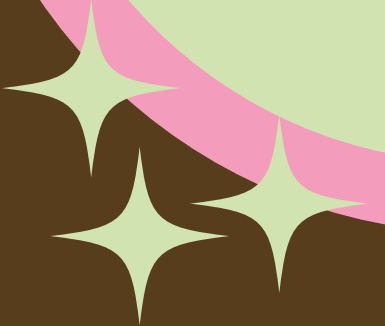


From Blight

TO BRIGHT



How to
“Makeover”
your Town



Brownfield Education Series
January 31, 2024

MEET THE TAB TEAM



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What does WVU TAB do?

- WVU TAB is the Technical Assistance to Brownfields (TAB) Provider to EPA Region 3.
 - Region 3 includes: WV, VA, MD, PA, DE, and DC
- Resources we offer include *Brownfield Education*
 - Including today's webinar!
- Resource Identification
 - Grant writing assistance, grant review, resource road maps
- Local Brownfield Program Support
 - Inventory development, questions on sites, technical support



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(s), pollutant(s), or contaminant(s).”



A Brief Brownfields History



1980: Comprehensive Environmental Response Compensation and Liabilites Act (CERCLA), enacted by Congress. This created the EPA Superfund Program



1990: U.S. Conference of Mayors identifies 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- This included amendments CERCLA.

Where are Brownfields?

Examples of Brownfields include:

- gas stations
- laundromats
- abandoned mine lands
- abandoned schools or commercial buildings



In other words, Brownfields are everywhere!

Why do you need a Brownfield Makeover?

In addition to being eyesores, Brownfields often cause:



Health hazards



Environmental degradation



Safety liabilities



Increased crime



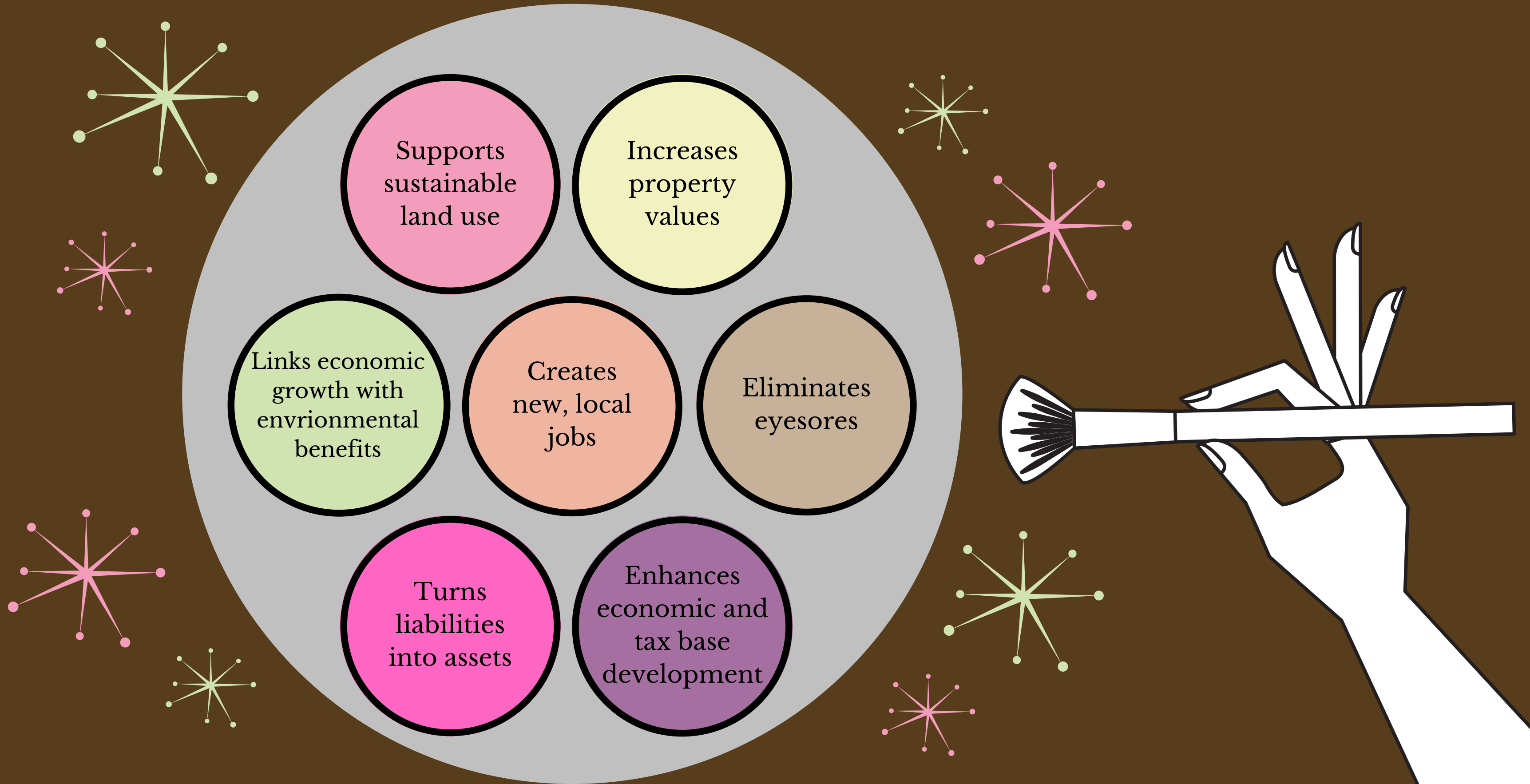
Decreased property values



Economic ripple effects



Benefits of a Brownfields Makeover



How do I makeover a Brownfield?

REMEMBER TO BE CREATIVE!

REDEVELOPMENT OPTIONS CAN BE TAILORED TO COMMUNITY NEEDS/PRIORITIES



LIBRARIES



PARKS/GREENSPACE



RESIDENTIAL/MIXED USE



DOWNTOWN COMMERCIAL

Creating your Brownfield Redevelopment Team

Who should be a part of your team? Where do you start?



- Property owners
- Developers
- Investors
- Potential Buyers
- Tenants
- Stakeholders
 - Public: local & regional governments, community groups, non-profits
 - Private: lenders, insurers, investors
- Other members:
 - EPA
 - WVU TAB
 - Qualified Environmental Professionals (QEP)
 - State environmental agencies

The Brownfield Redevelopment Process

1

Site Identification

2

Site Assessment

3

Site Planning & Reuse

4

Project Financing



5

Redevelopment




Where do I start?

Site Details

To assess and cleanup:

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

Community Engagement

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



Environmental Assessment & Cleanup

Phase I ESA

Which environmental concerns could be present on the property?

Phase II ESA

What contaminants are actually present on the site?

Cleanup

Execute plan to remediate identified contaminant(s)

Whatever you do...

DO NOT purchase a property without first
conducting All Appropriate Inquiry
(AAI)/Phase I Environmental Site Assessment



Why is AAI/Phase 1 so Important?




Liability Protection

- Purchasing a property without conducting an AAI/Phase I could make you the potentially responsible party (PRP)
- If you are considered the PRP, you may be held liable for contaminants on site!

Eligibility for Funding

- If you intend on applying for EPA Cleanup Grant and have not conducted AAI (or the time period lapsed), you will not be eligible for EPA Cleanup Grant funding

Awareness of what may be on Property

- AAI/Phase I identifies the presence of potential contaminants
 - Identification of potential contaminants based on research of past uses
- 

What Funding is Available?

EPA Grants

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

EPA Technical Assistance

Targeted Brownfield Assessment (TBA), Regionally Directed & Land Revitalization Technical Assistance, RE-Powering America's Land Initiative

Tax Credits

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

Loans

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

Private Investments

Equity Investors, Community Reinvestment Act (CRA)

Other Sources

Other Federal programs, State-specific programs, Community Development Block Grant (CDBG), USDA, Appalachian Regional Commission (ARC)



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 I Environmental Site Assessment (ESA)

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 II Environmental Site Assessment (ESA)

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 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 judgement 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 on the site.

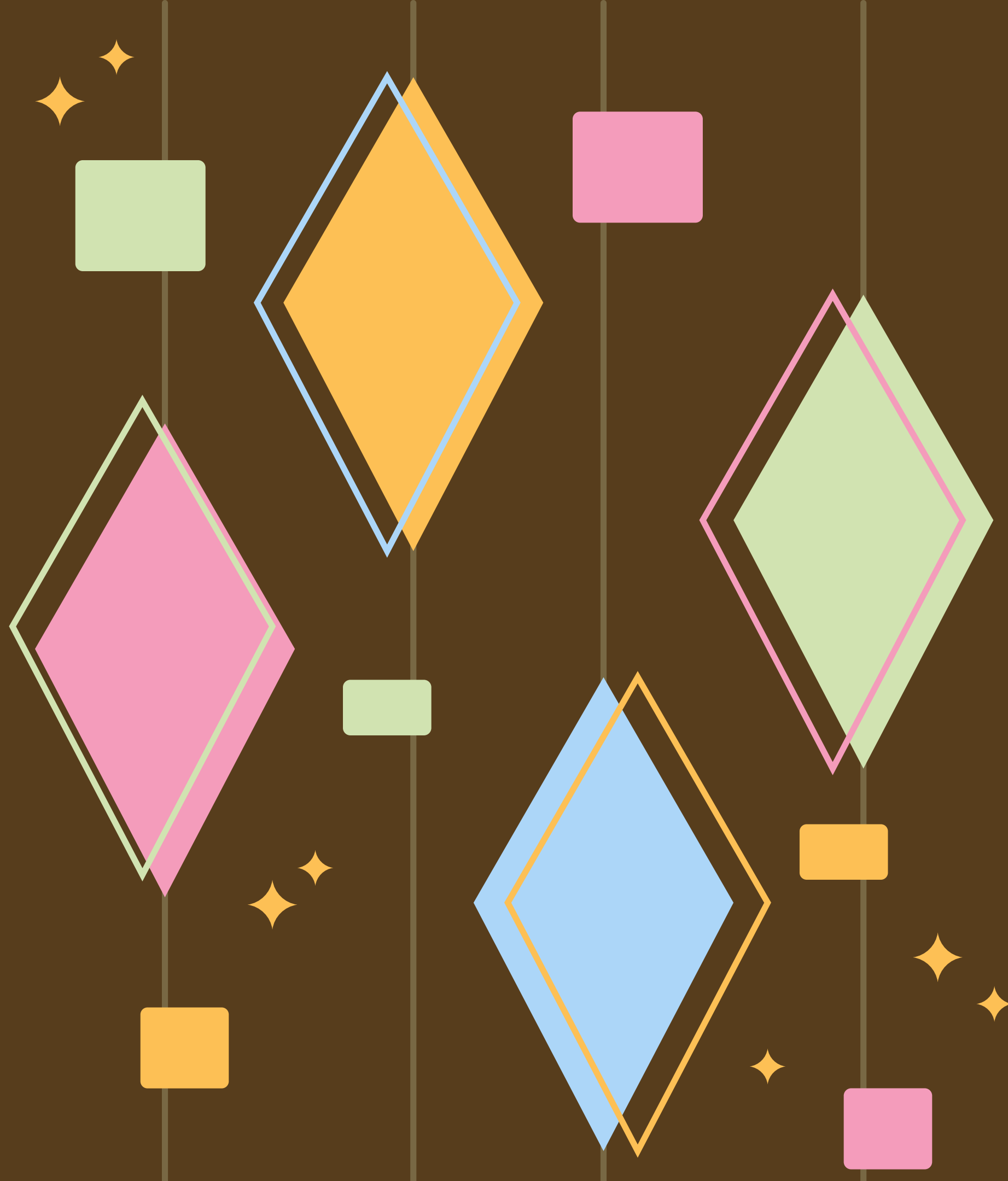
Redevelopment

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

Technical Assistance

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

QUESTIONS?



Reminder: WVU TAB can help!

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Upcoming Events



Who Wants to be a Brownfield Millionaire?



February 28, 2024



10:00-11:30AM

Register [here!](#)

Thank You!



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Keeping TABS on TAB!



<https://brownfields.wvu.edu>



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