

# It's an Ugly Day in the Neighborhood

...But it Doesn't Have to Be

Brownfield Education Series

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# Meet Our Team



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# WVU TAB

EPA Region 3 Technical Assistance to Brownfields (TAB) provider

Resources we offer include **Brownfield Education**

- Including today's webinar!



# What is a Brownfield?



The [U.S. Environmental Protection Agency](#) 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.”

# Brownfield History

**1980:** Comprehensive Environmental Response Compensation, and Liabilities Act (CERCLA) enacted by Congress which created EPA Superfund Program

**1990:** US Conference of Mayors identified brownfields as one of the most critical problems facing cities

**2002:** Small Business Liability Relief and Brownfields Revitalization Act

**2018:** Brownfields Utilization, Investment and Local Development ([BUILD](#)) Act passed – which included amendments to CERCLA

To learn more history, visit EPA [site](#)

# Brownfields in Pop Culture



# Brownfields in Pop Culture



# Brownfields in Pop Culture





# Brownfields in Pop Culture



# Why Are Brownfields Bad?



# Benefits to Addressing Brownfields

Turns Health and Safety Liabilities into Community Assets

Creates New, Local Jobs

Increases Property Values

Eliminates Eyesores

Enhances Economic and Tax Base Development

Supports Sustainable Use of Land by Preserving Greenspace and Preventing Sprawl

Links Economic Vitality with Environmental Benefits

# How Can Brownfields Be Redeveloped?



**Train Depot**



**Academic Building**



**Downtown Commercial Center**

# How Can Brownfields Be Redeveloped?



**Brewery**



**Linear Park**



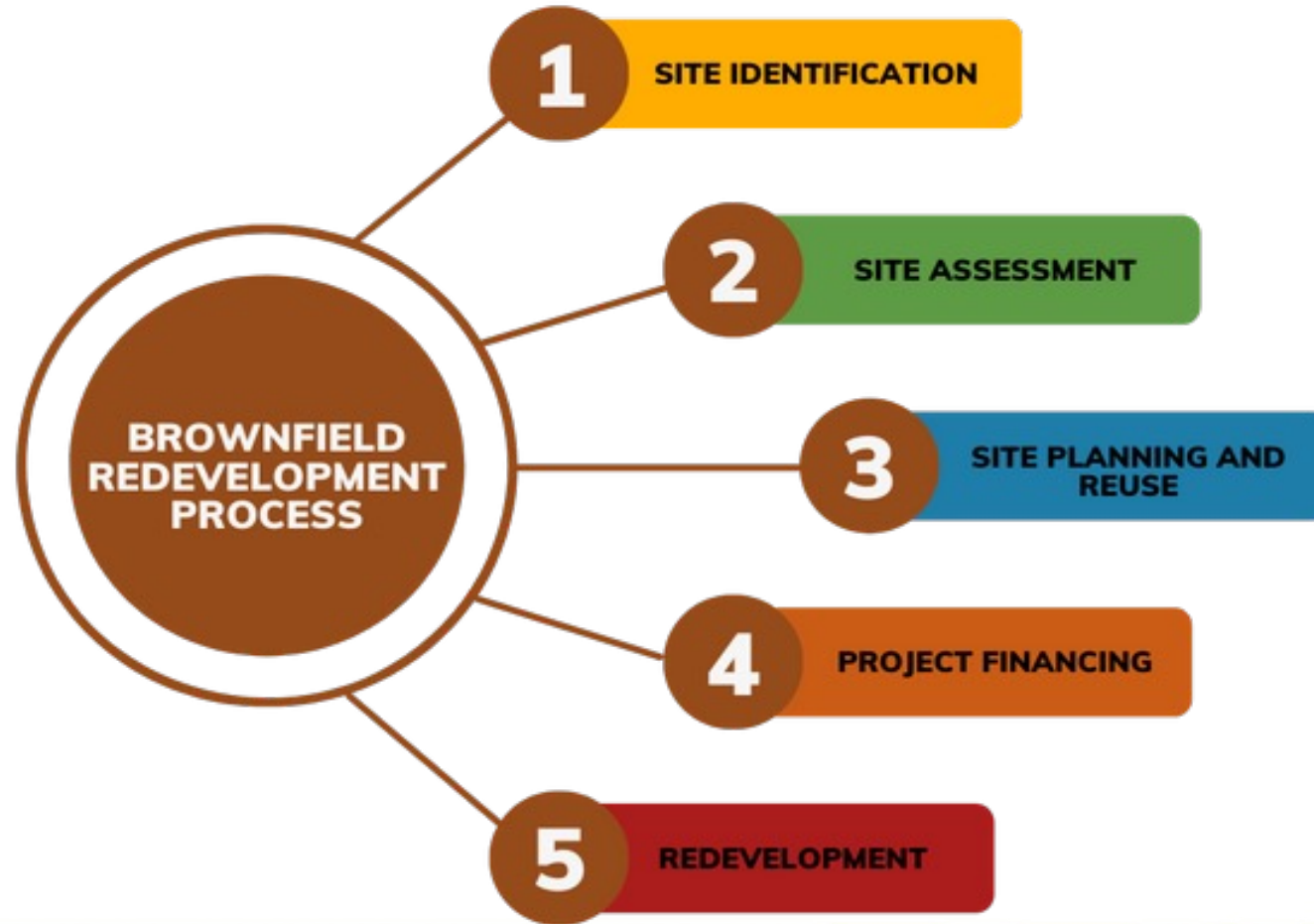
**Light Industrial**

# 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



# How are Brownfields Addressed?



# Where Do I Start?

## Community Engagement

- Prepare brownfield inventory
- Community vision for property or area
- Identify property/area assets and needs

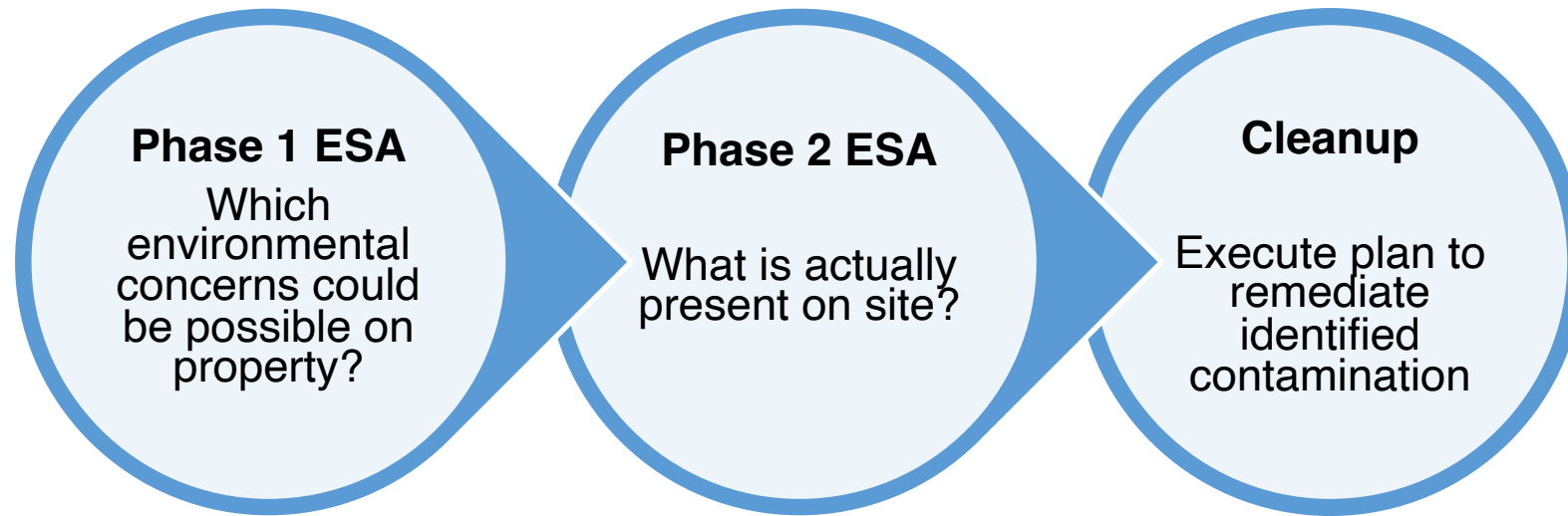
## Site Details

### To Assess & Cleanup:

- Must have permission to access property
- Determine how to acquire property



# Environmental Assessment & Cleanup



# Whatever You Do...

**Do NOT** purchase a property without first  
conducting All Appropriate Inquiry (AAI)/Phase 1  
Environmental Site Assessment!!



# Why is AAI/Phase 1 So Important?

Liability Protection

Eligibility for Funding

Awareness of What May be on Property

# What Funding is Available?

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

EPA Grants

- Targeted Brownfield Assessment ([TBA](#))
- Regionally Directed & Land Revitalization Technical Assistance (RD & LR TA)
- RE-Powering America's Land Initiative

EPA Technical Assistance

- 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

# Key Terms

## All Appropriate Inquiry (AAI):

The process of evaluating a property's environmental conditions, which may be relevant to assessing potential liability for any contamination.

## Phase 1 Assessment:

Uses existing information to help a community understand the property conditions by examining current and historical uses of the site and potential threats to human health or the environment.

## Phase 2 Assessment:

Recommended if the Phase I ESA results reveal known or potential contamination found on the property, sometimes called recognized environmental conditions (RECs).

An environmental professional develops a sampling plan to evaluate the potential presence of contamination from hazardous substances and petroleum on the property and determines the sources and exposures.

## Qualified Environmental Professional (QEP):

Someone who possesses the specific education, training and relevant experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases of hazardous substances on a property.

## Remediation:

Thorough removal of pollutants or other potential contaminants from various types of location, to ensure ongoing safety.

## Redevelopment:

The practice of returning a property to productive use to be used by a community's customers, visitors, employees, and residents.

## Technical Assistance (TA):

The process of providing targeted support to an organization with a development need or problem.

# 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

## **National Brownfields Conference**

Detroit, MI

August 8-11, 2023

Call for Sessions [Due](#)  
February 6, 2023

## ***Hot Topics Webinar***

### **Public Health – Part 1**

March 23, 2023 at 12 pm (ET)

### **Public Health – Part 2**

April 13, 2023 at 12 pm (ET)

Check back [here](#) to register



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