

So You're Considering Applying for a Brownfields Grant ...



Updated August 21, 2012

Purpose of Session

- To Outline EPA's Brownfields Grant Program
- To Identify Key Components To be Successful (Are you ready?)

FY2013 Grant Competition

- National Competition
- EPA's request for proposals for Assessment, Revolving Loan Fund, and Cleanup Grants (ARC)
 - Announcement - August 2012
 - Proposals Due - October 2012 (60 days)

Have you applied ?

Never
Applied

Applied but
Didn't get
Grant

Thinking
About
Applying
Next Grant
Cycle

What are Brownfields?

“...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.”

- Property that is, or may be contaminated**
- Once productive areas that are now abandoned**
- Fear of environmental liability**
- The Result = Abandoned, Blighted Properties = BROWNFIELDS**

Brownfields Could Be ...

- An ordinary, every-day view, such as an abandoned gas station.



8/21/2012

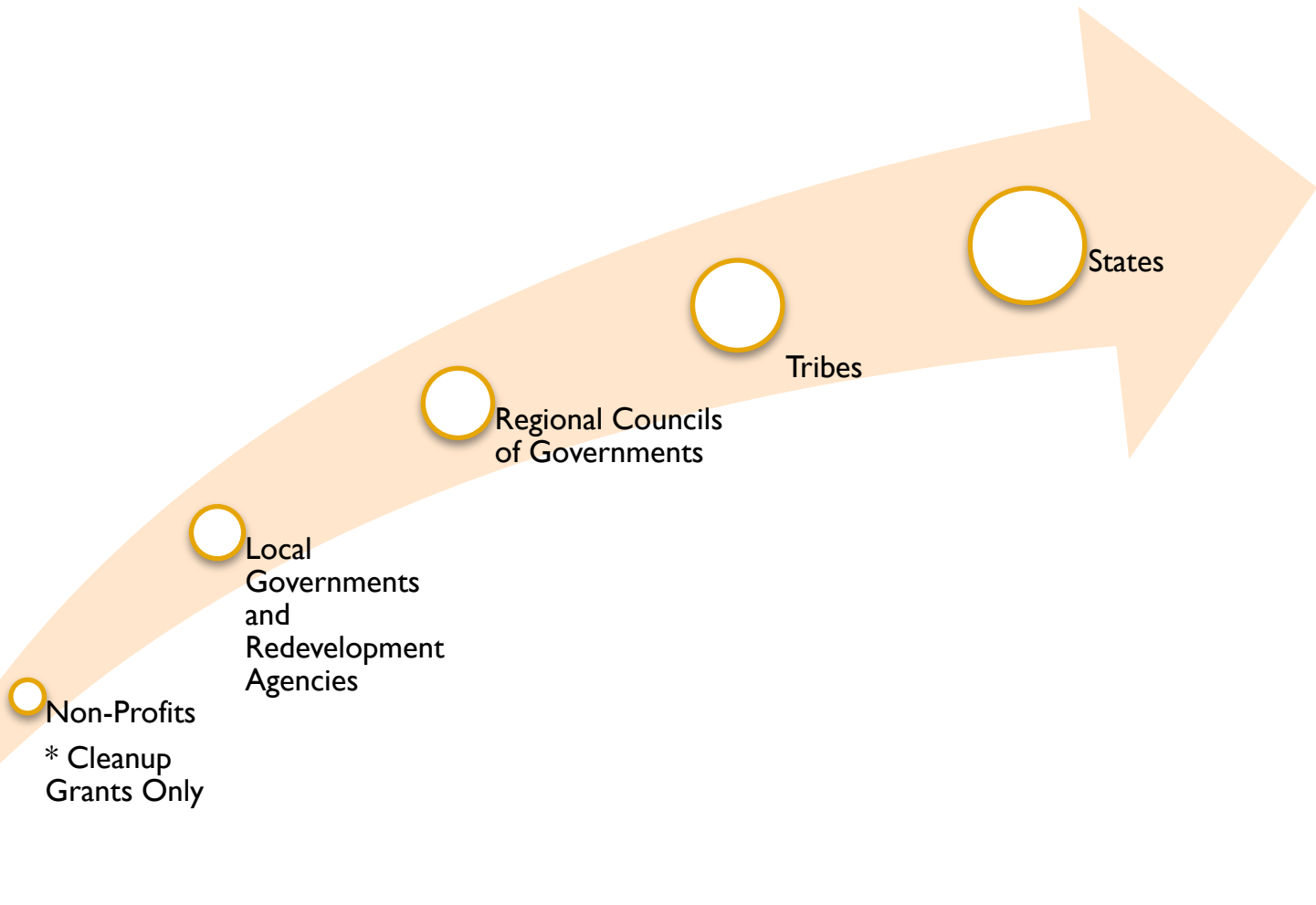
Or Brownfields Could be ...

- Former dry cleaners
- Factories, former manufacturing
- Warehouses
- Parking lots
- Lots where heavy machinery was stored or repaired
- Abandoned railroads
- Former railroad switching yards
- Air strips and hangers
- Bus facilities
- Landfills
- And...junkyards, textile mills, abandoned rail roads, mining areas, abandoned meth labs, former automobile refinishing, machine shops, former plastics manufacturing, scrap metal properties
- And many more types of properties.

EPA's Investment in Brownfields Grants

- *Since 1995*, EPA has awarded 3,100 Brownfields grants totaling more than \$924 million. This has helped:
 - Assess more than 17,000 properties.
 - Leverage more than \$18.3 billion in brownfields cleanup and redevelopment funding from the private and public sectors.
 - Generate more than 75,000 jobs.
 - Make more than 70,000 acres ready for reuse.

Who Can Apply



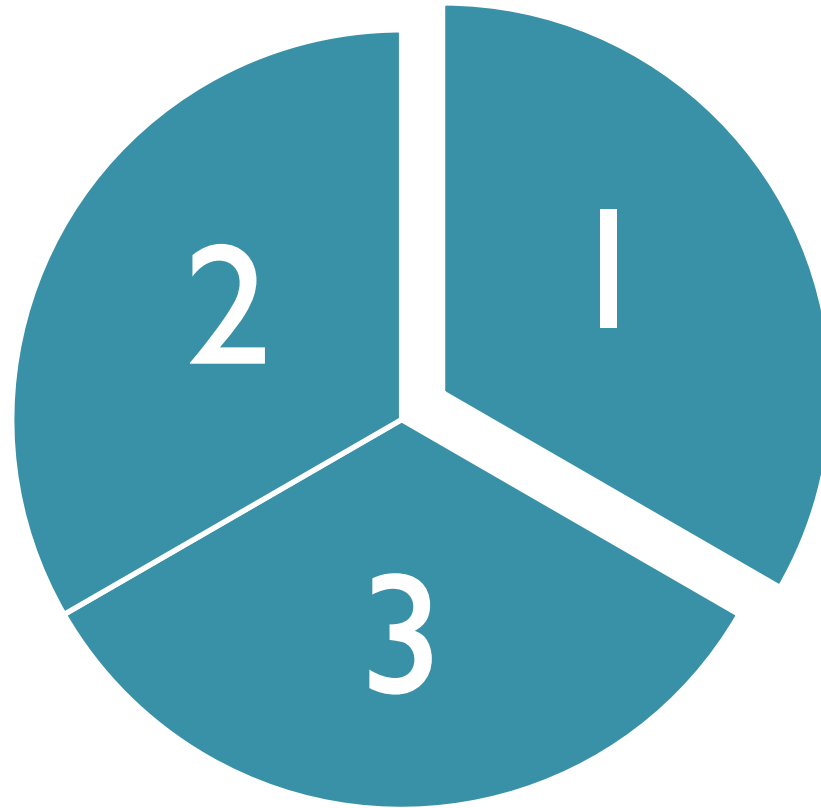
What Are some typical contaminants

Eligible Contaminants

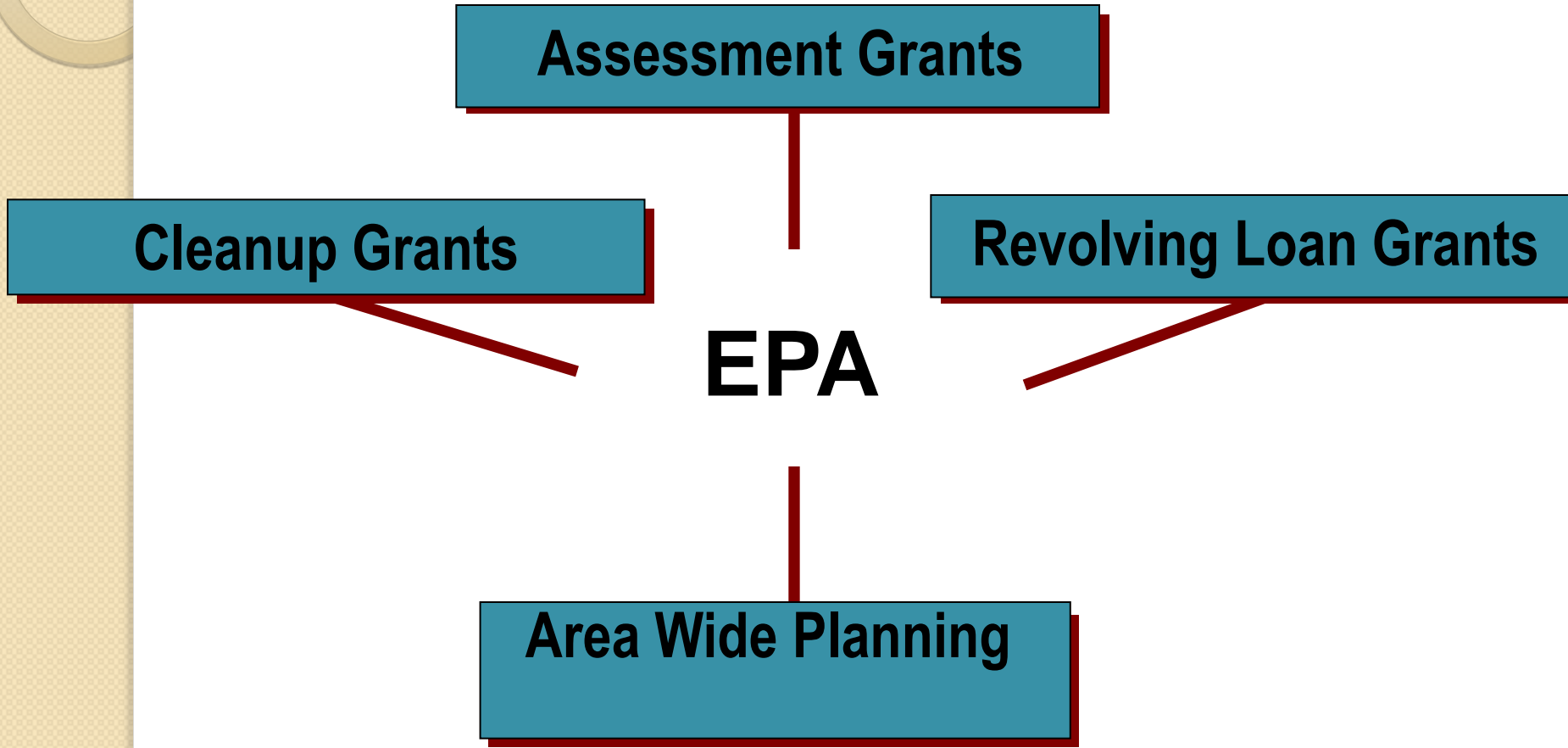
- ✓ Hazardous Substances
- ✓ Petroleum Contamination
- ✓ Asbestos & Lead Paint are eligible
- ✓ Illegal drug labs (e.g., Meth labs)
- ✓ Mine-Scarred Lands
- ✓ Other environmental contaminants



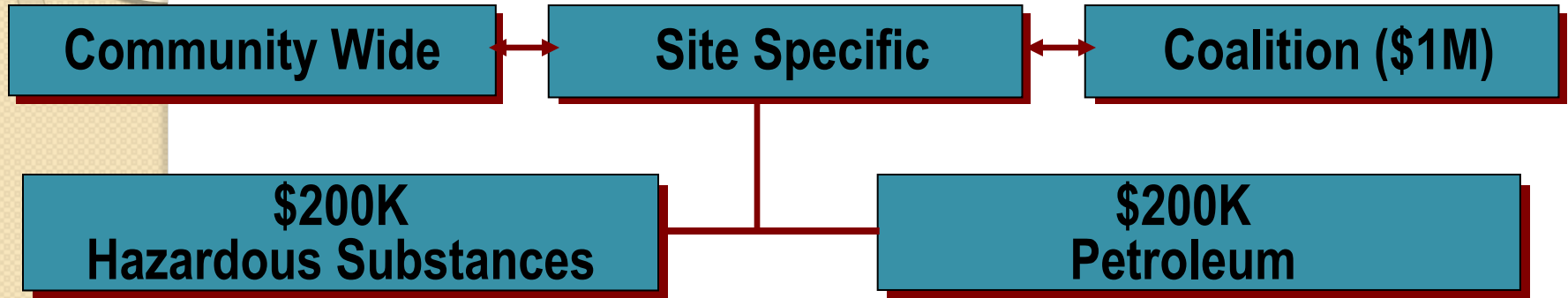
What Are My Chances of Success ?



Brownfields Assistance & Funding Opportunities



Brownfields *Assessment* Grants

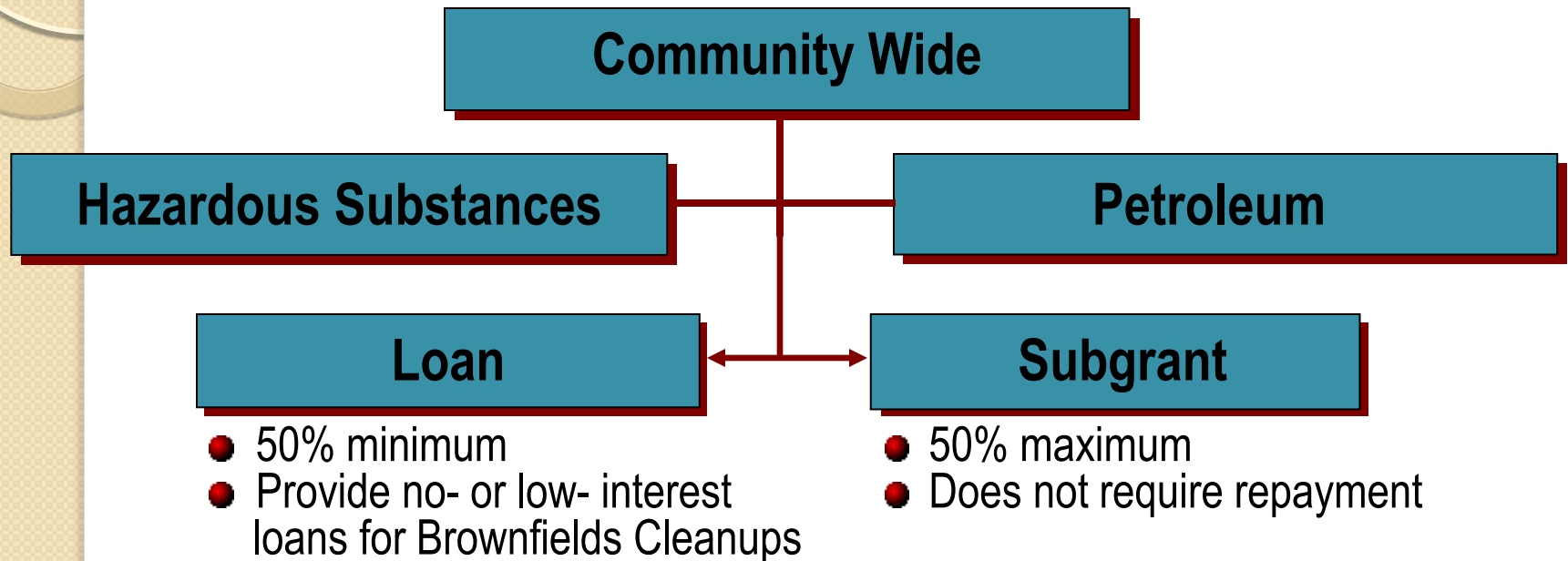


- 3 year performance period
- CW-max. combined amt=**\$400K**
- SS-max. amt=**\$350K**
- Coalition-max. amt=**\$1M**
- No cost share

Example eligible activities:

- ✓ Inventory Brownfields
- ✓ Phase I / II Environmental Assessments
- ✓ Cleanup / Reuse Plans
- ✓ Community and Stakeholder Outreach

Brownfields *Revolving Loan Fund* Grants



- 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

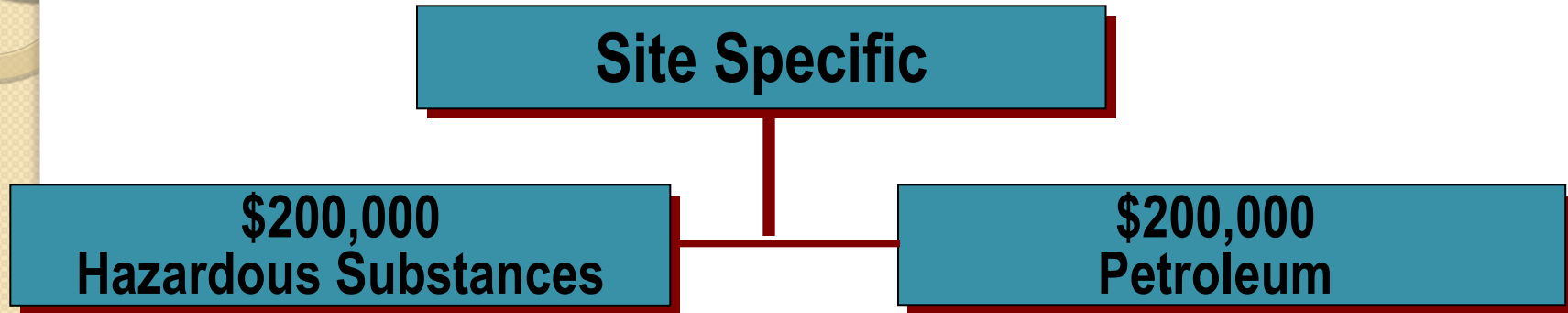
Example eligible activities:

✓ Cleanup

8/21/2012

✓ Confirmatory sampling ONLY

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
- Applicants must have a Phase II ESA complete prior to submittal
- 3 year performance period
- 20% Cost Share

Example eligible activities:

✓ Cleanup

8/21/2012 ✓ Confirmatory sampling **ONLY**

State Brownfields Programs (General Characteristics)

State Response Programs (VCPs, VRP, & Brownfields Program)

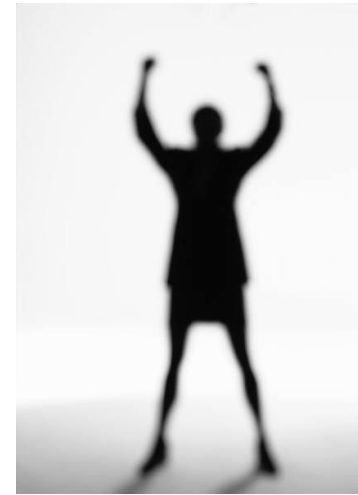
- Facilitates cleanup of contaminated sites
 - Helps resolve environmental concerns
 - Allows property owners to realize the full economic potential of their property
 - Program participants generally receive environmental liability protection from the state
 - Removes barriers for securing loans

Getting Started

- ✓ Assess your capacity to manage a Brownfields 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

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



- Key Questions:
 - Retained for 3/5 yrs
 - Replacement Plan-If not retained

Put Together A Brownfields Team

- ❑ Political Leaders
- ❑ Local Gov., Planners
- ❑ Community Leaders
- ❑ Local Enviro., Consultants
- ❑ Developers
- ❑ State/EPA



Brownfields Program Support

➤ Do Your Current Political Leaders Support a Brownfields Program?

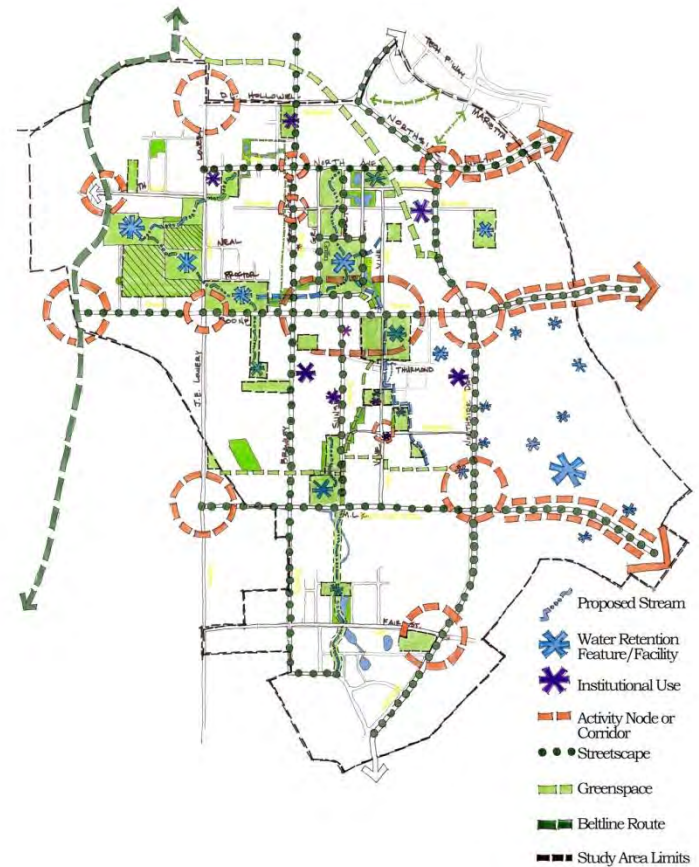
➤ Will Administration Change over life of grant ?

➤ Do You Have A Mentor ?

➤ Have You Gotten the Targeted Community Involved?

Identify Your Project Area

- Single site
- Main street
- City-wide
- Catalyst properties



Start Identifying Brownfields (Target Area)

Develop an Inventory
of
Brownfields Sites and
an Approach to
Prioritize sites.

- ✓ Which sites to address first ?
 - Community Concerns
 - Health Hazards
 - Potential for Redevelopment

Site Name	Site Address	Owner
Former Plaza Cleaners	111 Market Lane	John Doe

Develop Your Vision for Project Area



- A Shared Vision Can Motivate a Community and attract Outside Interest

Don't Limit Your Efforts to Brownfields

Target Area Could Have Other Challenges/Needs

Such As:

- ▶ High Crime Rates
- ▶ Substandard Housing
- ▶ Poor Transportation Options
- ▶ Limited Access to Health Food

A variety of partners including federal agencies, charitable foundations, nearby colleges/universities may be drafted as participants in your project.

Consider Incentives to Spur Redevelopment

Tax Abatements

Zoning Changes

Development of
Master Plans

Brownfields Tax
Incentive

Go Green!

- Deconstruction/Bldg Material Reuse
- Sustainable stormwater management
- Energy efficient building design
- Renewable Energy



Basic Understanding our of guidelines

EPA Brownfields Grants Are Very Competitive. Applicants should be prepared to put time and effort into constructing a winning proposal.

❑ Threshold Components-(Pass/Fail)

- Applicants and Sites are screened for eligibility
- Don't buy contaminated or perceived contaminated property without first conducting an All Appropriate Inquiry (Phase I ESA)

❑ Ranking Components-(Scored Nationally)

Life After The Grant

- Continue to Hold Routine Community Meetings

- Continue to Market Your Program

- Use a Variety of Methods for Notifications:



FY2012 Announcements

- EPA Announced \$69.3 Million (new BF Grants)
- May 24, 2012- ARC Grants
- Nationally: 245 Grants/39 States
- Region 4: Received 20 Grants and 3 Supplemental RLF Grants; totaling over \$ 9.0 Million
 - Assessment (16)
 - Revolving Loan Fund (3)
 - Cleanup (1)
 - Supplemental RLF (3)

Reference Websites

EPA's Brownfields Website:

www.epa.gov/brownfields/

www.epa.gov/brownfields/proposal_guides/FY12_FAQs.pdf

EPA Brownfields Key Contacts

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Revolving Loan Funds

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Start with the End in Mind





Good Luck!

Questions ?