

Redevelopment Assistance to Brownfields Communities in the U.S. and Germany

Dr. Sabine Martin, P.G.
CTOR Solutions LLC

Johanna Roth
Center for Creative
Land Recycling (CCLR)

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Community/Training/Opportunity/Revitalization



www.cclr.org

What is a Brownfield?

Real property of which the expansion, redevelopment, or reuse may be complicated by the **presence** or **potential presence** of a hazardous substance, pollutant, or contaminant.

(Public Law 107-118 (H.R. 2869) - "Small Business Liability Relief and Brownfields Revitalization Act" signed into law January 11, 2002)

Brownfield “History”

- Brownfields law enacted in 2002
- Amendment to CERCLA (Comprehensive Environmental Response, Compensation and Liability Act)
- Is specifically the Small Business Liability Relief and Brownfields Revitalization Act (SBLRBRA).
- Low risk sites **NOT** NPL/Superfund sites

Brownfield “History” cont.

The SBLRBRA:

- provided enforcement protection for those who purchased property after conducting “all appropriate inquiry,”
- recognized the state programs and began to provide funding for those meeting certain elements or having an Memorandum of Agreement (MOA) with EPA; and,
- provided for competitive grant program to directly tackle brownfield sites.

Brownfields Redevelopment Process



- Identify Properties
- Assess Environmental Conditions
 - Phase I assessment
 - Site visit, interviews, records search
 - Phase II assessment
 - Site sampling
- Clean up
- Sustainably Redevelop

Brownfield Assistance Providers

EPA per se and
via grantees:

- TAB
- CDFA
- Groundworks USA
- HMTRI

States



EPA Technical Assistance Providers - Grantees

- **TAB** – Assists with all aspects of community revitalization as it relates to brownfields
- **CDFA** – Mentoring communities to find financing solutions to redevelopment.
- **Groundworks USA** – Assists with community engagement efforts.
- **HMTRI** – Assists with preparation and implementation of environmental job training.

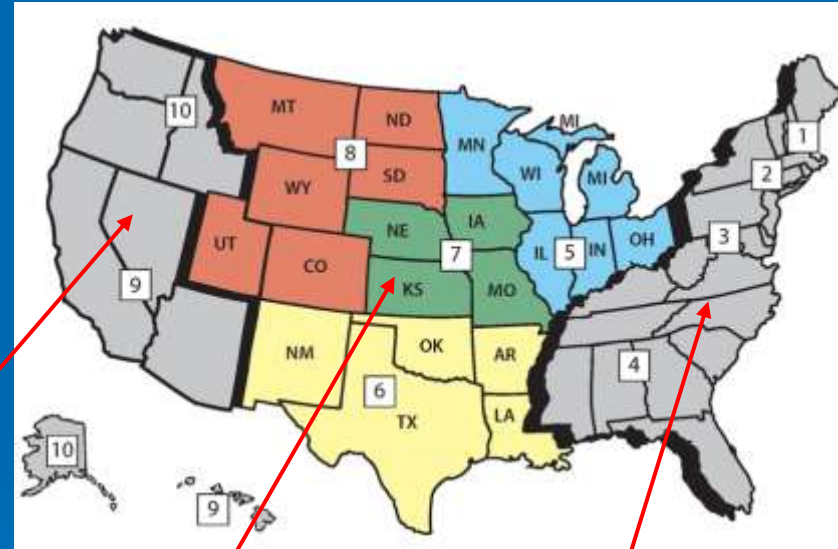


What is TAB?

- **Free** assistance with brownfields redevelopment planning; environmental, economic development expertise
- Tailored to specific community needs
 - Fill service gaps
 - Coordinated through city, tribal or non-profit entities
- Communities accepted on a 'first come' basis
 - Depends on staff/funding availability
- No application process

Technical Assistance to Brownfields (TAB) Program

- National program
- **FREE** to communities
- Funded by EPA
- 3 TAB providers: **CCLR** (grey: 2,9,10), **KSU** (color: 5,6,7,8), **NJIT** (grey: 1,3,4),



KSU TAB

- Serves 4 EPA regions – 21 states
- Tribal TAB program and national tools
- Over 25 TAB partners, various disciplines
- 2018 – served over 150 individual communities
 - 50% less than 100,000 in population
 - 25% less than 10,000 population
 - 25% tribal or environmental justice communities
- 30 workshops
- 10 webinars

CCLR TAB

- Serves 3 EPA regions – 11 states
- 2018 – served over 265 individual communities
- Reviewed 29 federal brownfield
 - \$6.65m in federal grants to 14 projects across the U.S.
- 17 workshops
 - Served over 1,300 attendees
- 11 webinars
 - Served over 1,300 attendees

NJIT TAB

- Serves 19 states, incl. D.C.
- Core NJIT TAB team (not including subcontractors) is a multi-disciplinary team of strategic planners, environmental planners, urban planners, transportation planners, civil engineers, environmental scientists, geologists, and social scientists.
- Served more than 400 communities in 2018 (incl. one-on-one community tech assistance, and communities that attended seminars, workshops, and bootcamps).

TAB Services

- Help identifying and **inventorying** brownfields (BIT, KSU national tool)
- Strategic **planning** and redevelopment **visioning**
- Economic feasibility **analysis**
- Educational **workshops**
- Community **outreach**
- Identify **funding** sources
- Review of **grant applications** (EPA grants – TABEZ, KSU national tool)
- Help finding and evaluating **environmental consultants**
- **Review** of plans and technical reports
- Fact sheets and **information**
- Other assistance, as needed and agreed upon

National TAB Tools

Online Tools Overview

TAB EZ is a FREE online tool intended to streamline and simplify the grant writing process when applying for EPA brownfields assessment and cleanup grants. TAB EZ is very user friendly, offers helpful hints for addressing proposal requirements, and links to additional resources. Learn about TAB EZ by selecting TAB EZ under Resources. [Click Here to learn more about TAB EZ](#), including the latest TAB EZ update status. Use TAB EZ by logging into your TAB account and selecting 'TAB EZ' under Online Tools.

The Brownfield Inventory Tool (BIT) is a FREE, online, comprehensive site inventory and brownfields program management tool. BIT was designed especially for users working under an Environmental Protection Agency (EPA) cooperative agreement, but any entity working on establishing a site inventory database will find BIT useful in consolidating environmental and administrative information from sites in multiple programs. Learn about BIT by selecting BIT under Resources. Use BIT by logging into your TAB account and selecting 'BIT' under Online Tools. [Click Here to learn more about BIT](#)



[You will need to sign up for a free KSU TAB account to access TAB EZ and BIT](#)

TAB Tools Account

Features:

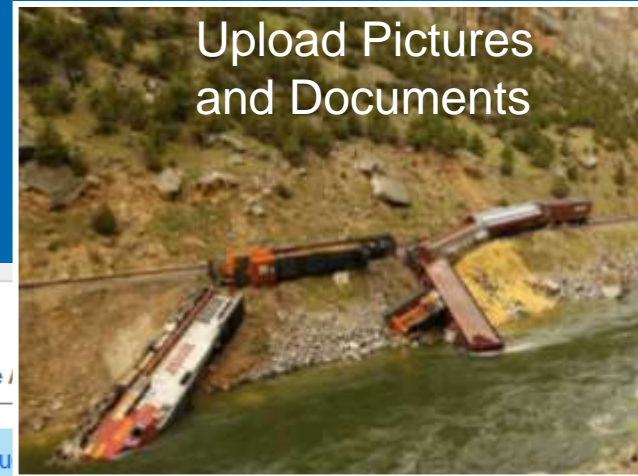
- Access to all TAB Tools
- Keep track of your education
- Register for TAB Workshops
- Follow the TAB team and get updated on the latest news

[Register for a TAB Account](#)

[Login to My Tab Account](#)

Brownfields Inventory Tool (BIT)

- Store/manage site info in one place
 - Photos
 - Reports
- Generate Maps
- Keep track of other relevant site information
 - Complaints
 - Inspections
- Report progress to ACRES if you have an EPA grant!
- Easily import/export data



Marriott: Complaints

BIT Home > Bit Toolbox > Site Inventory Data > Site /

Instructions: Items marked in dark blue. [Click here](#) for more helpful hints.

Select a Record
Default ▾

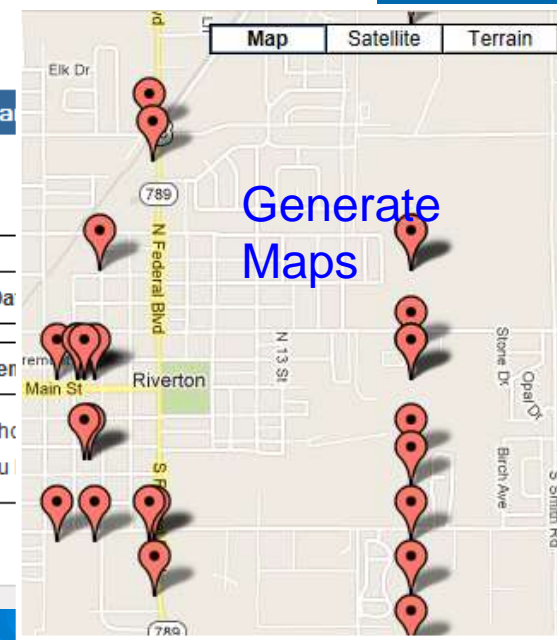
New Record New Record Name **Ren**

Complaint Details | Associated Events

Inspection Record	Inspection Da
Enforcement Record	Enforcemen

*Please refer to the View/Upload Documents section to see ph
you

Save Changes **Cancel**



Brownfields Inventory Tool (BIT)

BIT

In This Section:

Site Data

- ◆ Site Information
- ◆ Site Assessment
- ◆ Sampling
- ◆ Cleanup
- ◆ Institutional Controls
- ◆ Redevelopment/Reuse

Site Admin Info

- ◆ Complaints
- ◆ Inspection/Oversight
- ◆ Enforcement
- ◆ Funding Summary
- ◆ View/Upload Documents
- ◆ Activity Log
- ◆ Back to Site Inventory

Quick Links:

- ◆ BIT Tutorial
- ◆ Data Search / Export
- ◆ Generate Reports
- ◆ Import Data (Tables)
- ◆ Site Inventory Data
- ◆ View Sites on Map
- ◆ BIT-ACRES Interface
- ◆ View Scheduled Imports

Ice Skating Park Development: Site Information

BIT Home > Bit Toolbox > Site Inventory Data > Site Data > Site Information

Instructions: Items marked in dark blue are not required Property Profile Form fields and are optional. [Click here](#) for more helpful hints.

Site Details	Ownership	PPF Status and Approvals	Comments																		
<p>Site Name: Ice Skating Park Development</p> <p>Site Status: In Cleanup Phase</p> <p>Site Type: Petroleum Site</p> <p>ACRES Property ID (if available):</p>																					
<p>Address</p> <p>Street Address/P.O. Box: Lower Metro Place</p> <p>City: Dublin</p> <p>State: Ohio</p> <p>Zip Code:</p> <p>County: Green</p>																					
<p>Parcel/Allotment Number(s)</p> <p>Add To List</p> <p>Remove Selected</p> <p>222</p> <p>223</p>																					
<p>Site Size (acres): 6</p> <p>Current Zoning: Mixed Use</p>																					
<p>Legal Description (Optional)</p> <p>Township:</p> <p>Name/Number of Principal Meridian:</p> <p>Part of Section:</p> <p>Section:</p> <p>Range:</p> <p>Current Use/History/Past Ownership: Gas and Maintenance station from 1920 - 1960. Vacant from then to present. Site of uncontrolled fill and C&D waste dumping.</p>																					
<p>Prominant Past Use(s)</p> <table border="1"><thead><tr><th></th><th>Acres</th><th>Square Feet (if multi-story building)</th></tr></thead><tbody><tr><td>Greenspace</td><td></td><td></td></tr><tr><td>Residential</td><td></td><td></td></tr><tr><td>Commercial</td><td></td><td></td></tr><tr><td>Industrial</td><td></td><td></td></tr><tr><td>Multi-story Building?</td><td></td><td></td></tr></tbody></table>					Acres	Square Feet (if multi-story building)	Greenspace			Residential			Commercial			Industrial			Multi-story Building?		
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Commercial																					
Industrial																					
Multi-story Building?																					

TABEZ <https://www.ksutab.org/tools> or www.tabez.org

Grant writing tool for
EPA assessment and
cleanup grants

The screenshot shows the TABEZ website interface. At the top, there is a purple navigation bar with the TAB logo and the text 'TECHNICAL ASSISTANCE TO BROWNFIELDS'. The navigation menu includes links for Home, About, Education, Online Tools, Resources, Services, and Contact. A user greeting 'Welcome, Sabine Martin' and links for Help and Log Out are also present.

Below the navigation bar, the 'TABEZ' logo is displayed. On the left side, there is a sidebar with two sections: 'In This Section:' and 'Quick Links:'. The 'In This Section:' section contains links for 'Grant Applications Home' and 'Start New Application'. The 'Quick Links:' section contains links for 'Sample Grant Applications', 'Tutorial', 'Definitions', 'Acronyms', 'All Assessment Helpful Hints', 'All Cleanup Helpful Hints', and 'Statistics/Census Information'.

The main content area is titled 'Grant Applications Home' and includes a 'Please Read!' button. Below this, there is a table titled 'My Grant Applications' with the following columns: Application Name, Owner, Last Contributor, and Date. Each row in the table includes 'EDIT' and 'DELETE' buttons.

Application Name:	Owner:	Last Contributor:	Date:		
2017 comm wide	Sabine Martin	Sabine Martin	10/31/2017	EDIT	DELETE
assess specific	Sabine Martin	Sabine Martin	09/28/2017	EDIT	DELETE
clean petro	Sabine Martin	Sabine Martin	09/28/2017	EDIT	DELETE
clean haz	Sabine Martin	Sabine Martin	09/28/2017	EDIT	DELETE
Clean 17	Sabine Martin	Sabine Martin	09/28/2017	EDIT	DELETE
CW final Assess FY18-walker	Mark Walker	Sheree Walsh	09/28/2017	EDIT	REMOVE
clean 16	Sabine Martin	Sabine Martin	11/23/2016	EDIT	DELETE
assess 2016	Sabine Martin	Sabine Martin	11/22/2016	EDIT	DELETE
E Locust Reservoir	Sabine Martin	Sabine Martin	11/05/2012	EDIT	DELETE
assess 2013	Sabine Martin	Sabine Martin	10/02/2012	EDIT	DELETE
assess2014	Sabine Martin	Sabine Martin	09/22/2012	EDIT	DELETE
assess2013	Sabine Martin	Sabine Martin	05/24/2012	EDIT	DELETE
clean 12	Sabine Martin	Sabine Martin	11/11/2011	EDIT	DELETE
assess2017	Sabine Martin	Sabine Martin	11/04/2011	EDIT	DELETE
assess2013	Sabine Martin	Sabine Martin	10/24/2011	EDIT	DELETE
mytown	Sabine Martin	Sabine Martin	10/24/2011	EDIT	DELETE
cleansite	Sabine Martin	Sheree Walsh	10/24/2011	EDIT	DELETE
assess23	Sabine Martin	Sabine Martin	10/17/2011	EDIT	DELETE
clean test	Sabine Martin	Blaise Leven	10/14/2011	EDIT	DELETE
assess both	Sabine Martin	Sabine Martin	10/10/2011	EDIT	DELETE
assess haz	Sabine Martin	Sabine Martin	10/10/2011	EDIT	DELETE
assess petro	Sabine Martin	Sabine Martin	10/10/2011	EDIT	DELETE
assess comm wide both	Sabine Martin	Sabine Martin	10/10/2011	EDIT	DELETE

EPA Brownfield Land Revitalization Process

Community Need

- Housing
- Greenspace
- Health Opportunities
- Economic Development

Project Development

- Kansas State TAB
- LR Contracts
- EJ Small Grants
- Building Blocks
- EPA Area Wide Planning Grants

Brownfields Resources

- Targeted Brownfield Assessments
- Assessment, Cleanup, RLF Grants
- State Level Resources
- EPA EWDJT Grants

Resource Mapping

- Council of Development Finance Agencies
- TAB Providers

Brownfield(s)



Sustainable Redevelopment

Partnership Building

Visioning

Planning

Citizen Engagement

Coordination w/Existing Efforts



EPA Assistance

Direct

EPA GRANTS
Area-Wide Planning
Multi-Purpose
Assessment
Cleanup
Revolving Loan Fund
Env. Workforce
Development & Job Training

**Targeted Brownfields
Assessments**

**EPA One-on-One
Technical Assistance**

EPA Contract Support

**Other EPA Technical
Assistance**
National Brownfields Conference
Workshops/Webinars
Publications
On-line Tools/Templates



Indirect

**Technical Assistance
from EPA Grantees**
Groundwork USA
Council of Development Finance Agencies
University of Louisville
Association of State & Territorial Solid Waste Mngt Officials
Hazardous Materials Training & Research Institute
International City/County Management Assoc.
Tribal Technical Assistance
Technical Assistance to Brownfield Communities -
• New Jersey Institute of Technology
• Kansas State University
• Center for Creative Land Recycling

**Technical Assistance from
State and Tribal Response
Programs**



Grant Type	Assessment	Cleanup	Multi-Purpose (Assessment & Cleanup)	Revolving Loan Fund (RLF)	Environmental Workforce Development and Job-Training (EWDJT)	Assistance to Small and Tribal Communities
Eligible Applicants	Government, Tribe, Quasi-Government, Regional Councils, <u>Non-profits</u>				Same + Job-Training Organizations, Community Colleges, Universities	States, Tribes
Amount of Funding Available (Up to \$)	\$200,000 per site \$400,000 per grant \$600,000 per Coalition	<u>\$500,000 per site</u> 20% Cost Share	\$1,000,000 20% Cost Share for Cleanup	\$1,000,000 < 50% Subawards	\$200,000	\$20,000 per community
Common Eligible Grant Activities	Inventory, characterize and assess brownfields; community engagement and visioning; area-wide/redevelopment planning ; cleanup planning	Cleanup planning; community engagement; cleanup; reuse and redevelopment planning	All Assessment and Cleanup Grant Activities	Capitalize a RLF program; provide loans and subawards to carry out brownfield cleanup activities	Recruit, train, and place unemployed and under-employed brownfield community residents; training includes various aspects of hazardous and solid waste management, as well as variety of other environmental.	Provide training, technical assistance, or research for small communities (populations of 15,000 or less), Indian tribes, rural areas, and disadvantaged areas

EPA BF Grants Funding

- FY 2018 - \$54.3 M (assessment, cleanup, JT); 144 communities
- FY 2017 - \$56.8 M 279 grants; (assessment, cleanup);172 communities
- FY 2016 - \$55.2 M
- FY 2015 - \$54.3 M
- FY 2014 - \$67 M
- FY 2013 - \$62.6 M
-
- ...
- FY 2006 \$72 M
- FY 2005 \$76.7 M

Since 1995, Brownfield Grants have...

Since 1995, Brownfield Grants have...

- Assessed more than 21,764 properties.
- Leveraged more than \$21 billion in brownfields cleanup and redevelopment funding from the private and public sectors.
- Generated more than 97,000 jobs.
- \$17.79 return for every dollar of federal brownfield \$ invested.



EPA Smart Growth – There’s More! Well-suited for Rural Communities

- **Building Blocks for Sustainable Communities**
 - Two-day workshop to provide tools & training for livable, sustainable places and facilitate local solutions to local development challenges
- **Local Foods, Local Places**
 - Create walkable, healthy, vibrant neighborhoods
 - Boost economic opportunities for local farmers and businesses
- **Cool & Connected**
 - Combine broadband service with other local assets such as cultural and recreational amenities to attract investment and people and revitalize small-town main streets.
- **Healthy Places for Healthy People**
 - Two-day community workshop that includes experts to help community develop action plan focused on health as an economic driver and catalyst for revitalization



State and Federal Resources

Phase I / II Site Assessments

- Free TBAs (Targeted Brownfields Assessments) most states and EPA
- EPA Assessment Grants

Cleanup, if necessary

- EPA Cleanup Grants
- EPA Revolving Loan Funds

Redevelopment

USDA, HUD, EDA, etc.

Free Technical Assistance

TAB, State, CDFR, other programs



State Resource Examples

Most states provide Phase I and II ESAs,
+ ACM, LBP and mold surveys,
VCP oversight

- Deconstruction grants

- IA: Derelict Building Program - grants to 12 small, rural Iowa communities (pop. > 5,000) to help deconstruct/renovate abandoned structures, remove asbestos and limit construction and demolition materials going to the landfill.



State Resource Examples, cont.

- UST/dry cleaning trust funds (MO)
- Asbestos removal aid (match 50% of the cost (up to \$10,000 – NE)
- Structural assessment and small cleanups (KS)
- Cleanup via state RLF, demolition, site acquisition (IN)



State Resource Examples, cont.

- Income tax credits: \$ paid for assessment, investigation, remediation, monitoring, and related activities are eligible for 25% tax credit for the tax year costs are incurred; \$40,000 annually, max. \$150,000 over lifetime (MS)



State Resource Examples, cont.

- Revolving Loan Fund: CA DTSC provides below-market, low interest loans for cleanup of a hazardous substance where redevelopment or reuse is planned. (CA)
- Area-wide groundwater investigation grant: awards up to \$500,000 local governments to investigate and cleanup widespread groundwater contamination (WA)

Contact Info

Dr. Sabine Martin, P.G.
(President, CTOR Solutions and
KSU TAB Partner)

smartin@ctorsolutions.com

<http://www.ctorsolutions.com>

Johanna Roth
(Program Associate, Center for Creative
Land Recycling)

Johanna.roth@cclr.org

www.cclr.org

