs must be approved by EPA before work occurs
 - Review times are typically 1 month for a generic QAPP and 2 weeks for a SSQAPP
 - Let your PO know if there's a need for an expedited review, and the PO will try to accommodate it

Deliverables

- **Assessment Reports**
 - After Phase I, Phase II, Supplemental Assessments, etc are completed, submit the final documents to the PO and add the information to ACRES
 - Phase I Report must include signed AAI form
- **Annual Reporting Forms**
 - Federal Financial Reports are due every year
 - For grants with a July 1st start date, the FFR is due July 30th each year following
 - MBE/WBEs are due October 30th annually

Sufficient Progress: Assessment Grants

18 months:

- at least 25% of funds have been drawn down/dispersed
- a QEP(s) has been procured;
- sites are prioritized or an inventory has been initiated;
- community involvement activities have been initiated; and/or
- other documented activities have occurred that demonstrate to EPA's satisfaction that the CAR will successfully perform the cooperative agreement.

For Cleanups: Ensure an appropriate cleanup plan is in place.

30 months:

- at least 45% of funds have been drawn down/dispersed;
- assessments on at least two sites have been initiated; and/or
- other documented activities have occurred that demonstrate to EPA's satisfaction that the CAR will successfully perform the cooperative agreement.

Failure to meet Sufficient Progress will require a Corrective Action Plan
EPA can terminate a Cooperative Agreement before the end date

Staying Organized!

- There are many pieces to this puzzle, and sometimes we see a lot of turnover. It would be best to create an online platform for storing all grant documents.
 - SharePoint, Teams, OneDrive, etc.

Other Important Messaging

- Think big picture!
- Technical assistance options
- Land revitalization options
- Redevelopment planning tools
- Think about future success stories
 - Assessment → Cleanup → Redevelopment!
- Don't be afraid to ask questions
 - Reach out to your POs
- Use your resources

Other Important Messaging

- The proposal, the workplan, and the final report should all tell a very similar story.
- Make sure you are prioritizing sites, and make sure that they are always keeping the community involved.

Parting Thoughts on Success

1

Talk to your Project Officer and inform him/her of issues

- There are no bad questions!
- Copy your PO on all EPA correspondence

2

Reach out to your state program

3

Find a mentor, either a current or former grantee recipient

- Your state contacts or project officer can help you find one



Decoding Brownfields Lessons Learned

November 30, 2023

1398 Carrollton Crossing
Drive, Kernersville, NC



Selecting a Grant Consultant

- Experienced
- Good communicator
- Creative
- Ability to think outside the box
- Knows how to effectively & efficiently use grant funds



Partnering with a Grant Consultant

- Application submittal
- Grant Management
- Community Involvement Plan
- Potential Pollutant Inventory
- Environmental Site Assessments (ESA)



Grant Team Members

- Town Staff
- Consultant
- Property Owners
- Stakeholders



Effective Public Engagement to Overcome Skepticism

- Website, Social Media
- Newspaper, Radio Station
- Community Forums
- One-on-One Meetings
- Intro. to Local Government Course



Brownfields Training

- National Conferences
 - Los Angeles
 - Detroit
- Regional Conferences
 - Orlando
 - Birmingham
 - Charlotte



Target Areas

- Downtown
- Main Thoroughfares
 - Underutilized
 - Vacant
 - Development Interest
 - Crystal Ball



EPA Brownfields Assessment Grant Awards

- Grant 1 – 2018-2021 - \$300,000
- Grant 2 – 2021-2024 - \$300,000



Effectively Use Grant Funds

- 19 Phase I ESA
- 12 Phase II ESA
 - Soil and groundwater testing
 - Soil Gas (sub-slab & exterior) sampling
 - Asbestos surveys
 - Lead based paint surveys



Results

- 36 contiguous acres in downtown assessed
- \$2,000,000.00 in leveraged funds
- 22 new downtown apartments
- Downtown Streetscape Master Plan and Parking Study
- Collaboration and thinking ahead



Chatham Corners





Partnerships





Floodplain Restoration





Planning Efforts

UNC School of Government's Development Finance Initiative (DFI)

–Development Opportunity Assessment

- Market and Financial Analysis
- Redevelopment Assessment
- Recommendations



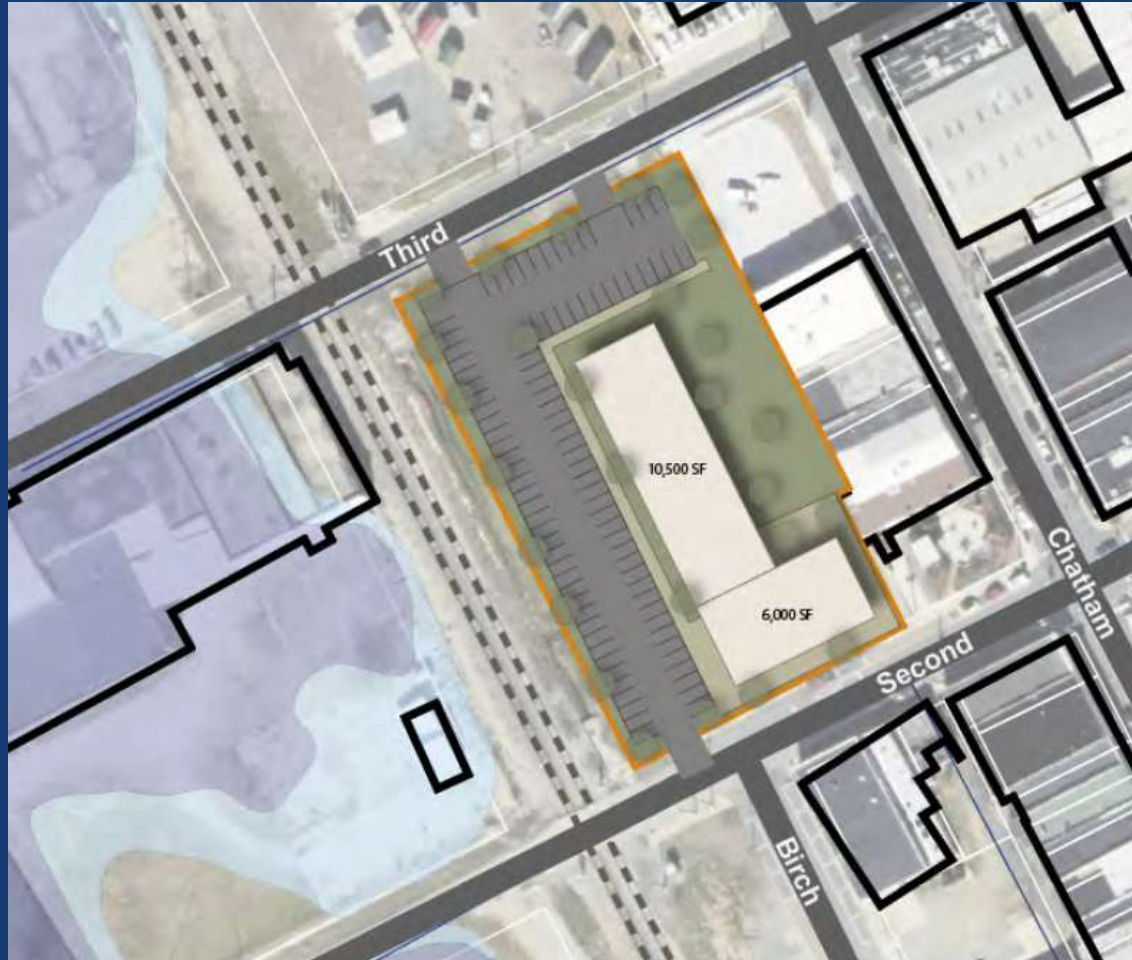
Underutilized Property Downtown



Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community



Proposed Retail, Residential, parking





Brownfields Redevelopment Program

Maintain The Momentum

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Questions? - Deeper Dive into EPA Brownfield Grants

ⓘ Start presenting to display the poll results on this slide.

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**Roundtable Discussions: What are specific barriers to redeveloping brownfield sites in your community or region?
Discuss at your table and type in a response(s) on behalf of the whole group.**

① Start presenting to display the poll results on this slide.

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Roundtable Discussions: More detailed than just more \$, what are specific resources your community needs to redevelop brownfield properties? What assistance is needed to help access those resources?

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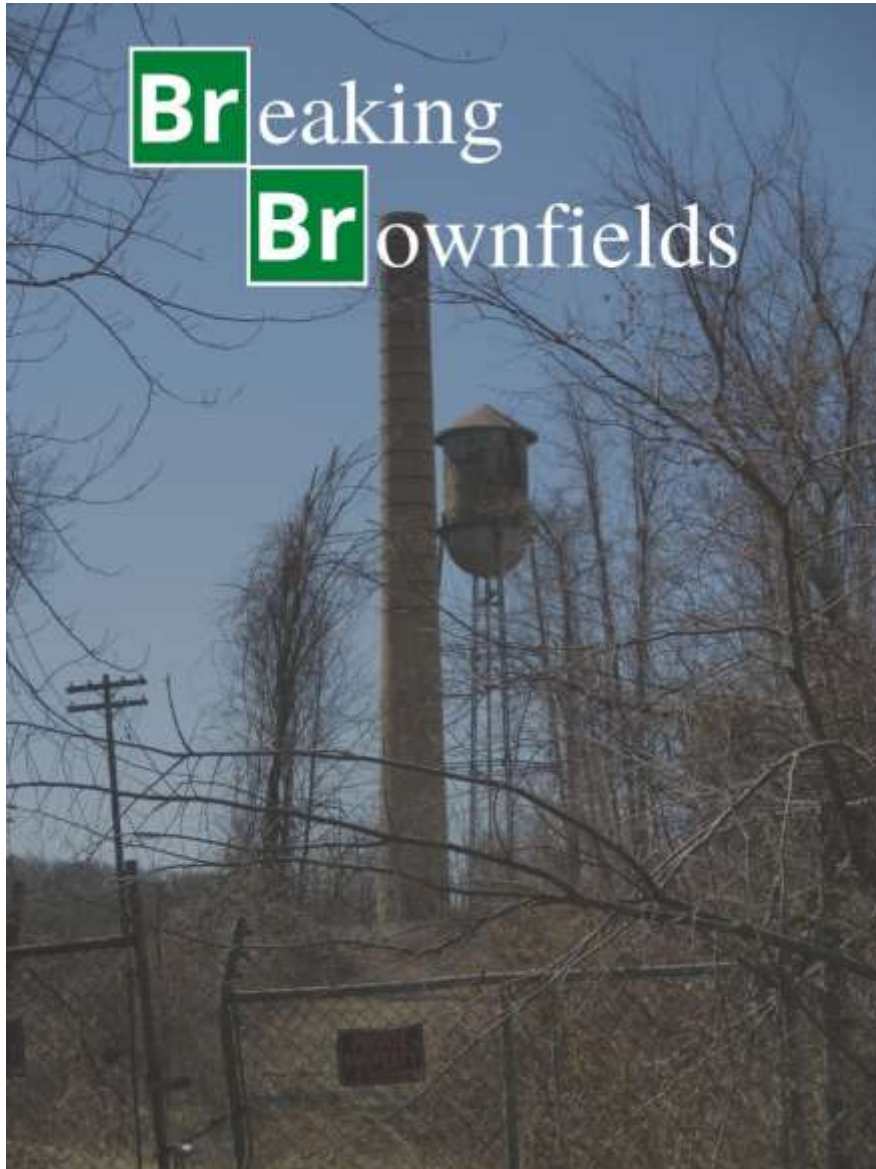


Roundtable Discussions: What do you feel are the biggest misconceptions or areas where more education is needed around brownfields for our communities?

ⓘ Start presenting to display the poll results on this slide.

Washington Mills Site

NOVEMBER 30, 2023



Presenters

Mayodan Washington Mill Site
Kathleen Patterson, Town Manager, Mayodan

Greensboro South Elm Development Area
Elizabeth Link, PLA, Urban Designer, Greensboro

Panel of Experts

Chris Walker
Attorney
Alexander Ricks PLLC

Laura Truesdale
Attorney
Moore & VanAllen

Chris Branch
Founding Partner
Boulevard Real Estate Advisors

Jordan Thompson
Project Manager, Brownfields Development Section
North Carolina Department of Environmental Quality

Ralph McGee, PG
Senior Project Manager
Hart & Hickman, PC

Hayley Irick
Brownfields & Due Diligence Department Manager | Environmental
Terracon

History

Washington Mills was a large textile plant in Mayodan, NC, which began in 1896 as Mayo Mills Company. It was purchased by Tultex in 1982. Unfortunately, like many other textile companies in the Piedmont Triad it was unable to compete with cheaper overseas goods and closed in 1999. At its peak, the mill employed over 1,500 employees.

The site was listed on the National Register in 2005. It was purchased by a group of local businessmen to become a Gospel Hall of Fame, which did not come to fruition and the mill was sold. It was demolished in 2012 and pieces were recycled or sold. However, a large debris field was also created. Not all of which was hauled off.



Town takes ownership

In December 31, 2016, the Town of Mayodan took ownership of the property after it had laid dormant with no activity. Large scale clean up took place in March of 2018. Unfortunately, there were six remaining debris piles including a hazardous waste pile on the site as of March 2022.



Current Situation

The Town received a direct appropriation of \$1M in 2022. The monies have been dedicated to:

1st - Cleaning up the site

2nd - Stabilizing the building

3rd - Updating the park plan

- September 2022 – debris piles removed – 7th pile discovered
- February 2023 – EPA contractor conducts final phase of testing
- Present day - Still waiting for results



Current Site Condition



Site Issues

- PCB, PCA, and Arsenic contamination
- Entire site is in a flood plain
- Site has hazardous conditions
 - Debris strewn across site – rebar, bricks, concrete chunks, open manholes
- Homeless folks
- Contains an easement through the site for the Hydropower plant, which is privately owned

Next Steps

Environmental Management Plan

Dealing with remaining contamination

Repairing and rehabilitation of the remaining warehouse

Moving forward with prospective uses

Update Park Plan – adapt for any identified limitations

Thank You!

We have had a great deal of help addressing this site. Please let us thank the following groups:

Piedmont Triad Regional Council

Rockingham County Economic Development & Tourism

Hart Hickman

NC DEQ

Environmental Protection Agency

Questions & Contact Information

Any questions or suggestions, please do not hesitate to contact me.

Kathleen Patterson, Town Manager

Town of Mayodan

O: 336.427.0241

C: 336.589.8311

kpatterson@mayodannc.org

www.townofmayodan.com

Decoding Brownfields

Breaking Brownfields

South Elm Redevelopment Area
Greensboro, North Carolina



Proposed Location of Baseball Stadium

Circa 2002



A FAILED ATTEMPT FOR A NEW BASEBALL STADIUM, DILAPIDATED BUILDINGS AND AN ARRAY OF BROWNFIELDS LEAVE CITY OFFICIALS WONDERING WHAT TO DO WITH ... ELM & LEE\ GREENSBORO LEADERS HOPE TO IMPROVE 'SMALL SIDE OF TOWN'

BY MARK BINKER Staff Writer Dec 21, 2002 Updated Jan 25, 2015 0

News & Record
headline,
December 21,
2002

Environmental investigation finds contamination, baseball stadium moves its plans to the other side of town, leaving property owners wondering what just happened to their businesses and property values.

Site Acquisition and Cleanup



- Acquired 15 parcels from 11 different owners, totaling 6.8 acres of land
- Demolished 13 structures
- Removed 11,145 tons of contaminated soil
- Removed 7,366 tons of coal debris
- Removed 14 USTs, ranging in size from 150 gallons to 10,000 gallons
- Removed 3 hydraulic lifts



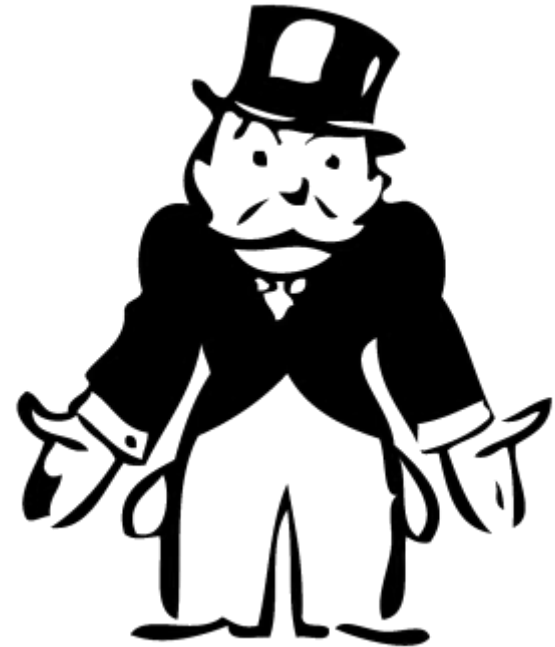
All Demolition and Cleanup completed in 2011

Funding

- EPA Assessment Grant - \$191,181
- EPA Cleanup Grant - \$550,793
- CDBG funds - \$585,152
- BEDI Grant - \$1,610,890
- Section 108 Loan - \$2,416,714
- City Infrastructure - \$349,000

TOTAL EXPENDED FOR ACQUISITION,
CLEANUP AND INFRASTRUCTURE:

\$5,354,730





Filed letter of intent
with NCDEQ – 2007

Filed revised
application for BFA
with NCDEQ - 2010

Brownfields
Agreement
with NCDEQ
finalized in
October
2014

Development – Block 1

- Property is owned by the Redevelopment Commission of Greensboro (RCG).
- In 2014, RCG engages a Master Developer to promote and handle transactions for the South Elm St. Redevelopment Area.
- At that time, the development market was just beginning to recover from the Great Recession.
- Master Developer engages several possible developers with interest in mixed-use development (residential and commercial), and some ideas are investigated, but nothing happens on Block 1.



Development – Block 1



Currently being used as “temporary parking lot”

Development – Block 1

- Around 2020, the Lidl grocery store chain communicates interest in having a location near downtown for a grocery store.
- In 2021 Lidl enters a 2 year “sales development agreement” to allow them to do their due diligence on the South Elm property.
- Due diligence included additional soil testing, for adequate soil structure, and for soil and groundwater testing for contamination since previous tests were over 10 years old.



Development – Block 1

As the end of their “inspection period” in the sales agreement approached, Lidl informed the City that they would not move forward with purchase of the property, citing concerns that they would not have enough information about the final costs of construction by the November closing date.

This was said to be based partly on not having adequate information to address concerns about retaining walls and stormwater infrastructure coming into contact with contaminated groundwater, but also on costs given to them by their environmental consultant for removal of contaminated soil .

GREENSBORO NEWS

Plans to bring Lidl to Greensboro food desert on hold after environmental issues discovered

by: [Caroline Boyer](#)
Posted: Jul 25, 2023 / 06:19 PM EDT
Updated: Jul 25, 2023 / 06:19 PM EDT



In the News Again

Plans to build a grocery store in East Greensboro have been stalled due to site contamination



Updated: 11:18 AM EDT Jul 26, 2023

Infinite Scroll Enabled

Joshua Davis
[Multimedia Journalist](#)



Moving
Forward?

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Questions? - Breaking Brownfields - Env. Attorneys and Consultant Panel

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City of Lexington

Redevelopment of The Depot District

A Big Brownfield Site

Dixie Furniture (1899 - 1987)



LEXINGTON

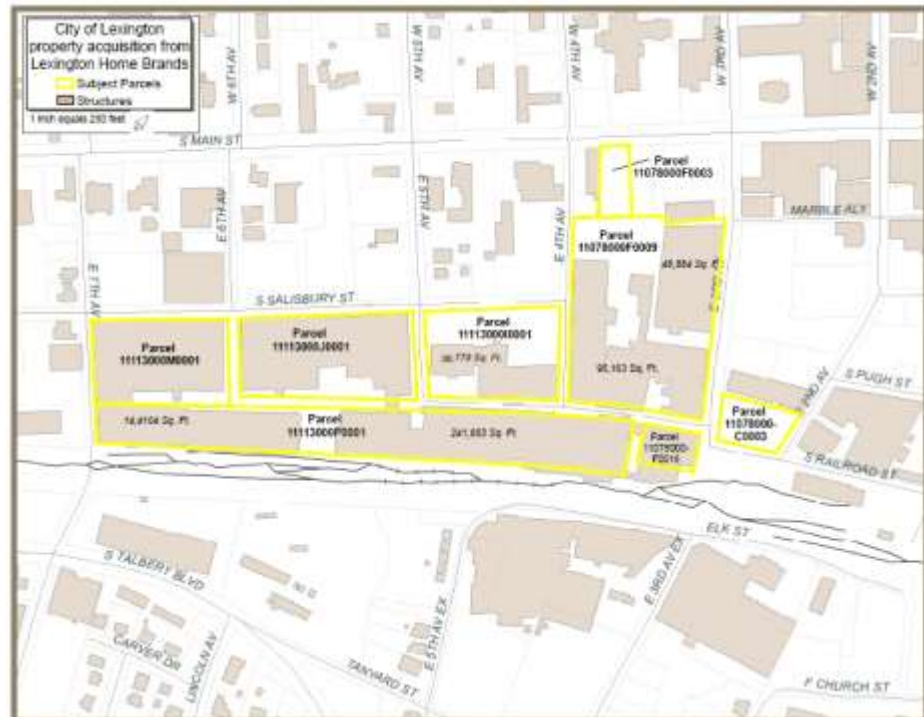
H O M E B R A N D S

(1987 – 2003)



The Brief Background

- 2003 – Lexington begins pursuit of Passenger Rail
- 2003 - Lexington Home Brands announces it is closing Plant 1 adjacent to Station site
- 2007 City acquires Lexington Home Brands for TOD Redevelopment
 - 18.1 acre complex
 - 13+ buildings
 - 1M+ sf



Large scale
redevelopment
requires many
overlapping,
simultaneous,
and
complicated
efforts...

Brownfield

Historic District

Passenger Rail

Private Investment

Public Investment

Partnerships

Masterplan

Grants

... with
many
tasks and
happenin
gs along
the way.

- 1899 - Dixie Furniture Co. begins operation
- 2003 – City begins pursuing reestablishment of Passenger Rail service / Passenger Rail Committee appointed
- Dec. 2003 - **Manufacturing ceased at Lexington Home Brands**
- July 2006 - All remaining facilities close at Lexington Home Brands
- August 2006 - **Letter of Intent submitted for entry into NCDENR Brownfields Program**
- December 2006 - **Letter of Eligibility received from NC Brownfields Program**
- 2006ish – Council appoints the Lexington Redevelopment Commission
- March 2007 **Surveyed/Combined 8 original parcels** - March 2, 2007 (18.1 acre complex / 13+ buildings / 1M+ sf)
- April 2007 - **PTCOG (PTRC) completes Phase I Environmental Site Assessment**
- May 2007 - **City of Lexington purchases property for \$1 million**
- 2007ish – City starts referring to the area as “The Depot District”
- November 2007 – City takes possession
- December 2008 - *Depot District Conceptual Master Plan* by NCA&T class
- May 2009 - **PTCOG (PTRC) completes Phase II Environmental Site Assessment**
- June 2009 - **Soil restrictions lifted by NCDENR**
- June 2009 - **Groundwater restrictions expanded to the entire site by NCDENR**
- 2010 – City awarded a federal TIGER II Planning Grant for the Station
- December 2014 - **Brownfield Agreement Executed**
- May 2015 – Redevelopment begins with the leasing to Bull City Ciderworks
- 2017 – Lexington Industrial Historic District – National Register
- 2015-2020 – City continues to pursue construction funding for the Station
- 2019 – Fire destroys a large portion of the property
- 2020 – City awarded BUILD grant to fund station construction and grade separation
- 2023 – Social District

The Importance of the Brownfield

- It took courage for City Council to take on the project.
- The Brownfield process removed public fear about the City investing in a potentially contaminated site.
- The Phase II assessment answered questions and the Brownfield Agreement provided assurances.
- PTRC was a huge help during this process – financial and technical assistance.
- The City went through the Brownfield process on behalf of the pioneers who became the first developers. (EMPs and LURUs)
- Developers will apply for Davidson County Tax Department for Brownfield incentives.

2011 – TIGER Planning Grant

Community Visioning Workshop



Lexington Train Station

- Configurations for train tracks and station
- NEPA process
- Vision for the Depot District
 - TOD
 - Breweries, Dining, Music, Events, Living, Art...

2011 The Farmer's Market



2015 Bull City Ciderworks



2016 Amphitheater



The Fire – December 2019



Goose and the Monkey Brewhouse



The Railroad Street Market 2023



SAP Project Segment C:
 3 to 4 Storey A & 2 Retail Storey, Transportation & Civic Station
 Station 21: Pedestrian Interconnection & Street-Level Parking



DRAFT
 NOT FOR CONSTRUCTION
 CONSULTATION DOCUMENT
 PRELIMINARY DESIGN

Leasington Train Station
 17/2021 B/L/C-0001

Project Name: Leasington Train Station
 Client: Leasington Station
 Date: 17/2021

Project Segment: SAP-C1.3



SAP Project Segment A & B:
 Mainway, Matheson, Commercial & Professional, Medium-Density
 Station 8



DRAFT
 NOT FOR CONSTRUCTION
 CONSULTATION DOCUMENT
 PRELIMINARY DESIGN

Leasington Train Station
 17/2021 B/L/C-0001

Project Name: Leasington Train Station
 Client: Leasington Station
 Date: 17/2021

Project Segment: SAP-A-B.1



Thank you!

Tammy Absher, AICP

City of Lexington

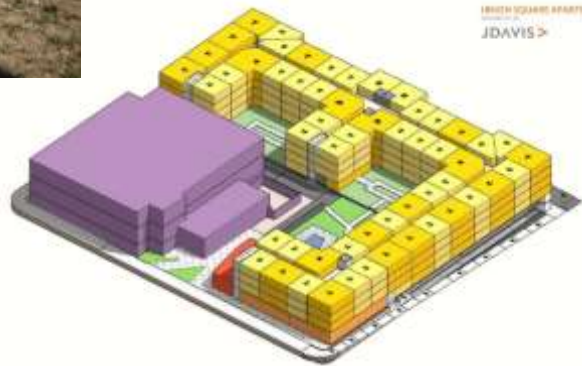
Business & Community Development Director

TVAbsher@LexingtonNC.gov

336.479.0122

Decoding Brownfields Success Story

Greensboro, North Carolina



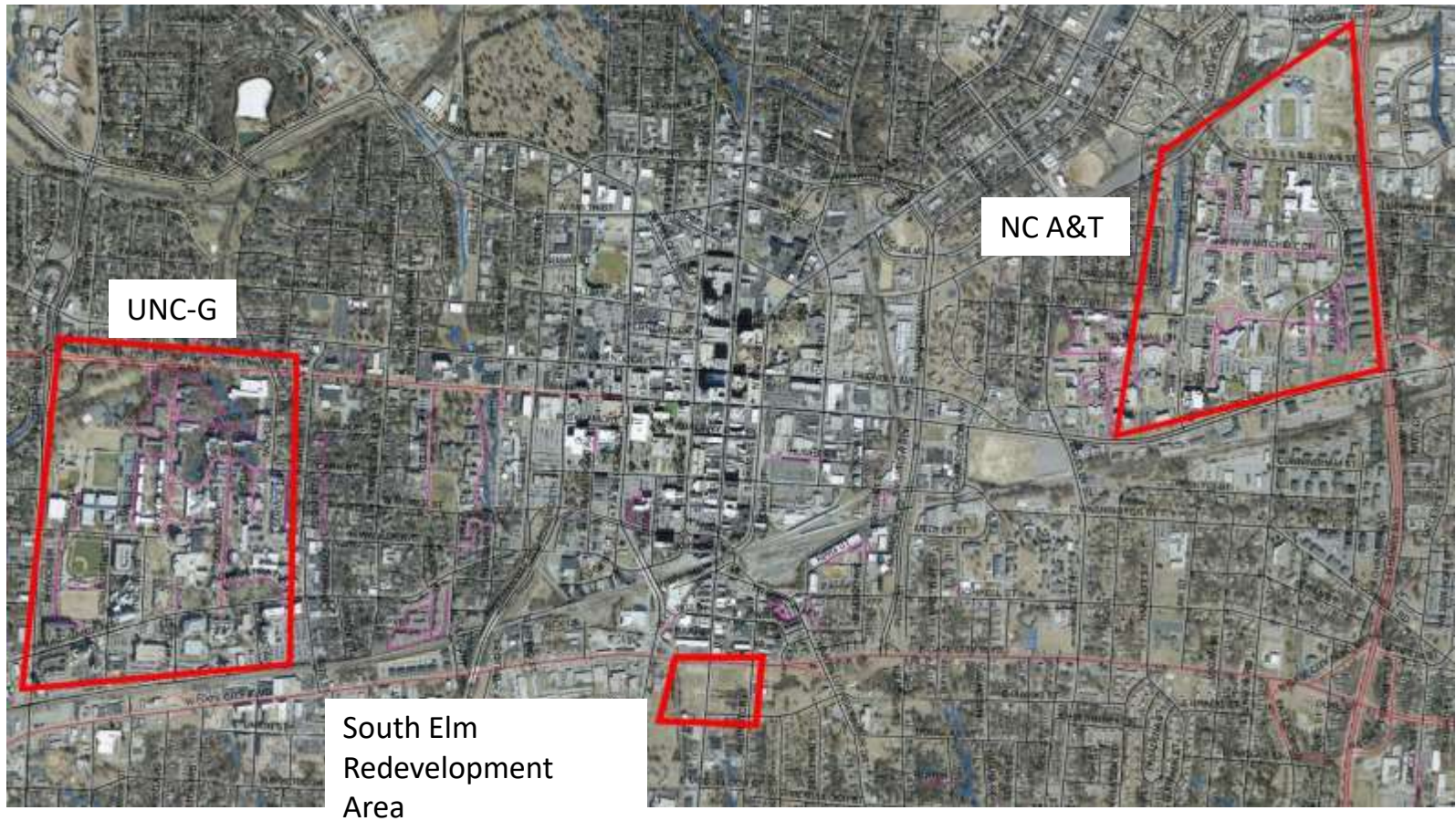


The other side of the street

Development – Block 2

- A local organization, Opportunity Greensboro, included representatives of 7 local public and private colleges, among them UNC-Greensboro and NC A&T University.
- Idea was proposed of having an education facility that could be shared by all the colleges.
- This developed into the proposal of having a medical training facility that would be shared by the nursing programs at UNC-Greensboro, NC A&T, and Guilford Technical Community College, as well as local hospital Cone Health.
- Wanted a site that would be near downtown and somewhat equidistant between the UNC-G and NCA&T campuses.

Development – Block 2





Union Square Campus

Opened August 2016
Cost: \$34 Million

Worked with NCDEQ to establish vapor mitigation techniques for building during planning process.

Provides nursing education opportunities from associate degree (2 years) and bachelors (4 years) to doctoral degree.

Available to practicing nurses as well as college students.



Union Square Campus

Was financed with donations from several local foundations, the participating colleges, and the City of Greensboro, which donated the land and \$500,000.

Plans for a 4-story building were scaled back to 3-story when Guilford County and GTCC contributing less than originally planned for.

Union Square Campus

State of the art teaching facility



Union Square Campus



A big successful use, and
another big parking lot

Block 2 – Proposed Development

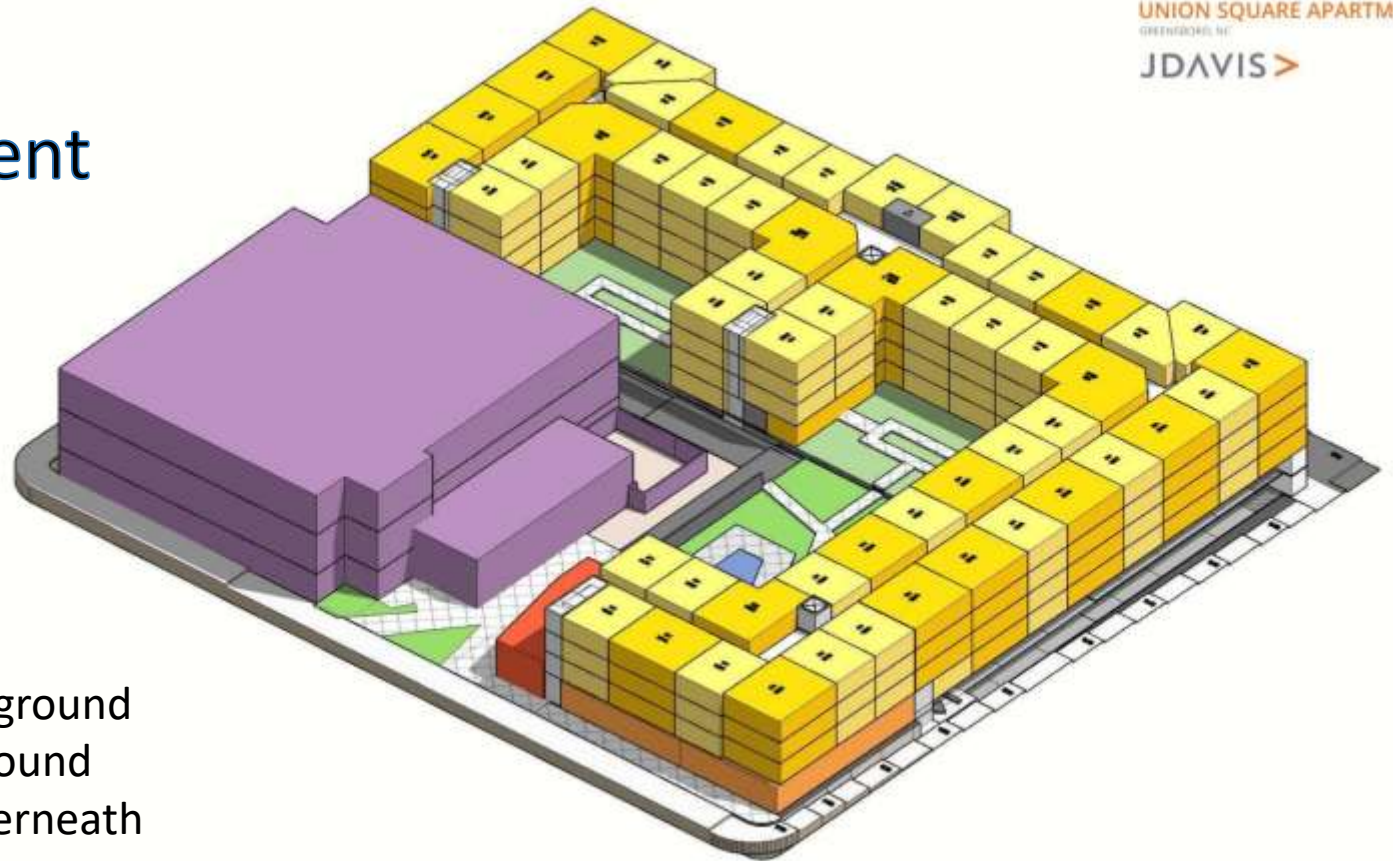
First iteration:
Apartments and separate
parking garage



CONCEPTUAL SITE PLAN

Block 2 – Proposed Development

UNION SQUARE APARTMENTS
GREENSBORO, NC
JDAVIS >



2nd iteration:
Apartments with ground
floor retail and ground
floor parking underneath
residential

Block 2 – Proposed Development



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Questions? - Success Stories

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Audience Q&A Session

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