

# EPA Brownfield Grants Galore

Preparing to Apply for EPA Brownfield Grant

New Grant Applicant Series  
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# Meet Our Team



**Carrie Staton**



**Katie See**



**Becca Phillips**

[wwutab@mail.wvu.edu](mailto:wwutab@mail.wvu.edu)



# WVU TAB

EPA Region 3 Technical Assistance to Brownfields (TAB) provider

Resources we offer include **Brownfield Education**

- Including today's webinar!



# Definition of a Brownfield



The [US EPA](#) defines a brownfield as “*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.*”



# Why Are Brownfields Bad?



# Benefits to Addressing Brownfields

Turn Health and  
Safety Liabilities  
into Community  
Assets

Create New,  
Local Jobs

Increase Property Values

Eliminate Eyesores

Enhance Economic  
and Tax Base  
Development

Support Sustainable Use  
of Land by Preserving  
Greenspace and  
Preventing Sprawl

Link Economic  
Vitality with  
Environmental  
Benefits

# Why Apply for a Grant?

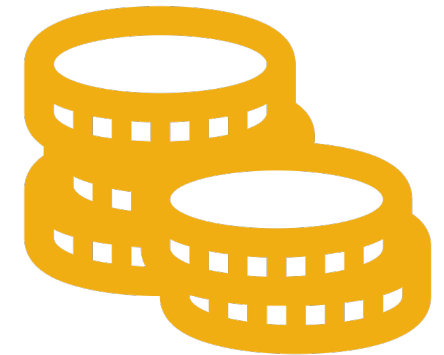
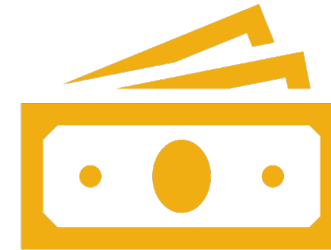
- Remediating a brownfield site can get expensive very quickly
- The EPA provides financial support for brownfield inventories, assessing, cleaning up, and planning for redevelopment of brownfield sites
- EPA grants provide opportunities for site remediation that may not otherwise be available to you by reducing liability concerns which could open avenues for redevelopment partnerships





# Brownfield Funding Needs

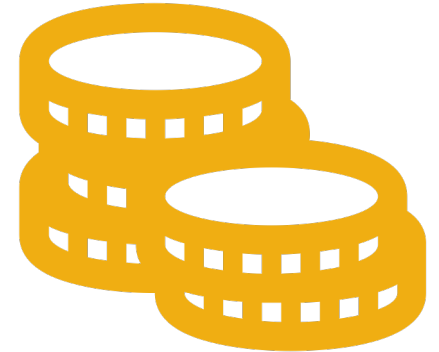
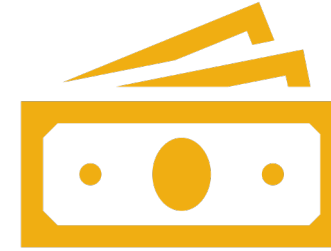
- Site Acquisition & Due Diligence
  - Environmental assessments
  - Land transfers
- Site Planning & Preparation
  - Remediation
  - Site engineering
  - Infrastructure improvements
- Site Development
  - Buildings construction or rehabilitation
- Business Development
  - Financing for businesses occupying remediated sites



# Brownfield Funding Needs

## \* EPA Funds Will Cover

- Site Acquisition & Due Diligence
  - **Environmental assessments**
  - Land transfers
- Site Planning & Preparation
  - **Site Planning & Feasibility**
  - **Remediation**
  - Site engineering \*
  - Infrastructure improvements
- Site Development
  - Buildings construction or **rehabilitation**
- Business Development
  - Financing for businesses occupying remediated sites



# What Funding is Available?

## EPA Brownfield Grants

- Multi-Purpose
- Assessment
- Revolving Loan Fund (RLF)
- Cleanup
- Job Training

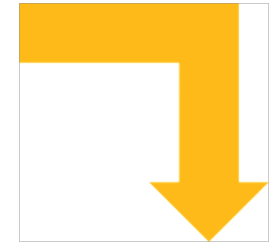
## EPA Technical Assistance

- Targeted Brownfields Assessment (TBA)
- Technical Assistance
  - Regionally Directed
  - Land Revitalization





# Which Option is Best for Your Project?



## EPA Brownfield Grants

- Hard application deadlines – must prepare in advance
- Nationally competitive
- Applicant is responsible for grant oversight
- Assessment grants are usually for multiple sites

## EPA Technical Assistance

- Sites are selected locally, on a rolling basis
- Regionally focused
- Process facilitated by EPA. Could help establish familiarity with EPA process
- Generally targeted at one site or some contiguous sites

# What is EPA TBA?

## Targeted Brownfields Assessment

- Can assist other efforts under the Brownfields Program to initiate the cleanup and redevelopment of brownfield sites.
- EPA's TBA program helps states, tribes, and municipalities. TBAs are considered a grant of services and are conducted by consultants under contact with EPA.
- Services include Phase 1 and Phase 2 site assessments, cleanup options and cost estimates, and community outreach.
- Services are for an average of \$50,000 – \$100,000.

# Technical Assistance

## Planning & Reuse



**Help communities identify practical, safe site reuse options and approaches that support local goals through access to site planning, design, and finance experts.**

- Designed specifically for a community to support their brownfields reuse goals
- Tackles one or more barriers to reuse
- Builds relationships with community stakeholders, promotes partnerships
- Fills gaps in site planning often not funded locally
- Access to technical experts familiar with innovative approaches
- Opportunity for integrating cleanup planning with reuse planning
- Leads to on-the-ground changes
- Supports the positioning and disposition of a brownfields site



**For any questions about  
technical assistance with  
these programs,  
contact us!**



**If you have  
decided that  
a grant is the  
best option  
for you...**

# EPA Grant Application Process





# Brownfield Redevelopment Team

- Property Owner
- Developer
- Investors
- Potential Buyer
- Tenant
- Stakeholders
  - Public: Local & Regional Government, Community Groups, Non-Profits
  - Private: Lenders, Insurers, Investors
- Other Members
  - EPA, QEP
- WVU TAB



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# Inventory Your Site(s)

**Brownfields** are in every community – it's a matter of how *large* and how *many* they are

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Identifying your site(s) is a first step in redevelopment process

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You cannot begin the redevelopment process without knowing your inventory

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Through our **Inventory Support Program** your community can create an inventory of potential brownfield sites

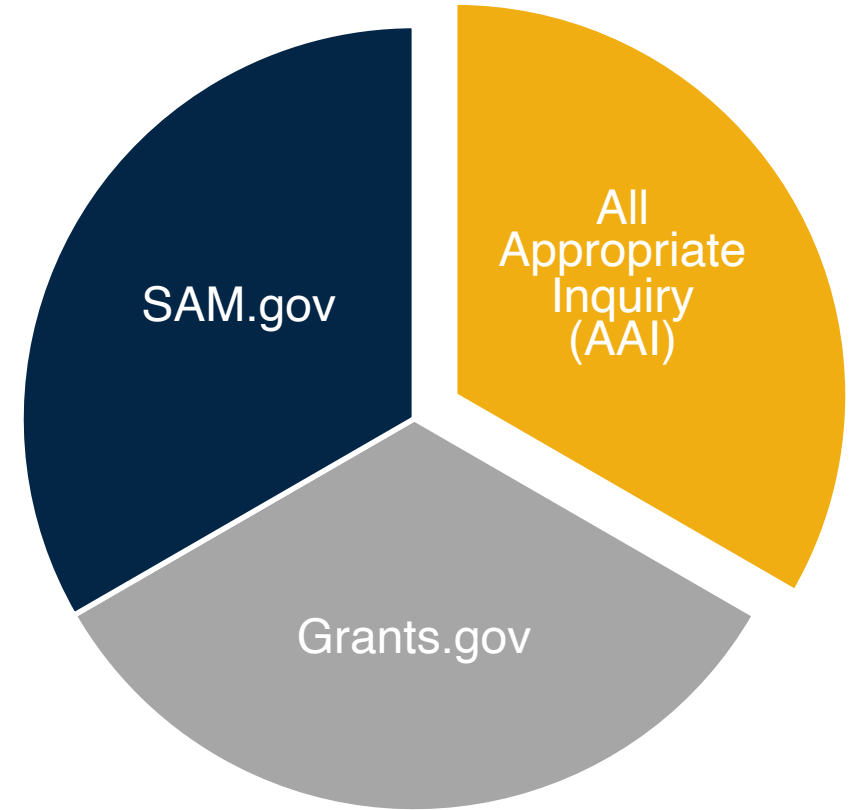
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# Grant Administration Prep

SAM.gov, Grants.gov, AAI

# Where do you even begin?!

- To apply for EPA grants, you **must** complete:
  - Registration with SAM.gov
  - Registration with Grants.gov
  - Conduct AAI on your site(s) *only if* applying for a Cleanup or Multi-purpose Grant





To apply for EPA grants, you must be registered at SAM.gov.

- The System for Award Management (SAM) is a free, official website of the U.S. government.
  - Register to do business with the U.S. government
  - Update or renew your entity registration
  - Check status of an entity registration
  - Search for entity registration and exclusion records
- Can take at least 2 weeks or more to complete – **don't wait!**
- If your organization has applied for federal funding in the past, you may already have a SAM.gov account and number.





- Grants.gov is a centralized location for users to find and apply for federal funding opportunities.
- Register online with Grants.gov in advance
- All grants must be submitted through this site, it is the federal clearinghouse for funding opportunities
- **You must have an account to be considered for funding!**

# All Appropriate Inquiry (AAI)



- Cleanup Grant applications require the applicant to own the property, which means...
- ... you must have completed AAI within 180 days of the property transfer.
  - AAI is performed to determine potential environmental concerns on the property.
  - AAI may include a Phase I ESA
- AAI is an important step because the assessment:
  - Protects you from liability
  - Makes you eligible for EPA funding
  - Makes you aware of assets and liability on your property

# Whatever You Do...

**Do NOT** take ownership of a property without first conducting All Appropriate Inquiry (AAI) if applying for a Cleanup or Multi-Purpose Grant!!



# Which EPA Brownfield Grant is Right for You?

**M**ulti-  
Purpose

**A**ssessment

**R**evolving  
Loan Funds

**C**leanup

# Eligibility - All Grants

State, local and tribal government

General purpose units of local government

Regional council or redevelopment agencies

Non-profit organizations \*

Quasi-governmental agencies

\* 501c4 organizations not eligible for Assessment, MP or RLF Grants, but are for Cleanup Grants



# Multipurpose Grant

Best for communities that have identified a discrete area with one or more brownfield sites.

Range of activities, including:

- Developing prioritized inventories of brownfield sites;
- Conducting community engagement activities;
- Conducting environmental site assessments;
- Developing cleanup plans and reuse plans related to brownfield sites;
- Conducting cleanup activities on brownfield sites owned by the applicant; and
- Developing an overall plan for revitalization.



# Assessment Grants

Provide funding for brownfield inventories, planning activities, environmental assessments, and community outreach.

- Inventory, prioritize, and assess sites
- Conduct site redevelopment planning
- Conduct community involvement and facilitate area wide planning
- Advance local cleanup and redevelopment planning centered around a brownfields-impacted area (site-specific cleanup, reuse plans)
- Develop area-wide plans or other planning activities and identify next steps and resources needed to implement the plan



# Types of Assessment Grants

- **Community Wide:** Recommended for communities who are beginning to address brownfield issues as well as those who have ongoing efforts. Appropriate when a community has no identified specific site but plans to spend funds on more than one site in the community.
- **Coalition:** Designed for one “lead” eligible entity to partner with 2+ other eligible entities. The lead member may submit one grant proposal under the names of the members and perform assessment grant activities in each coalition member’s community.
- **State and Tribal:** Available to states, tribes, and eligible native corporations in Alaska to address brownfield sites throughout their entire jurisdiction.

# Revolving Loan Fund Grant

- Provide funding to capitalize a revolving loan fund that provides loans and subgrants to carry out cleanup of brownfield sites.
- Used to provide no-interest or low-interest loans for eligible brownfield cleanups, subgrants for cleanups and other eligible programmatic costs
- Can apply as an individual entity or as part of an RLF Coalition
- Subgrants are typically limited to \$500,000 per site

**If you are considering applying for RLF Grant, contact us!**



# Cleanup Grants

- Provide funding for cleanup activities at a single site or multiple sites **owned by the applicant**
- Includes program reporting, cleanup oversight, environmental monitoring
- Sampling activities and cleanup alternatives with specific cost estimates are required





# Extra Steps for Cleanup Grants



- Timing of ownership transfer
- Public meeting required to be held prior to submittal
- Community notification (no later than 2 weeks before application submittal)
  - Providing notice of public meeting (date/time) for grant application
  - Providing location of draft ABCA available for review

# Job Training Grants

- Up to \$500,000 for nonprofit and other organizations to recruit, train, and place predominantly low-income and minority, unemployed, and under employed people living in areas affected by solid/hazardous waste.
- Applicants must have partnerships in place with local employers and community-based organization that will provide social services support for trainees.
- Residents learn the skills needed to secure full-time, sustainable employment in environmental fields

# State and Tribal Response Program

- Program empowers states, tribes, and communities in economic development to prevent, assess, clean up, and reuse brownfield sites
- Can be used to create new or enhance existing State and Tribal environmental response programs
  - Ex: Voluntary Cleanup Programs
- Funding can be used for:
  - Limited site assessments or cleanups at brownfield sites
  - Other activities that increase the number of response actions conducted or overseen by a State or Tribal response program



\* Also known as 128(a)

# Additional Funding Mechanisms

EPA Grants require leveraged resources and matches (excluding BIL grant applications)

- Historic
- Low Income Housing (LIHT)
- New Markets
- State-Specific

## Tax Credits

- Traditional Lending
- Socially-Minded Lenders (Those who have social impact component)

## Loans

- Equity Investors
- Community Reinvestment Act (CRA)

## Private Investments

- Other Federal Programs
- State-Specific [Programs](#)
- Community Development Block Grant (CDBG) (Blight Removal)
- USDA
- Appalachian Regional Commission (ARC)

## Other Sources

# Case Study

## Shepherdstown, WV: Landfill to Library

- Project initiated in 2011; fundraising began in 2012
- Successfully raised over \$4.4 million
- Various sources of funding (less than 1% from public sources)
  - NBAC FOCUS Mini Grant
  - EPA Cleanup Grant
- Property is site of former municipal landfill
- Jefferson County Development Authority took ownership of property for cleanup grant; transferred back to Library
- Construction completed May 2022



# Before



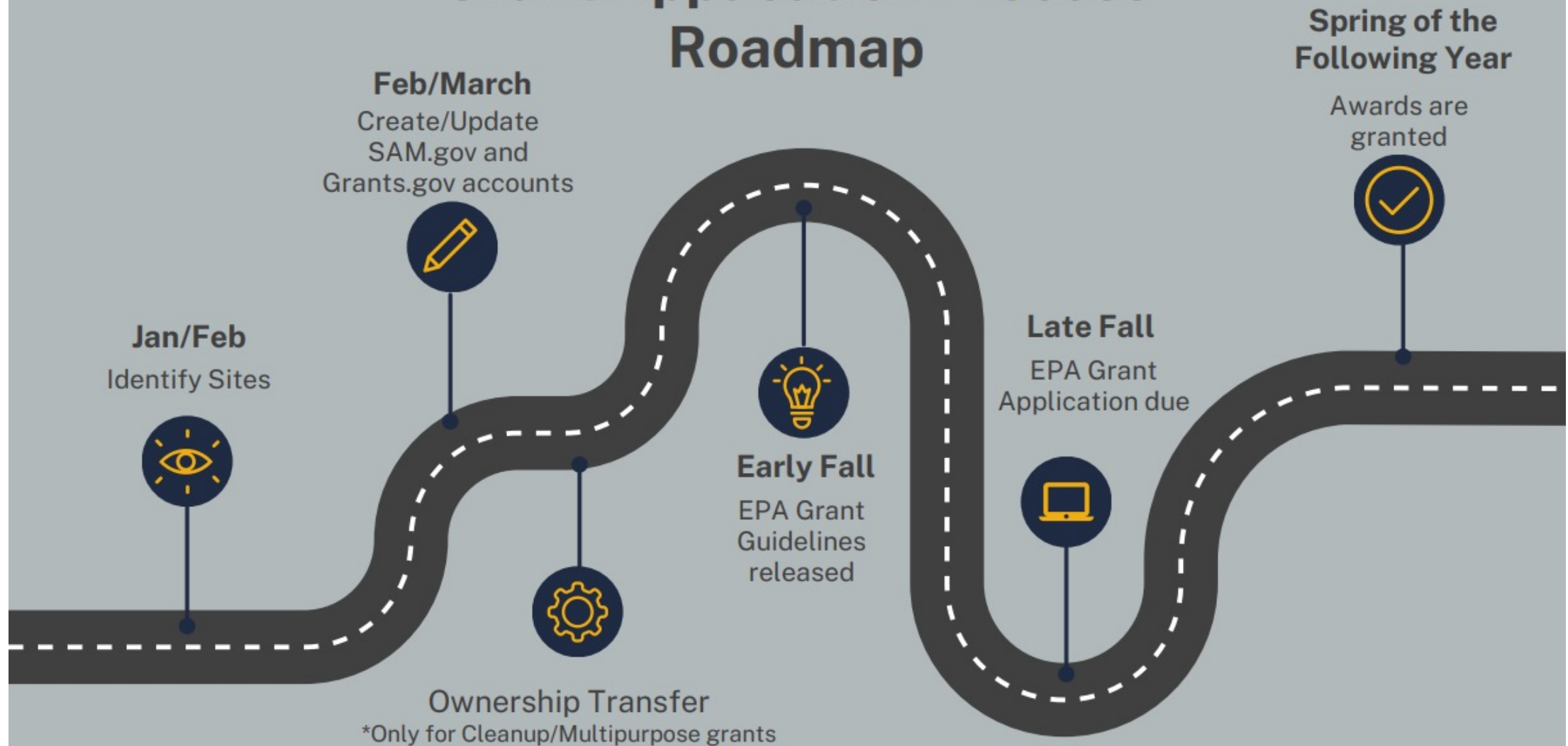


# After





# Grant Application Process Roadmap



# Questions





# WVU TAB Can Help!



# WVU TAB

## Technical Assistance to Brownfields (TAB)

All WVU TAB services are **FREE** for the Mid-Atlantic Region

Key resources include:

- **Brownfield Education**
  - Trainings, webinars, events
- **Resource Identification**
  - Grant writing assistance, grant review, resource road maps
- **Local Brownfield Program Support**
  - Brownfield inventory development, questions on sites, technical support
- **Project Development & Design Assistance**
  - Site-specific assistance, design support from WVU Davis College



# Upcoming Events

## New Applicants

- **Inventory 101 Video**
  - Next Week
- **FY24 EPA New Grant Guidelines & State Tips Webinars**
  - Early Fall

## State Conferences

- **VA Brownfields Conference**
  - Danville, VA
  - June 13-15, 2023
- **WV Brownfields Conference**
  - Wheeling, WV
  - September 12-14, 2023
  - Call for Sessions [Open](#)

## Hot Topics

- **Public Health – Part 1**
  - March 23 at 12 PM
  - Register [Here](#)
- **Public Health – Part 2**
  - April 13 at 12 PM
  - Register [Here](#)



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[vvutab@mail.wvu.edu](mailto:vvutab@mail.wvu.edu)

<https://brownfields.wvu.edu>



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