



Basics of the EPA Brownfield Program

iii1



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Northwest Florida Brownfields Workshop

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EPA's Brownfields Grants

2

- *Since 1995:*
 - Assessed more than 24,561 properties.
 - Leveraged more than \$22.68 billion in Brownfields funding from the private and public sectors.
 - Generated more than 105,942 jobs.
 - Made more than 49,293 acres ready for reuse.

2

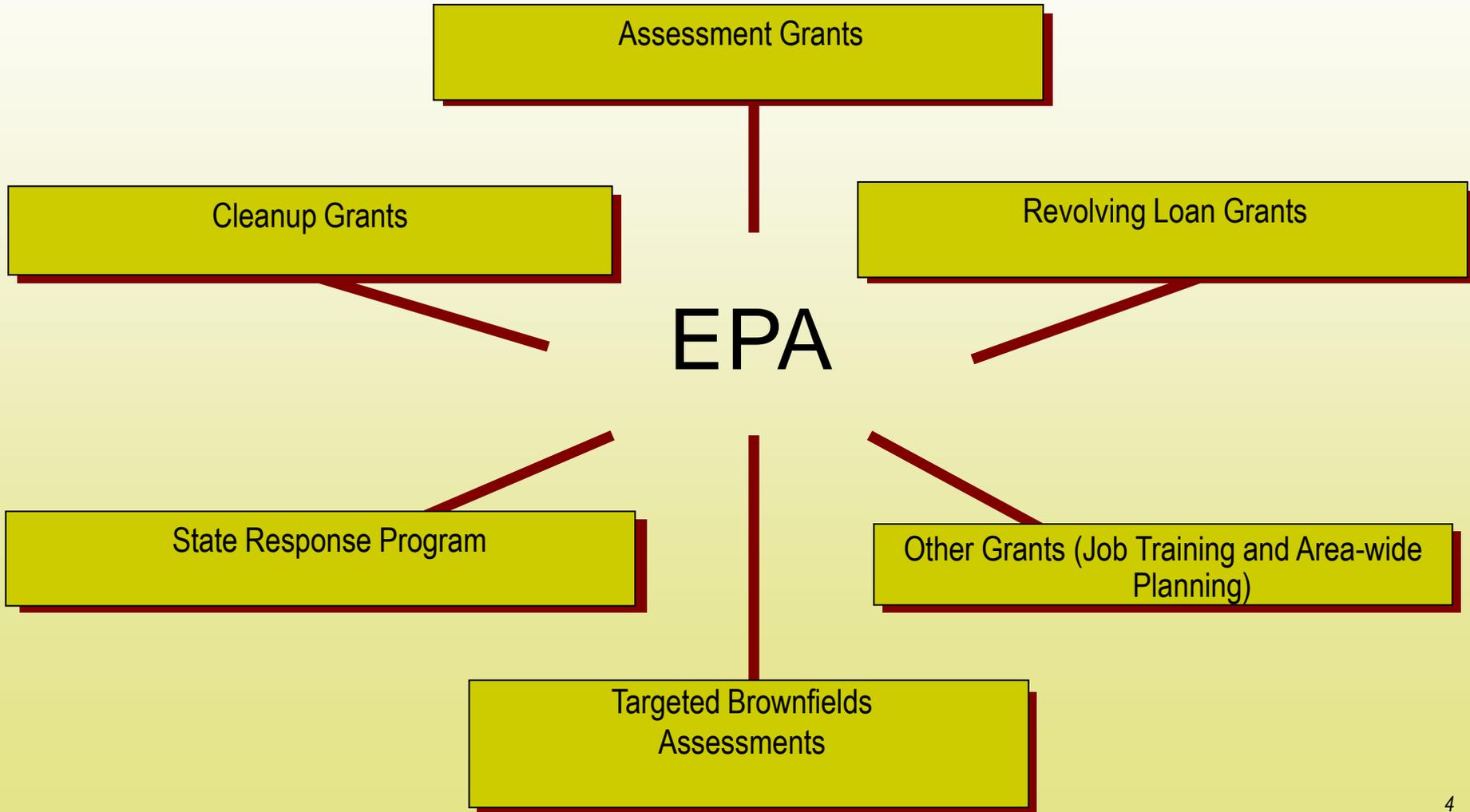


Definition of a Brownfield

- Federal Definition CERCLA section 104(k):
- A brownfield site is defined as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.
- Florida Definition 376.79(3) F.A.C.::
- (3) “Brownfield sites” means real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.
- (4) “Brownfield area” means a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated brownfield pilot projects.

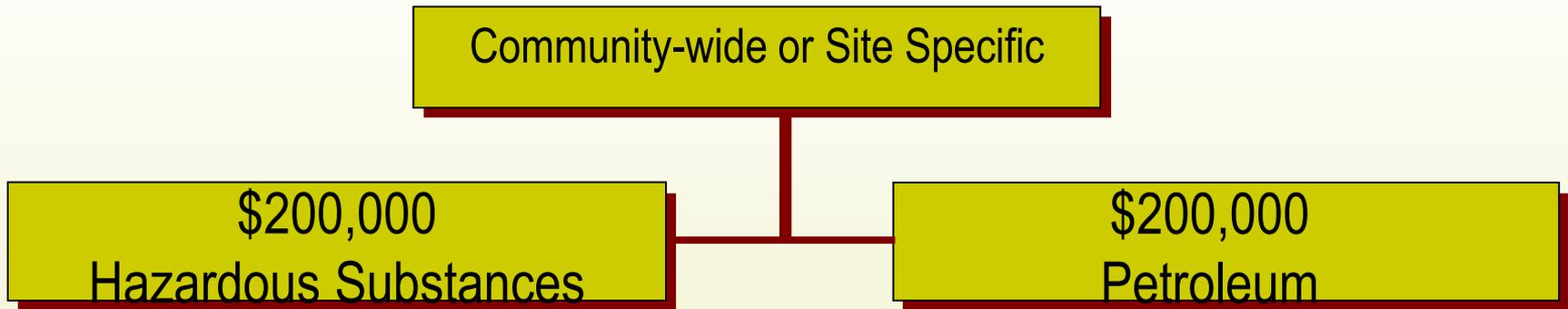


Brownfields Assistance & Funding Opportunities





Brownfields *Assessment* Grants

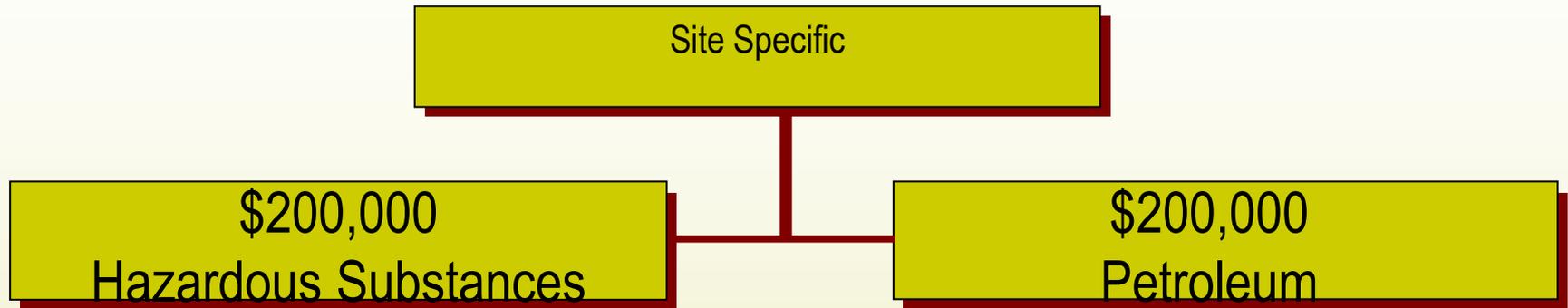


Funds to inventory, characterize, assess, and conduct planning (including cleanup planning) and community involvement related to brownfield sites

- If site specific, applicant must have access to the site by proposal deadline date.
- If not site specific, each site assessed will go through an eligibility determination after the grant is awarded and prior to spending funds on it
- Applicant must be an eligible entity (government or quasi government)
- Applicant can not be potentially liable for contamination under CERCLA
- Applicants may apply for both hazardous and petroleum funding in a one proposal
- Maximum applications per entity is 1 community-wide and 1 site-specific per year
- This year cannot apply for assessment the year after previously receiving it.
- 3 year performance period



Brownfields *Cleanup* Grants



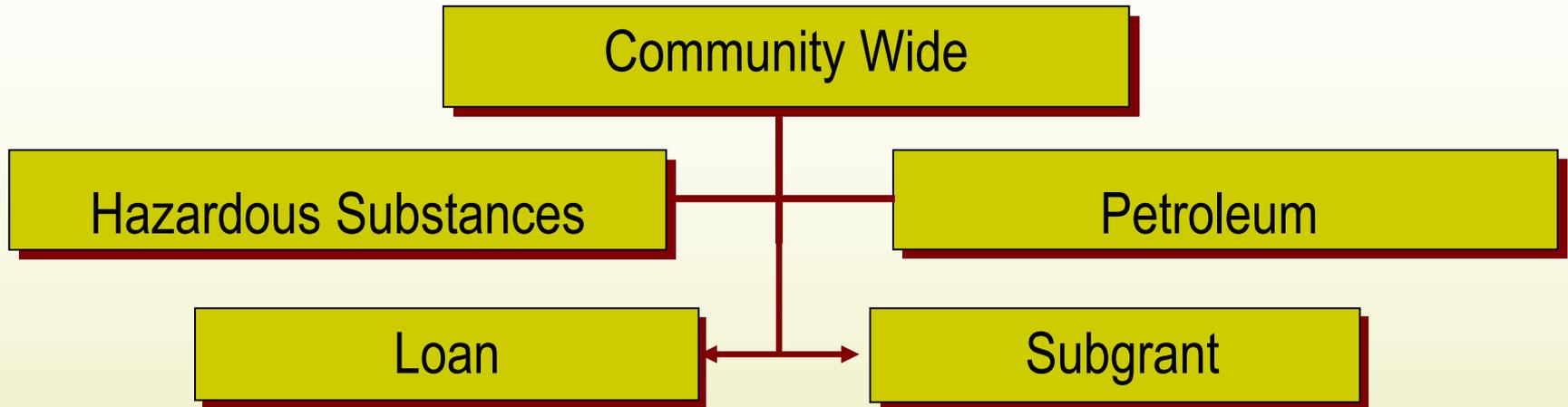
- Applicant must own the site by proposal deadline date
- Applicant can not be potentially liable for contamination under CERCLA
- Non-profit organizations are eligible to apply
- Applicants may apply for funding at up to three sites
- Maximum funding per entity: \$600,000 (\$200,000 per site)
- Applicants must have a Phase I and Phase II ESA complete prior to submittal
- 3 year performance period
- 20% Cost Share

Example eligible activities:

- ✓ Cleanup
- ✓ Confirmatory sampling ONLY



Brownfields *Revolving Loan Fund* Grants



- 50% minimum

- Provide no- or low- interest loans for Brownfields Cleanups

- 50% maximum

- Does not require repayment

- Provides up to \$1,000,000 per eligible entity

- Funding to capitalize a revolving loan fund and provide subgrants for cleanup activities

- 5 Year Performance Period

- 20% Cost Share

Example eligible activities:

- ✓ Cleanup

- ✓ Confirmatory sampling ONLY₇



Who are the Grantees?

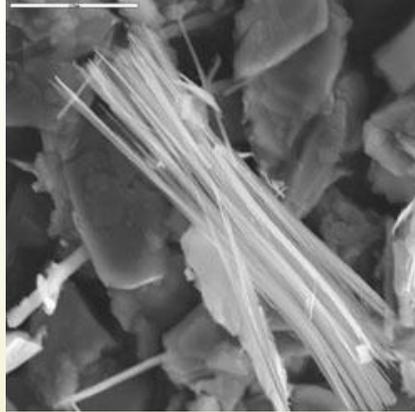
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- Local Governments
- Land Clearance Authorities/Quasi-Governmental Entities Under Local Governmental Control
- State Legislated Government Entities
- Regional Councils of Government or Group of Local Governments
- Redevelopment Agency (State Chartered/Sanctioned)
- States
- Tribes
- Nonprofits (Cleanup & Job Training Only)



What can be addressed?

9



- Hazardous Substances
- Petroleum Contamination
- Asbestos & Lead Paint are eligible
- Controlled Substances (e.g., Meth labs)
- Mine-Scarred Lands
- Other environmental contaminants

9



Anchorage Park – Assessment and RLF North Palm Beach, FL





Cocoa City Hall – Cocoa, FL





St. Marks Refinery- St. Marks, FL





Former Century Drug Store

13



13



Getting Started

14

Review your capacity to manage a Brownfield Grant

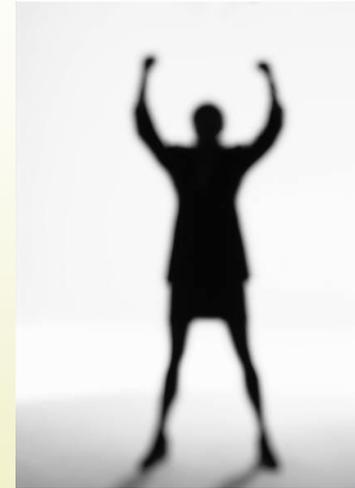
- Must have the ability to contract/manage Environmental Consultants
- Must have a financial and accounting system to manage a budget, draw down funds, make payments and report accomplishments



Identify Your Project Manager

15

- A dedicated energetic PM is often the difference between a successful or unsuccessful community.



- Key Questions:
 - Clear decision-making authority
 - Retained for 3-5 yrs
 - Replacement

15



Put Together a Brownfields Team

- Political Leaders
- Local Government
Planners
- Legal Support
- Community Leaders
- Local Environmental
Consultants
- Developers
- State/EPA





Brownfields Program Support

17

- Do Your Current Political Leaders Support a Brownfields Program?
- Will Administration Change over life of grant ?





Involve Your Targeted Community

18

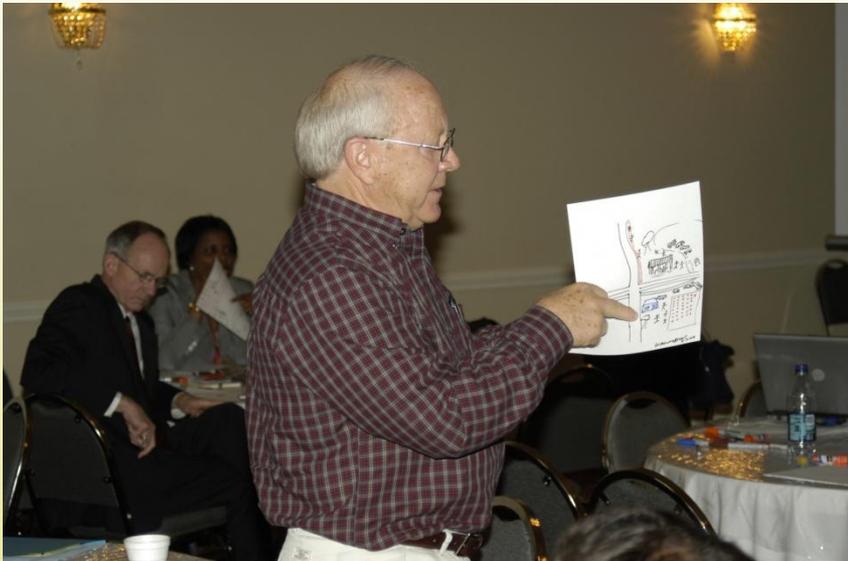
- Education
- Identify concerns
- Keep informed





Involve Private Property Owners

19



- Willingness to participate
- Signed access agreements



Take a Long View

□ Brownfields Assessments Grants typically provide:

- \$400,000 (Max)
- 3 year performance period

EPA Wants Successful Grantees:

- To Continue to grow their Brownfields Programs through
 - ✓ Additional grants
 - ✓ Remediation through Brownfields Cleanup grants
 - ✓ On to Redevelopment



Your State Agency

Florida Department of Environmental Protection

- Technical assistance
- Cleanup oversight
- State Brownfields Agreements
- Link to incentives, liability protection



Sources of Additional Funds

22

- Other federal programs
- Learn from others
- Research (www.epa.gov/brownfields)
- Lots more, think broadly



Go Green!

- Don't demolish; deconstruct and recycle
- Sustainable stormwater management
- Energy efficient building design
- Renewable Energy





EPA Brownfields Key Contact

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