

# BIMBY

Brownfields in My Backyard

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MID - ATLANTIC  
**TAB**  
TECHNICAL ASSISTANCE TO  
BROWNFIELDS COMMUNITIES

# Announcements

Zoom Basics

Ice Breaker Questions for Chat

- Where are you physically located?
- What's your role?
- What brought you to this webinar?



*Welcome*



# About Us

Mid-Atlantic TAB is a collaboration between leading programs. The TAB Program provides technical assistance to communities and stakeholders to help address their brownfield sites and to increase their understanding and involvement in brownfields cleanup, revitalization and reuse.

*The TAB Program is funded by EPA and available to all stakeholders for free.*

# Today's Speakers



**Kendra  
Hatcher**  
Downstream  
Strategies

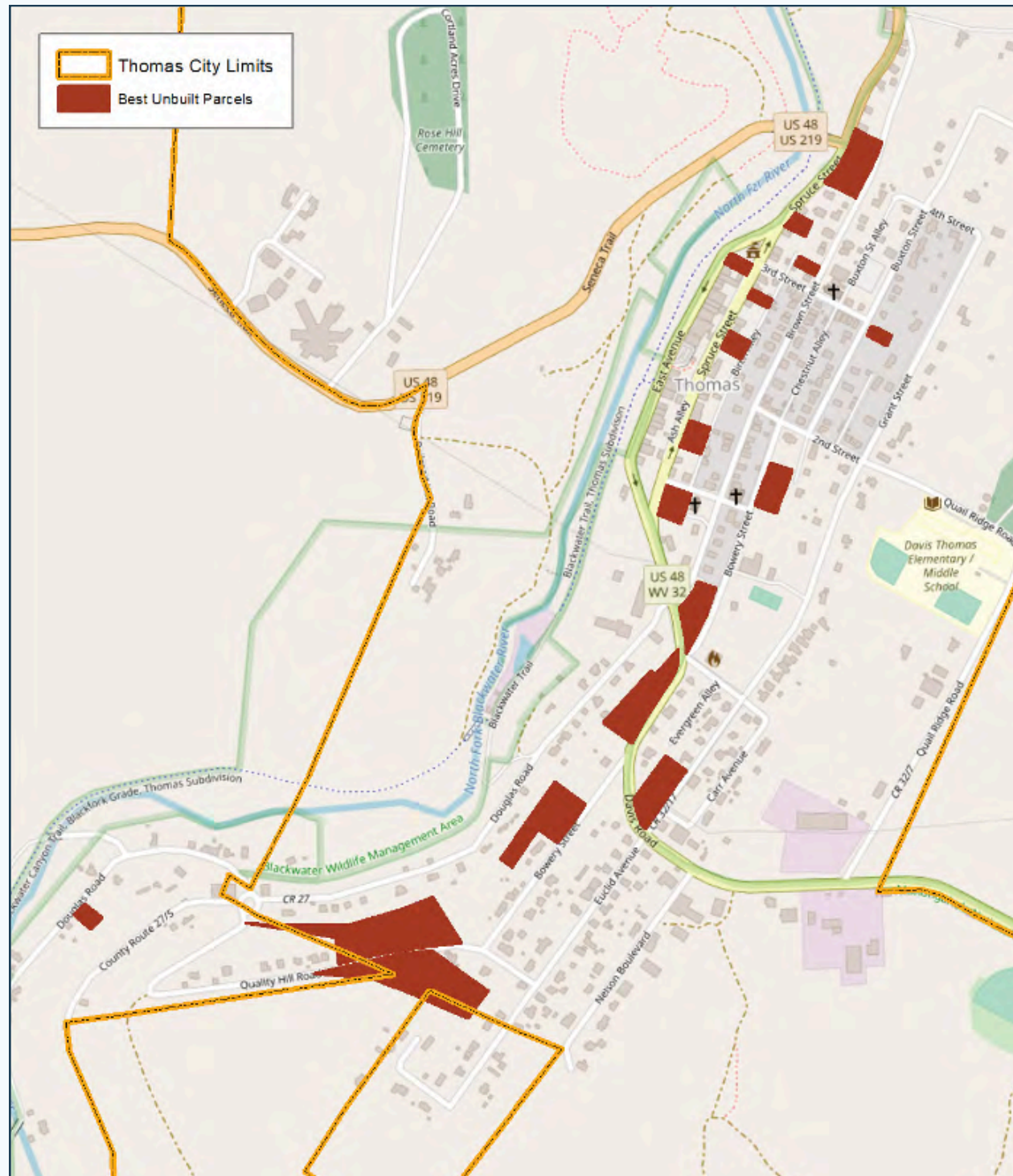


**Carrie Staton**  
Mid-Atlantic TAB

# Brownfields Definition

“Real Properties, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant”





# Why an inventory?

Bolster grant application

Target limited assesment resources

Capatilize on public and private sector interest in redevelopment.

# The inventory helps answer 3 important questions.

Is your community involved in this process?

Do you have a vision for the sites?

Is this effort part of a larger community development effort?

# Site Inventory Process

- 1 Meet with residents (inventory team) to obtain community input on sites and community goals
- 2 Evaluate community input information and narrow focus on key sites (through meetings of the inventory group)
- 3 Develop community-wide inventory of brownfields
- 4 Apply numerical ranking criteria to site inventory based on community needs
- 5 Subjectively evaluate top sites with respect to ranking and site-specific issues



# Talk to some folks

Engage a range of stakeholders to identify potential sites.

Create an inventory group to serve as a decision-making body in the development of the site inventory and ranking criteria. Potential members of the group consists of:

## Common Sources

- Local Residents
- Town/City council members
- County Commission Members

## Additional assistance

- Agency representatives (Economic Development)
- Agencies, Community Development Organizations)
- Regional Planning Organizations
- Housing and Workforce Organizations
- Tourism Organizations

# Get out in your community

Complete Windshield Surveys  
Drive Around and Look for Sites of Concern

Identify sites during the meeting that are not in use and have historical brownfields names

Examples:

- Former Smith Glass
- Former Johnson Foundry
- Former Big Wheel Tire Factory

*As a start - think about legacy local industry properties that are not currently contributing to the community*



# What did you find?

- Utilize land parcel data
- Identify the site by the address (not the owner)
- Take down basic building/property condition status
- Mark the sites spatially on Google Maps or GIS or other online mapping tools
- Have conversations with property owners, planning and development professionals, local developers
- Utilize a Prioritization Process

# **Where are the priorities?**

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Health and Safety Hazards

Redevelopment/Reuse Potential

Visibility of Eyesore

Property Condition

Affordability/Viability



# Example Prioritization Process

## Health and Safety Hazards

- 1**= No Health and Safety Hazard Present; building is secure.
- 2**= Building is not secure but there is no evidence of infestation, illegal use and/or is not in imminent danger of collapsing
- 3**= Evidence of infestation or illegal use of building and/or appears to be in imminent danger of collapsing, and causing injury



## Redevelopment and Reuse Potential

- 1=** No redevelopment and reuse potential (single family in residential neighborhood) OR No development potential without substantial investment in infrastructure by local government.
  
- 2=** Property has good location, utilities and otherwise exhibits development potential, but no current interest has been shown by investors.
  
- 3=** EDA indicates that several developers have shown an interest in the property.



# Visibility of Eyesore

- 1=** Not visible to most residents or visitors
- 2=** Highly visible on main streets or within two blocks of main streets and requiring relatively minor rehabilitation, such as painting or replacing a chimney flue...
- 3=** Highly visible on usual main routes through town and appears to need major rehabilitation or demolition



# Property Condition

- 1=** No sign of roof collapse, or leaning; cracks in foundation negligible
- 2=** No more than two cases of minor structural damage that could be repaired. (ie. Small Cracks between foundation blocks; missing several roof shingles; one or two rotting window frames)
- 3=** Cracks go through foundation blocks or blocks are missing altogether; roof is sagging indicating rotting joists; building is off its foundation; building is leaning and is in danger of collapse.



# Affordability/Viability

- 1=** Demolition or rehabilitation of the property are beyond the means of the owner, non-profit/for-profit developers or local government.
- 2=** Funding, permissions from regulatory agencies and other predevelopment steps can be completed within 12 months
- 3=** Funding is available for rehabilitation or demolition through available grants and resources, and pre-development steps are complete, allowing for the project to start within 90 days.



# Upcoming Events

MAY 5  
ZOOM @ 2:30 PM

[Register](#)

## Blueprint for Success: Brownfields Job Training Grants

Whether you're applying for the first time or refining your approach, this webinar offers expert insights, practical strategies, and real-world case studies to help you maximize your impact.

MAY 28-29  
PORTLAND, ME

[Register](#)

## In-Person Training for EPA RLF Grantees

Designed for new and experienced RLF grantees, these workshops offer hands-on training, real-world scenarios, EPA success stories, and peer learning with other RLF teams.

JUNE 8-10  
STAUNTON, VA

[Register](#)

## Virginia Brownfields Conference

At Virginia's premier redevelopment event, come experience the delightful and historic City of Staunton while learning about the latest advancements in all aspects of brownfield redevelopment.

SEPT. 8-10  
HUNTINGTON, WV

[Register](#)

## West Virginia Brownfields & Main Street Conference

At West Virginia's premier redevelopment event, come experience Huntington while learning through sessions and workshops on brownfields redevelopment and downtown revitalization in rural communities.

[\*\*\*FIND MORE BROWNFIELDS EVENTS\*\*\*](#)

# Thank You!

TAB Hotline: [\(304\) 293-7002](tel:3042937002)

Direct Email: [wvutab@mail.wvu.edu](mailto:wvutab@mail.wvu.edu)

## Linktree\*

Sign up for an [individual consultation](#)

Find social media, newsletter, and more  
at the [TAB LinkTree](#)



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## Other Resources

[EPA Brownfields Website](#)

[About Brownfields Grants](#)

[Brownfields Open Solicitations](#)

[Brownfields FAQ](#)

[Mid-Atlantic TAB Website](#)

[Upcoming Webinars & Events](#)