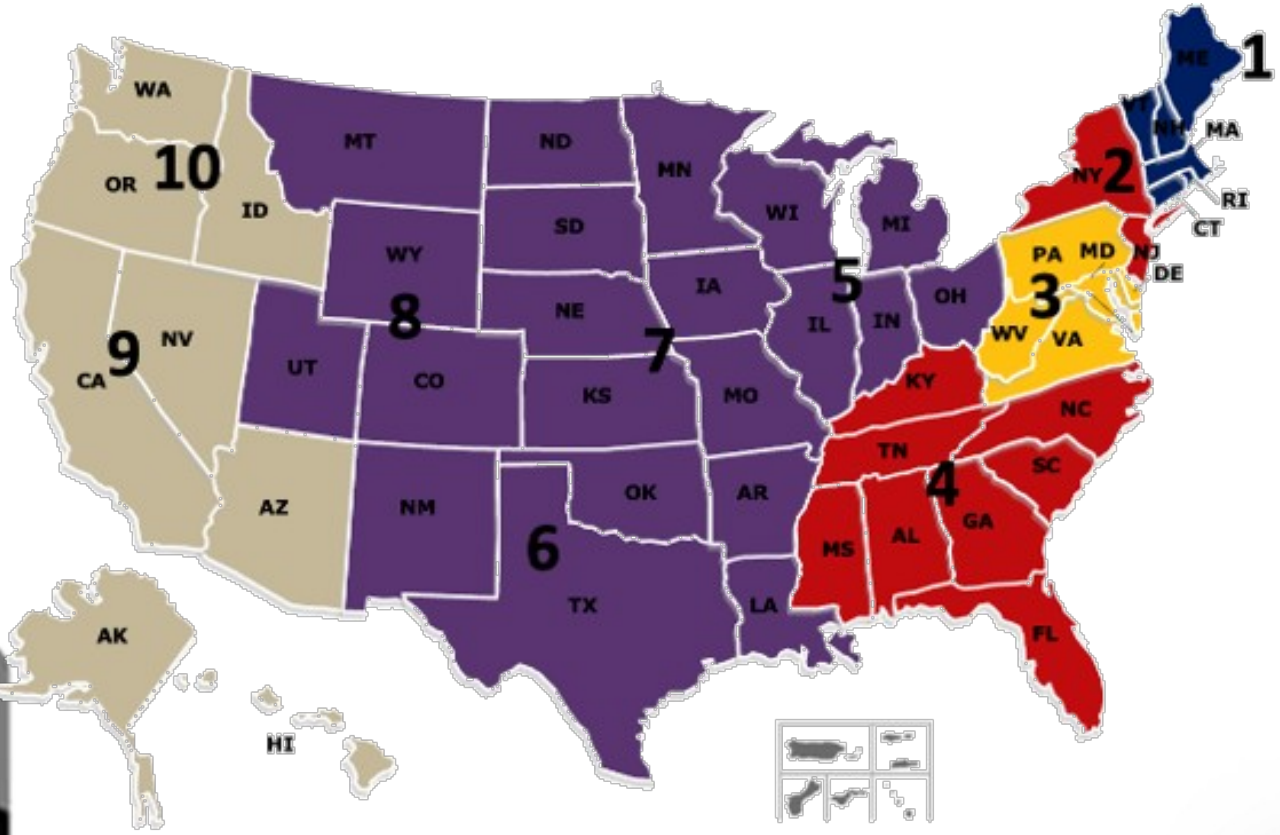
Fear Not: Peers to the Rescue RDO's KO Brownfields

Monday, October 19

Reno, Nevada

Polling - Tell us about yourself . . .

1. What EPA Region are you from?
2. How experienced are you with brownfields?
3. What words come to mind when you hear the term ‘Brownfield’?



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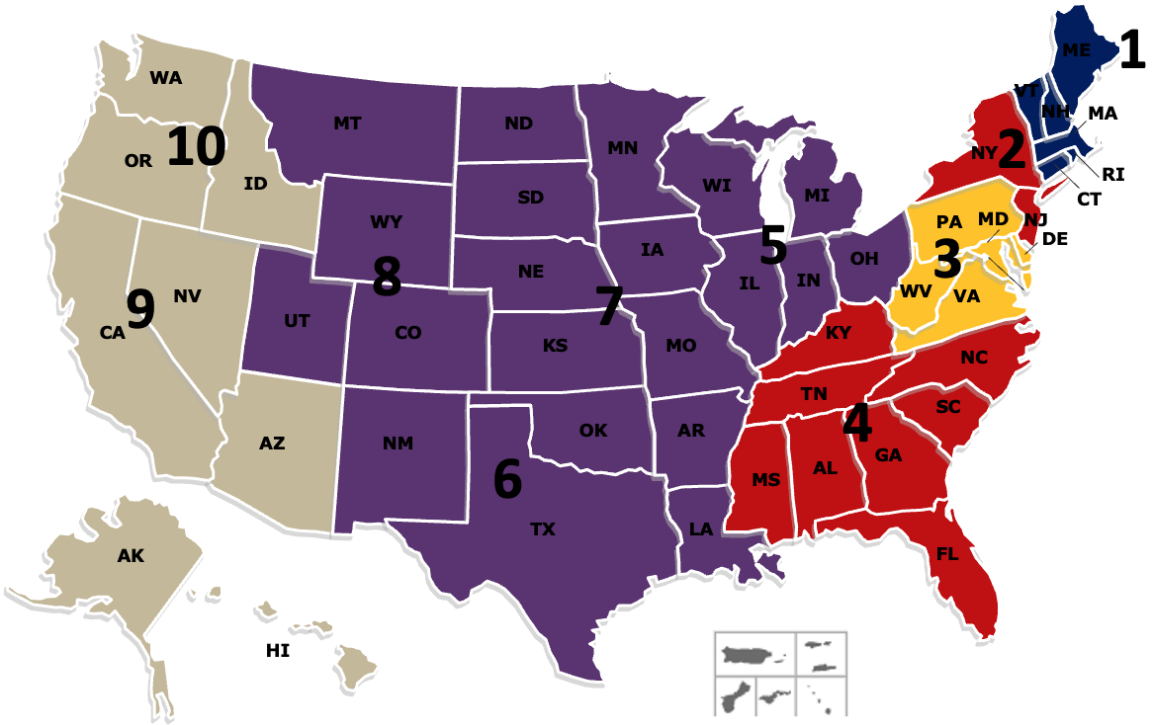
Technical Assistance to Brownfields (TAB)



What is TAB?

- A national program funded by U.S. EPA
- Dedicated TAB services provider for each EPA region & a dedicated TAB services provider for all federally recognized Tribes & Alaska Native villages
- Services provided are FREE and tailored to address specific community needs
- Assist communities and tribes with the brownfield assessment, cleanup and redevelopment process
- Planning, environmental and economic development expertise
- Webinars, workshop, e-tools (e.g., BiT, TAB EZ) and online resources
- And much, much more…

Who are the **TAB Service Providers aka (TABbers)?**

University of Connecticut – EPA Region 1

New Jersey Institute of Technology (NJIT) – EPA Regions 2 & 4

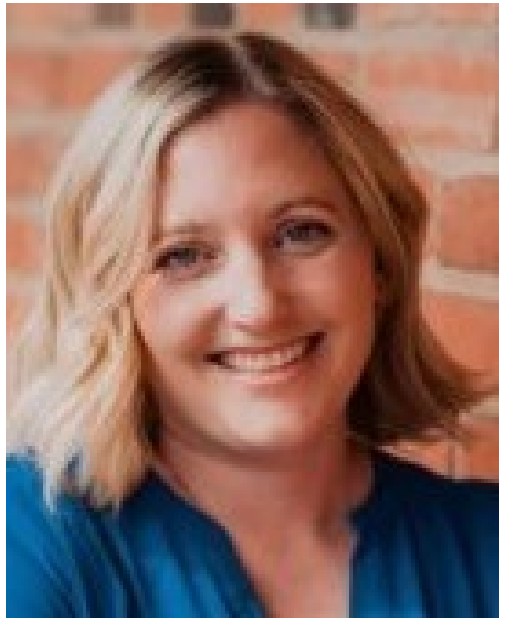
Mid-Atlantic TAB – EPA Region 3

Kansas State University (KSU) – EPA Regions 5, 6, 7, & 8

Center for Creative Land Recycling (CCLR) – EPA Regions 9 & 10

KSU – ITEP – ANTHC – Tribal TAB

Speakers



Sara Strissel
Director of Community
Planning and Brownfields
Bear Paw Development

Luis Nieves-Ruiz
Director of Economic
Development
East Central Florida Regional
Planning Council

Stephanie Heidt
Deputy Executive Director
Treasure Island Regional
Planning Council

Blase Leven, PG
Executive Director
Kansas State University (KSU)
Technical Assistance to
Brownfields (TAB) Program

Ignacio Dayrit
Programs Lead
Center for Creative Land
Recycling (CCLR)

Agenda

1. Brownfield Crash Course or Refresher
2. Myth busters
3. Grants and Technical Assistance
4. How RDOs Can get Involved
5. Fear not – here come the peers
6. Q&A and Discussion

We Want to Hear Your Feedback

Please provide feedback on today's event:

1. Click this link
   https://kstate.qualtrics.com/jfe/form/SV_37wfZX0seCWEeOO

2. Click the link provided in the chat box

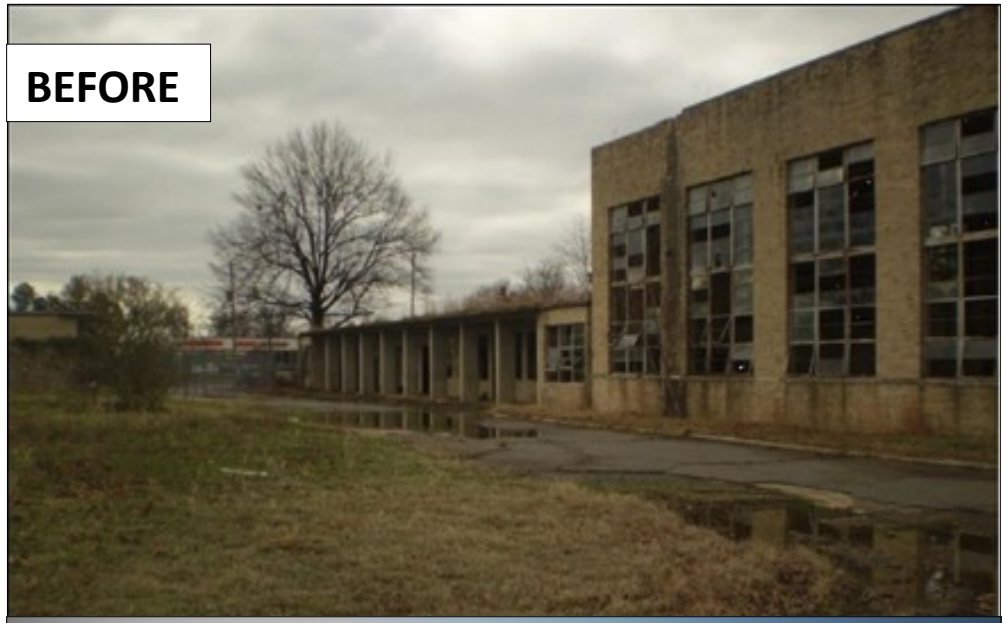
3. Scan this QR image from your smartphone

Brownfields Crash / Refresher Course

Look Familiar?

Legal Definition of Brownfield

"…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."



Practical Definition

Brownfields are:

i) Distressed properties with

ii) possible or real environmental issues that are limiting a

iii) desired, beneficial reuse of the site.

- Brownfields Law provides liability protections and funding to address the environmental concerns

- Local/regional govs apply for funds on behalf of community stakeholders who implement brownfields redevelopment

Positive Impact

Land reuse - the process of returning the property to a safe and sustainable use after site assessment and cleanup.

Assessing, cleaning up and reinvesting in brownfields:

- Improves and protects the environment
- Creates opportunities for businesses
- Increases local tax bases
- Facilitates job growth
- Makes use of existing infrastructure
- Takes development pressures off green spaces and working lands
- Reduces public health and safety concerns
- Increases land productivity and value

Dispel Fallacy

It's a field - I don't need to assess it!

I didn't contaminate it, no reason to worry

I don't want EPA to be my regulator!

That's ***Superfund!*** ***(aka CERCLA)***

For environmental costs only.

It needs to be on "some" list?

Unsuitable for housing…

Just for "sites"?

It's contaminated!

Greenfields are easier

I don't have brownfields

Brownfields = Reuse

Goals

Environment

Economy

Equity

Common reuse

Housing

Open space

Job creation

Community/services

Mixed-use

Common grant outcomes

Grants / In-kind

Assessments - Due diligence

Planning - visioning

Leveraging

Partnerships

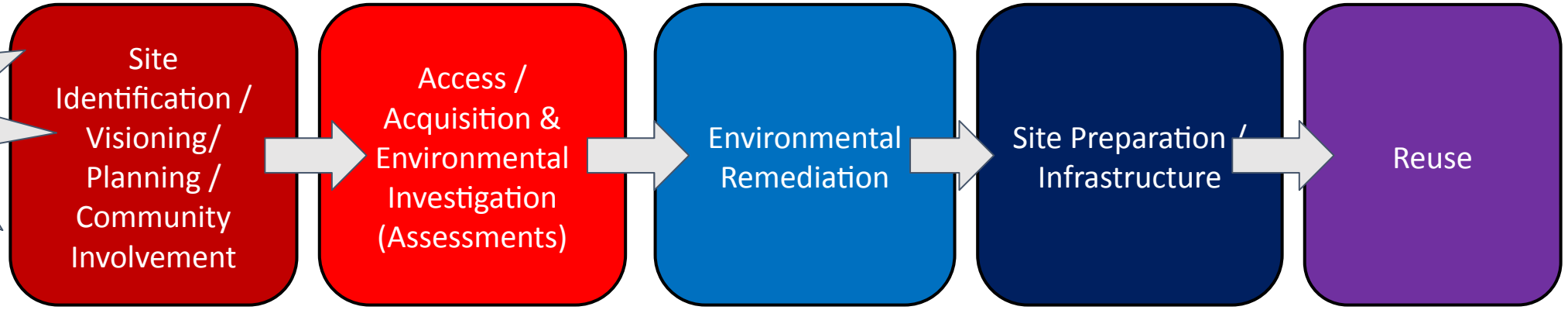
Training

Cleanup

Reuse

The "Brownfields Reuse" Funding Process

Why do we need brownfields funding?

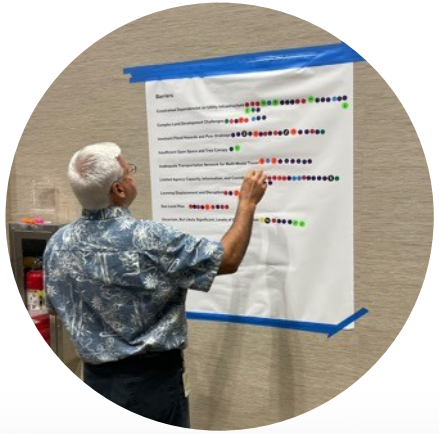


Be strategic: Think about when you need funds, and what you need to get funds

EPA Brownfields					
State Brownfields					
Housing					
DOT/DOE/EDA					
Tax Increment/local funds					
NMTC/OpZone					

Free Technical Assistance

- Targeted Brownfields Assessment (TBA)
  - EPA contractors complete work
    - Phase I & II Environmental Site Assessment
    - Other sampling
  - 9+ months to complete
- Land Revitalization Technical Assistance (LR TA)
  - EPA contractors complete work
    - Reuse planning
  - EPA regional staff submits request to EPA HQ
  - 6+ months to complete
- Technical Assistance to Brownfield (TAB)



Eligibilit
y
matters

Type of EPA Grants

Focus on corridor, neighborhood

Due diligence and cleanup; planning and community outreach

Most common

Due diligence, planning, community outreach

Consider TBA & EPA technical assistance

Join coalition

Capitalize loan fund for site cleanup

Can subgrant

Cleanup planning and implementation on one of more sites

Brownfields & CERCLA Liability

- To be eligible, you cannot be the responsible party, or be liable for the contamination.
  - To be eligible for Federal programs assistance, entities must demonstrate they are not liable for the contamination under CERCLA
  - To claim protection from liability, prospective purchasers/property owners must conduct **All Appropriate Inquiry (AAI)**
  - AAI also required by lenders for property transactions

What is All Appropriate Inquiry (AAI)?

- “The process of evaluating a property's environmental conditions and assessing potential liability for any contamination”
- Provides protections to potential buyers, developers and users, aka “Bona Fide Prospective Purchaser” (BFPP) protections
- Involves conducting a Phase I Environmental Site Assessment (ESA)
  - Must be compliant with the ASTM E1527-23 for commercial and general properties or ASTM E2247-23 for forestland or rural properties.
- May require a Phase II ESA.
- A Hazardous Building Material Survey may also be necessary

Environmental Site Assessments

- Phase I Environmental Site Assessment
  - “Paper study”
  - Review of property transactions, city directories, fire insurance maps, and existing environmental records
  - Site visit and interviews
  - Findings and recommendations
    - Identification of Recognized Environmental Conditions (RECs), Historical RECs (HRECs) and Controlled RECs (CRECs)
    - Data gaps, if any, and their significance
  - 180-day shelf life
- Phase II Environmental Site Assessment
  - Testing soil, soil gas, air, groundwater, surface water, etc. to confirm or resolve RECs
- Additional investigations, as needed

Common Contaminants

- Building Hazardous Materials
- Petroleum
- Heavy Metals
- Volatile Organic Compounds
- Pesticides / Herbicides
- Mine Wastes
- Emerging contaminants

Cleanup Action Plan / Remedial Action Plan

- To outline the preferred cleanup approach
- Implement selected/combination of response actions
- Engineering Design Report / Plan Set & Specifications

Common Cleanup Options

- Natural attenuation
- Removal actions, source controls & containment, engineered treatments
- Institutional controls and site management/monitoring

- **Soil / Vapor**
  - Excavation (dig & haul)
  - In situ: Soil Vapor Extraction (SVE), Thermal, Bioremediation, Stabilization
  - Contain & Manage - Engineered “cap” remedies; Vapor mitigation systems

- **Groundwater**
  - Removal: Pump & Treat
  - Hydraulic or Physical Controls
  - Air Sparging - Liquid to Vapor
  - Dual-Phase Extraction
  - In-situ: Bioremediation, phytoremediation, chemical oxidation

FY27 EPA MARC Grants - Coming soon

Grant Type	Max. Project Period	Max. Amt. Per Grant	Est. # of Awards $66 M
Multipurpose	Not offered in FY2027		
Assessment Communitywide (CWA)	4 Years	$500,000	30
Assessment - Coalition	4 Years	$1 M	13
Assessment - State & Tribes	5 Years	$1 M	12
Revolving Loan Fund	5 Years	$500,000	28
Cleanup	4 Years	$500,000	63

Assessment grant Outputs

- Identify and create inventories
- Community-Wide Planning and Studies
- Environmental Investigations
- Environmental Cleanups
- Prioritize catalytic sites
- Visioning
- Community Engagement
- Conceptual/preliminary site design
- Environmental Site Assessments
- Financial modeling
- Infrastructure analyses
- Market & Feasibility studies, etc.

Procurement, grant applications

Educate and connect stakeholders

Obtain and/or deliver with grants and technical assistance

Outside the box, practical thinking and real-world experience

Revolving Loan Fund grants

- For cleanup planning and implementation only
- Capitalizes loan fund for cleanup of brownfield sites
- Subgrants available to eligible entities
- Program income – loan repayments – have more flexible uses
- May be difficult for smaller organizations to manage

NADO & EPA MARC

- Multi-jurisdictional
  - serve multiple local towns, cities, and counties; many rural
- Quasi-governmental
- Intergovernmental collaboration
- Focus areas:
  - Economic development
  - Infrastructure
  - Planning
  - Capacity building

- More than ~70 NADO members have received MARC grants
- More grants to coalitions and small- and mid-size communities
- Encourages
  - Partnerships
  - Quality of life
    - economic development
    - Infrastructure
  - Leveraging
  - Infill reuse

BEAR PAW
DEVELOPMENT CORPORATION

EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
EST.1962

treasure coast regional planning council
TCRPC
50
bringing communities together since 1976

Population: 35 k
Municipalities: 11
(and 15 unincorporated communities)
Counties: 5

Challenges

- Cleanup Cost > Property value
- Very rural and low upside
- Infrastructure? Isolation! Investment?
- Rural communities have aging
- Limited resources

BEAR PAW
DEVELOPMENT CORPORATION

BEAR PAW DEVELOPMENT CORPORATION

BPDC BROWNFIELDS

- Six Assessment grants (since 2009) = $2 .3 million RLF

  Grant / supplementals (since 2011) = $4.15 million

- 98 assessments and 19 cleanups

BIG SANDY HOTEL

A Phase II was completed in 2016 but stalled due to the Town not acquiring the land. The Town moved forward with a $308,100 Brownfields RLF Subgrant, and the building was abated and demolished in Fall 2025.

Town will be advertising the auction of the sign to raise additional funds. BPDC will utilize social media, newsletter, Annual Report, and local media once cleanup begins. Connections have also been made with the local grocery store to potentially build on the site.

GILBERT PROPERTY

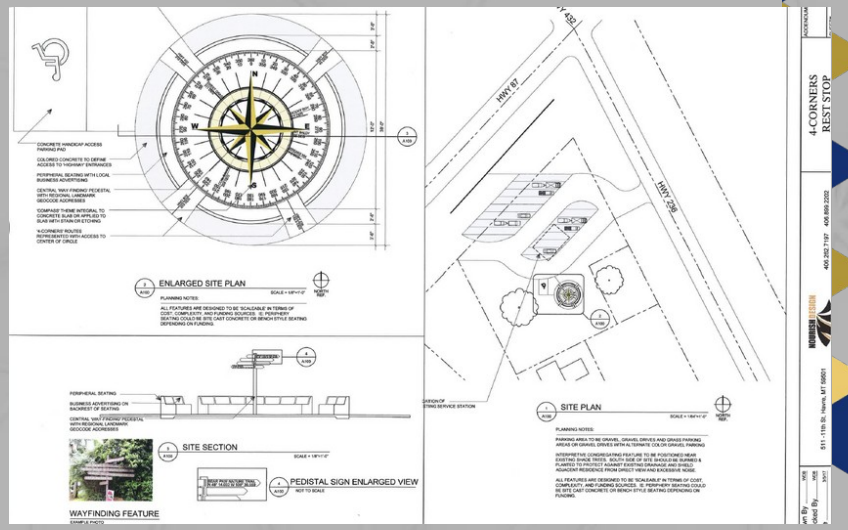
Assessment work was done in 2019-2021 which identified petroleum contaminated soils. Abatement began in 2023, currently waiting on additional sampling before the site is cleared. Cleanup came in at around $190,000 so far, with a fair amount reimbursed by Petrofund.

Site is zoned for commercial use, working with the City as they have a priority to expand commercial business to that side of town. Utilized social media, newspaper, and community connections. Property owner is already getting inquiries to buy.

FOUR WAY FUEL

Asbestos abatement, building demolition, and petroleum excavation all done in 2021 with Brownfields RLF subgrant. Redevelopment plans were made to make a visitor area with parking, picnic areas, and signage to the nearby Missouri River Breaks National Monument and nearby attractions.

Shortly after cleanup commenced, a new commissioner took office replacing the previous cheerleader for the project. Enthusiasm for the redevelopment dwindled and the County is currently not interested in investing in the visitor area. A coffee trailer recently opened at the site.



Population: 4.71M
Municipalities: 79
Counties: 8
Challenges:

Economy is overwhelmingly dependent on tourism

Lack of a regional redevelopment strategy

State and Federal confusion – brownfield designation

EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

BROWNFIELDS PROGRAM

- Started in FY 2021-2022
- Attracted $2.2 million in Federal Funding and Technical Assistance
- Impacted 45+ Properties Across Region

K-mart Plaza

- Within the Vine Street Community Redevelopment Area in Kissimmee
- 22-acre site with abandoned commercial plaza
- Catalyst Site

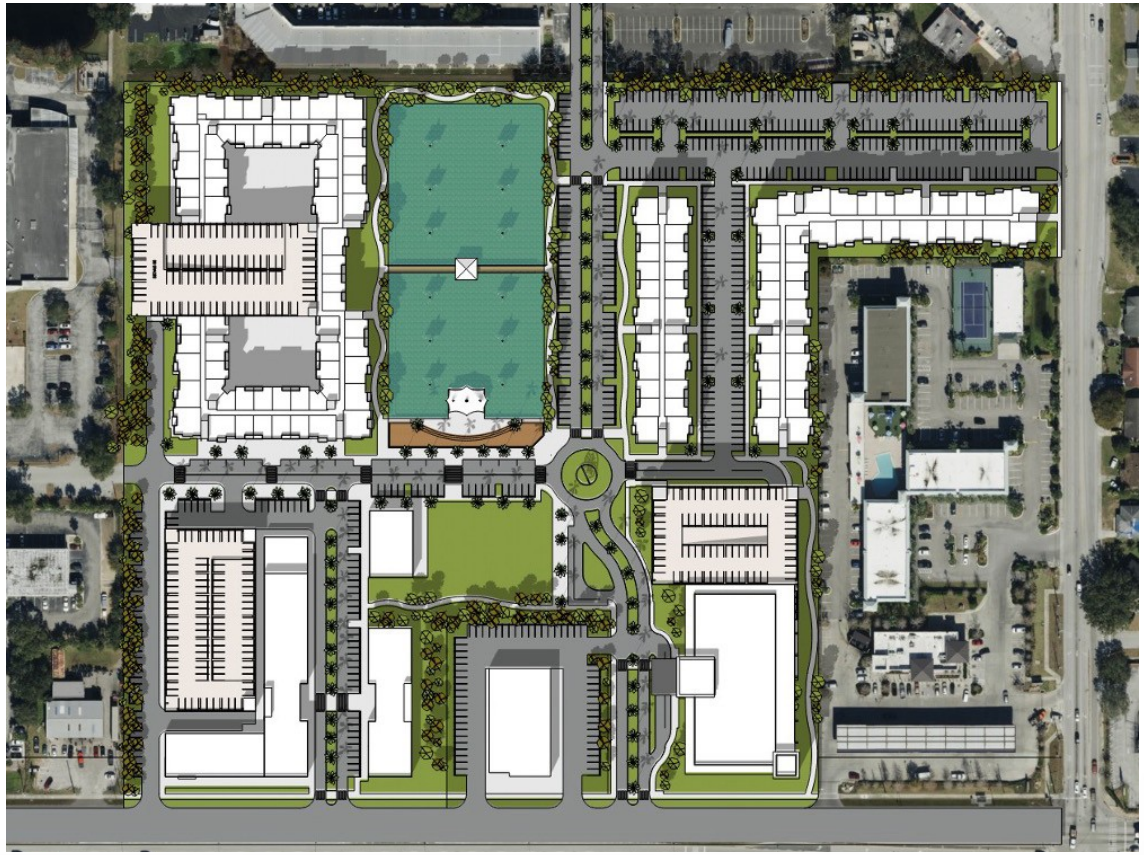
K-mart Plaza

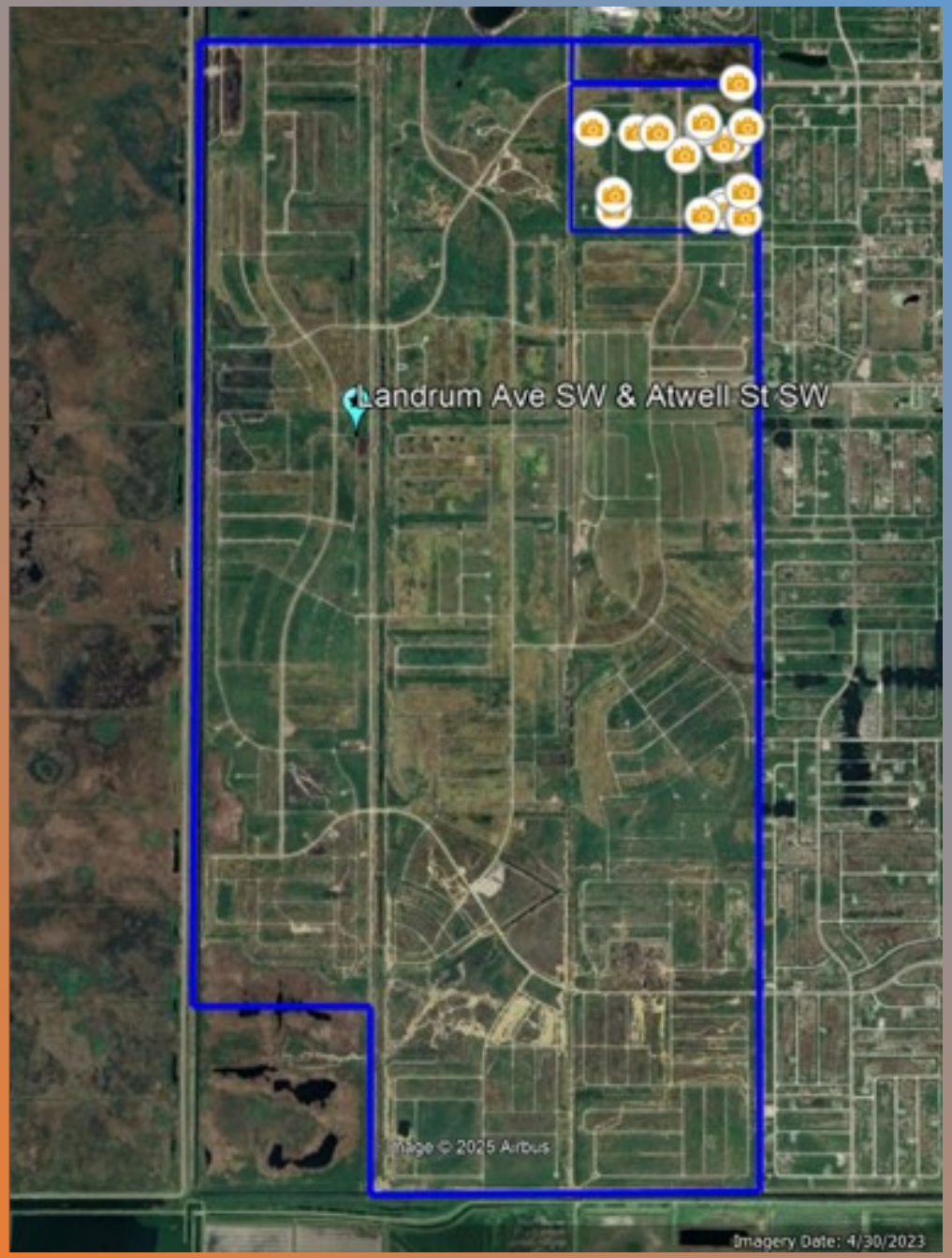
- Phase I: City acquired property
- Phase II: Underground storage tanks and former auto-shop. Suspected asbestos presence
- Phase III: Additional soil collection and temporary monitoring wells.

Assessment Cost: $110,519

K-mart Plaza

- Future Usage: Edon Park, new $272 million mixed-use development that will include 630 apartment units, 51-80k square feet of retail and other commercial space and a large indoor sports facility.





The Compound

- Abandoned pre-platted residential community in the City of Palm Bay
- Center of illicit activity and public nuisance
- ECFRPC contracted to create redevelopment plan

The Compound

- Identified northeast quadrant as ripe for redevelopment
- Best suited for the development of industrial or business park
- ECFRPC selected it as priority site for new grant application
- Will need $300.1 million in construction investment and could house 2,500 jobs

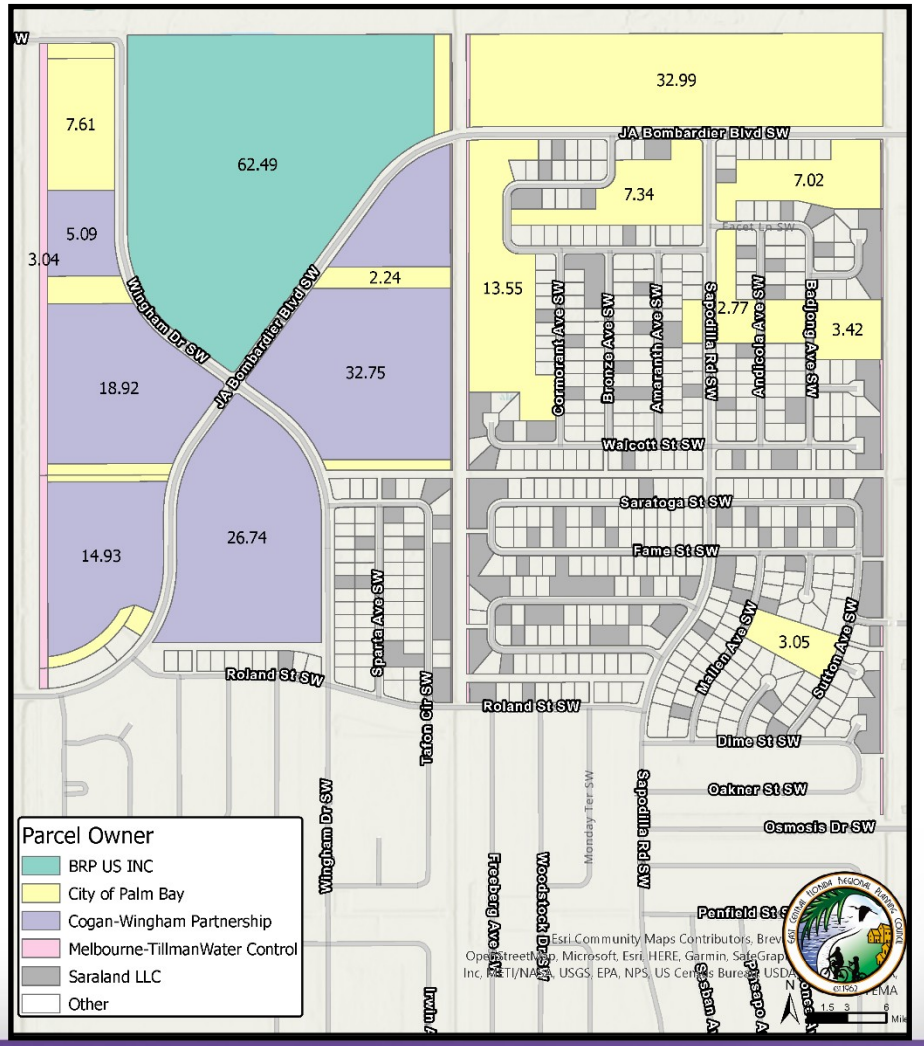
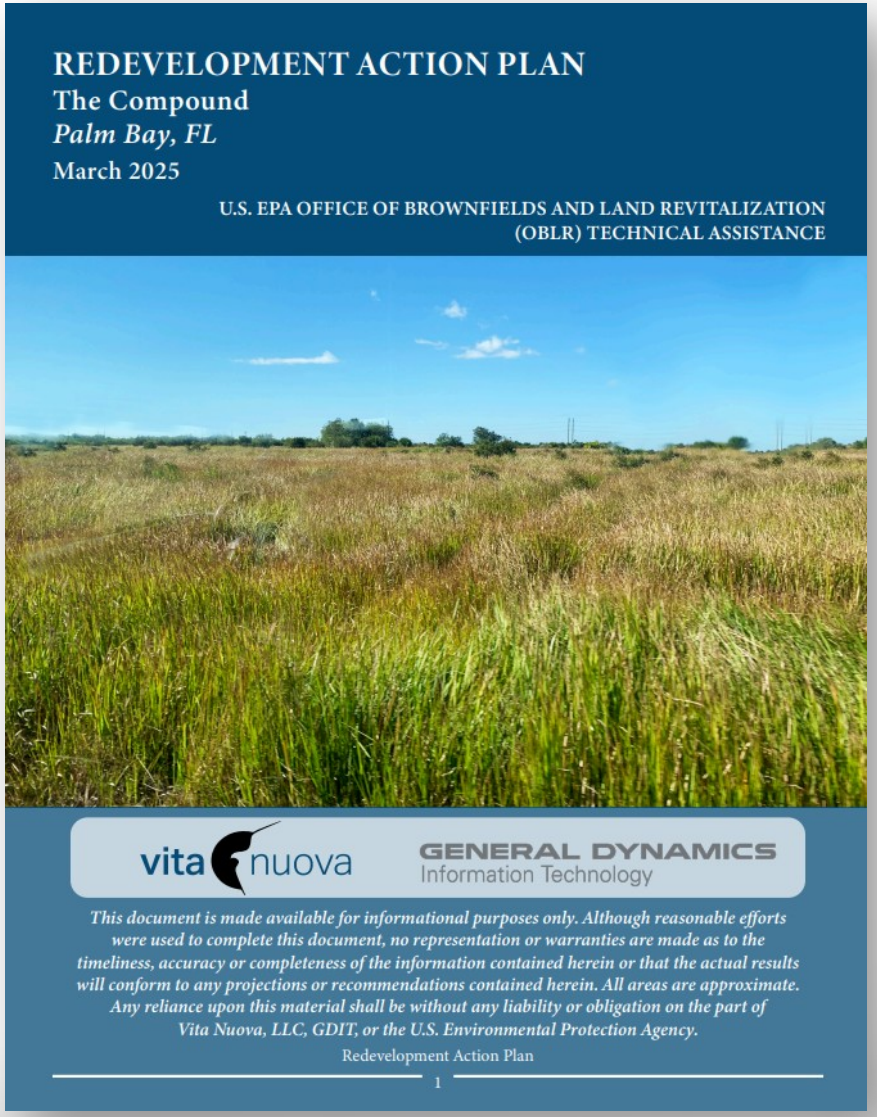


Image Source: ECFRPC GIS

The Compound

- ECFRPC awarded $1.5 million Assessment Grant – 2025
- Conducted 3 Phase I Assessments, Paid for Drone Survey
- Site Selected for EPA Land Use Revitalization Technical Assistance Program
- Northeast Quadrant, rechristened as “Phoenix Industrial Park”
- In August 2026, the City of Palm Bay was awarded a $3.5 million Florida Job Growth grant for wastewater infrastructure



4 Counties
52 Municipalities
2.1 million people

Challenges

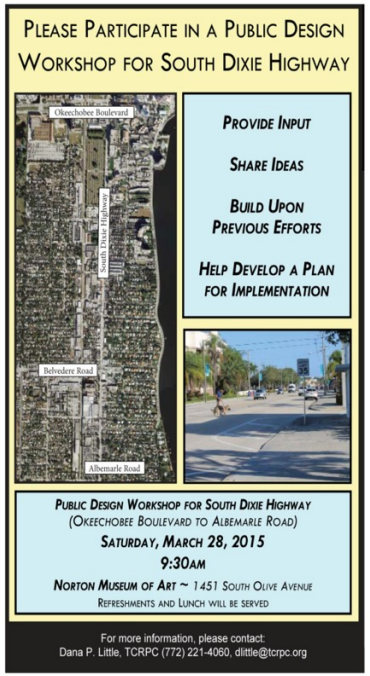
- Confusion Over What is Eligible Under Brownfields Program
- Four Very Diverse Counties
- Anti Growth and Redevelopment (for 2 Counties)
- Projects have been Large-Scale – Need More Infill Properties

TREASURE COAST REGIONAL PLANNING COUNCIL

TCRPC Brownfields Program Goals & Vision

Assessment and Cleanup Grants

- Seven assessments (since 2003) = $3.6 M
- RLF / supplemental (since 2005) = $2.15 M

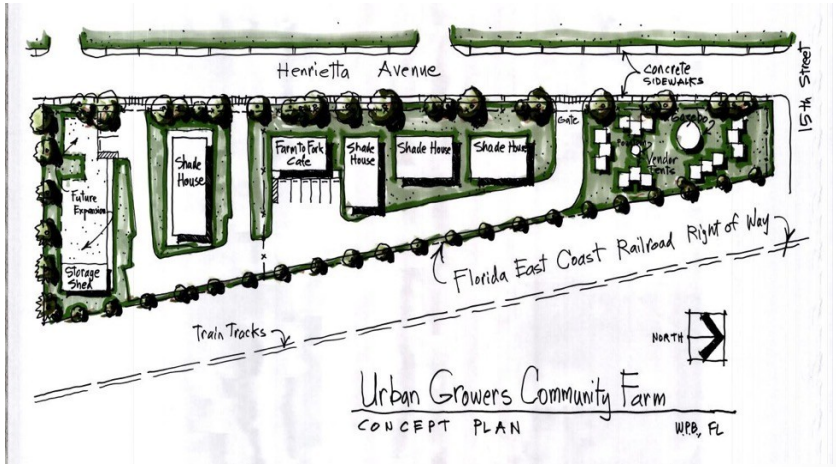


Leverage Resources

Unleash Big Ideas

Build Momentum

Engage People



Transform Communities

Downtown Fort Pierce ~ H.D. King Power Plant
Community Planning ~ Brownfield Assessment and Mitigation

Former Power Plant

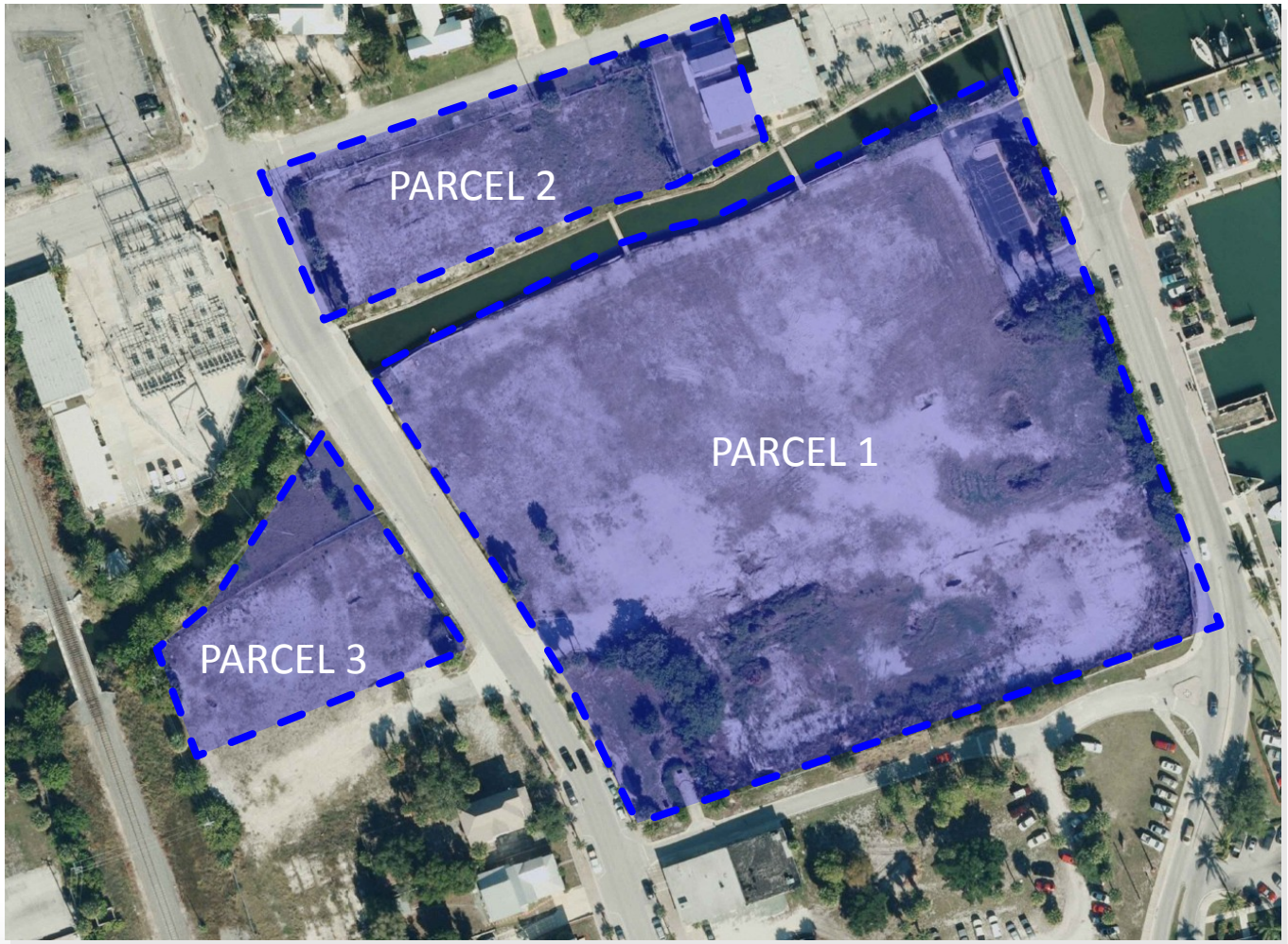
Site Assessment

Community Planning

Site Location

Site Remediation

Phased Approach



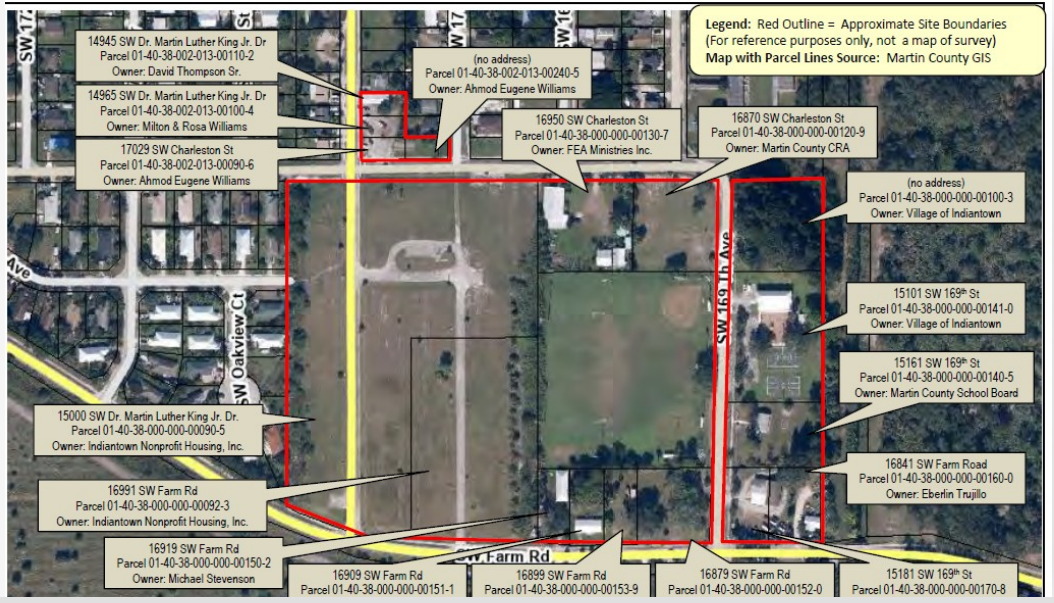
3 Brownfields Site Rehabilitation Agreements

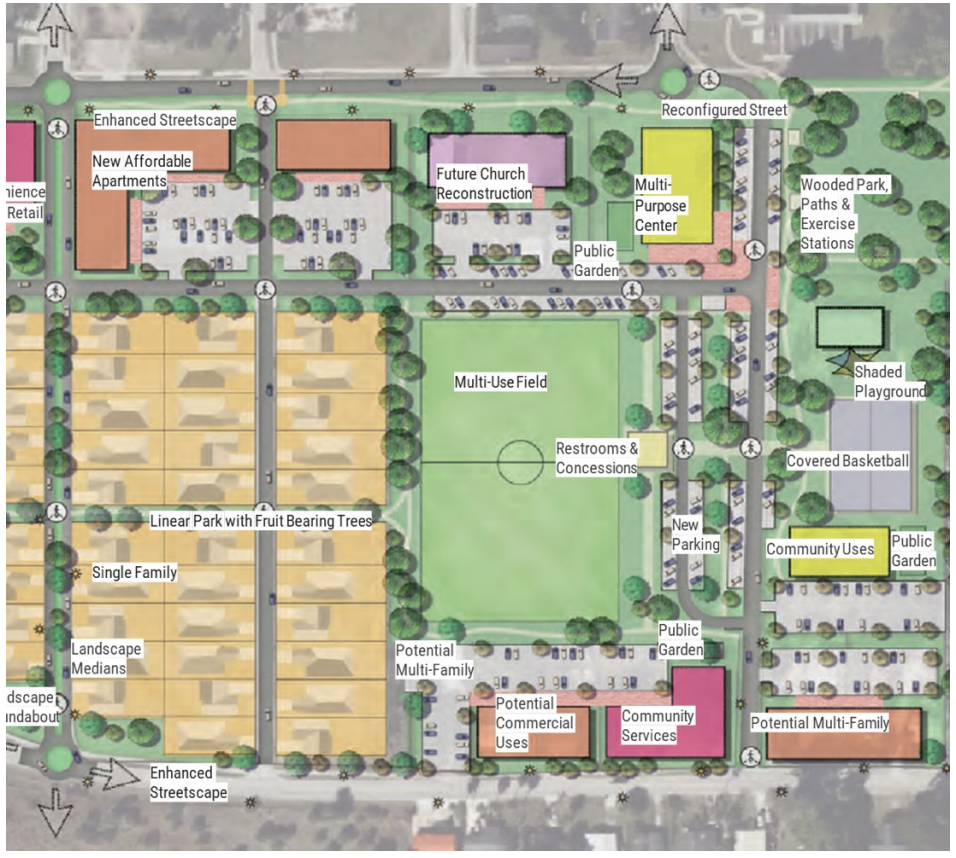
- ✔ Incremental Closure
- ✔ Additional Grant Funding
- ✔ Implementation of Competing Visions

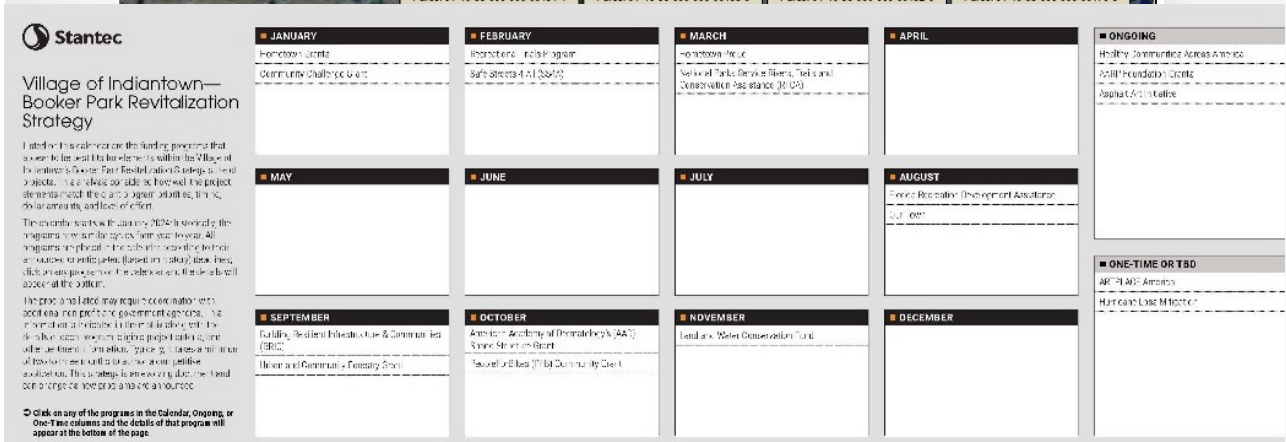
Secured $1,839,900 in Funding
City Earned $ 2,000,000 in Tax Credits

Main Project Components

- Inventory Properties
- Identify Potential Brownfield Properties
- Create a Community Redevelopment Concept Plan
- Prioritize Public Realm Investments
- Develop Revitalization Strategies
- Produce a Funding Roadmap







Why RDOs for EPA grants?

- Cities, counties and nonprofits can apply individually, BUT
- RDOs have:
  - More staff capacity to apply and manage
  - Partnerships with key funding and planning agencies
  - Existing open communication channels
  - More programs to leverage – infra, housing, economic development
  - More experience with financing programs
  - Can assist unincorporated and historically underrepresented areas
- Other reasons
  - Higher success rate
  - Cut-throat competition for community-wide assessment grants

RDOs: Overcoming Common Challenges

When getting a program going

- Brownfield stigma
- Stakeholder misconceptions
- Sites to assess
- Governance of partners
- Property owner participation

During Implementation

- Site access
- Reserving contingencies for assessment and cleanup
- Coordinating with local and state partners
- Encouraging local community planning / engagement

Broad Strategies and Tools

- Funding - programs
- Marketing & Communications
- Education & Involvement
- Capacity / team building / Partnerships
- Planning & Inventory

Funds and Financing

- EPA grants and technical assistance
- Layering of other funds
  - CDBG
  - Historic Tax Credits (20% federal, states vary)
  - TIFD/TEDD
  - USDA
  - Housing Grants
  - Local EDD facade funding

- State environment department
- Community Foundations
- Other Federal agencies
- Other EPA programs

Leveraging Funding & Incentives

Plan

- Environmental Assessments
- Remediation Planning
- Community Engagement

Clean

- Remediate
- Remove or contain
- Monitor

Redevelop

- Build
- Rehabilitate
- Restore

Voluntary Clean Up Tax Credits

Sales Tax Refund on Building Materials for Affordable Housing

Job Creation Tax Credits up to $2,500 per new job

RLF Opportunities

BF RLFs Program Benefits

- Low interest loans and fees
- Flexible terms and repayment schedules
- Flexible collateral
- Quick application review
- Funding when traditional financing is not possible
- Program priorities

Communications

- Local and National Electeds
- Community members
- Realtors / Business / Chamber
- Methods
  - Fact Sheets
  - Social Media
  - News / Radio
  - Board FYIs

TYPES OF MARKETING STRATEGIES

1

LOCAL CONNECTIONS

- Elected officials
- Realtors
- Current businesses looking to expand

2

FACT SHEETS

- Inexpensive
- Visual representation
- Easy to disperse

3

SOCIAL MEDIA

- FREE (potentially)
- Set the narrative
- Front row seat to input from the public

4

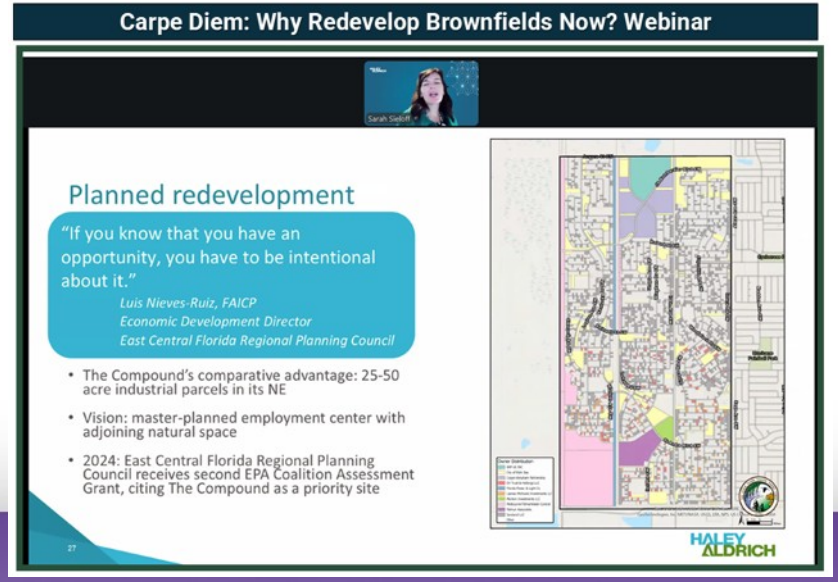
LOCAL NEWS

- Newspapers, radio interviews
- Way to inform the public on projects
- Popular source in rural areas

Educational Events

Various approaches to reach and educate multiple audiences, including:

- Webinars
- Community Workshops
- Professional Conferences

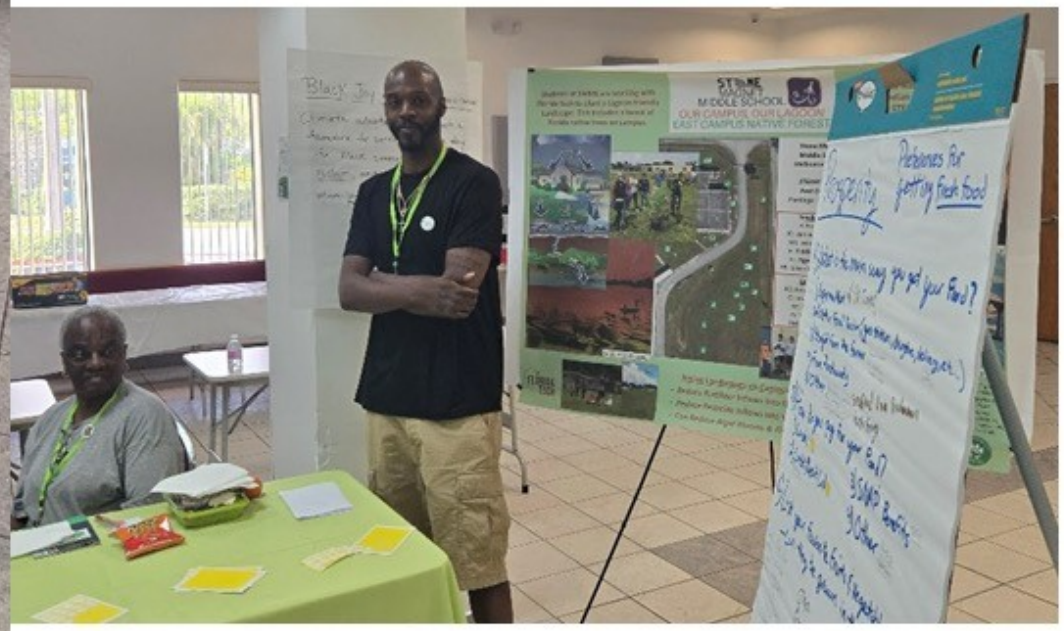


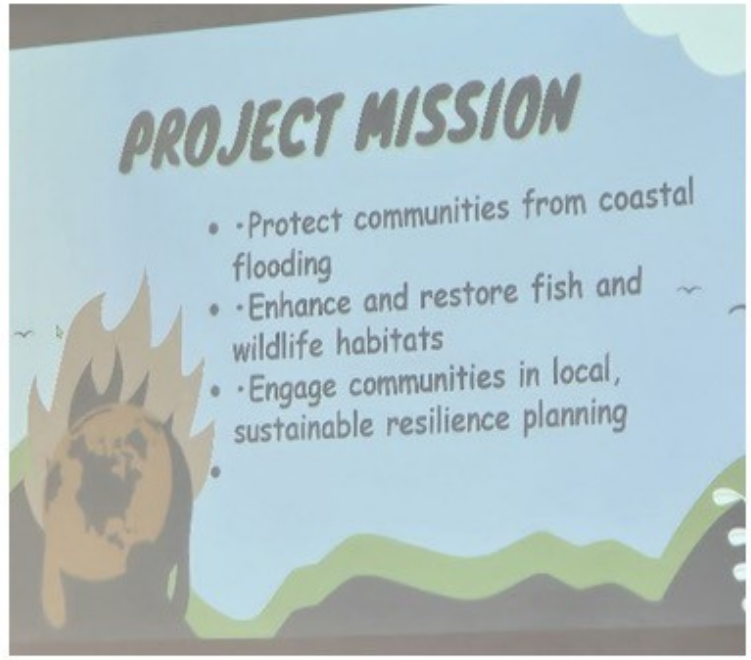
Developing Strong Partnerships with Key Stakeholders

Develop strong working relationships with association of realtors

Make a
Green Noise
Stakeholders
200
Engagement
5
Impact
Research
4
Goals
Uplift community voices & culture
Increase stakeholder engagement
Promote environmental awareness & literacy
Conduct environmental research
Design actionable nature-based solutions
Execute environmental resilience projects
Provide data that informs policy
Create an adaptable environmental justice framework
How to Get Involved
Volunteer
Donate
Become a Sponsor
Join Little Growers Inc
Join the NAACP EJ committee
Life-changing help starts with you!
Stay Connected

Make a
Green Noise




PROJECT MISSION
·Protect communities from coastal flooding
·Enhance and restore fish and wildlife habitats
·Engage communities in local, sustainable resilience planning

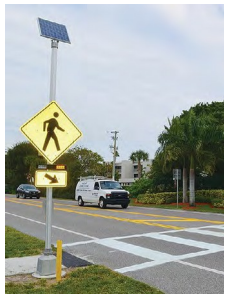
Community Champions

- Collaborate with cities and community groups
- Find and develop champions
- Partner to create a redevelopment plan for the community

What Many Communities Want

- Convenience, Goods & Services
- Pedestrian, Bicyclist & Driver Safety
- Housing
- Community Amenities
- Entertainment
- Resident Support
- Aesthetics

Indiantown Non-Profit
Religious
Government Private
Individuals
Ownership



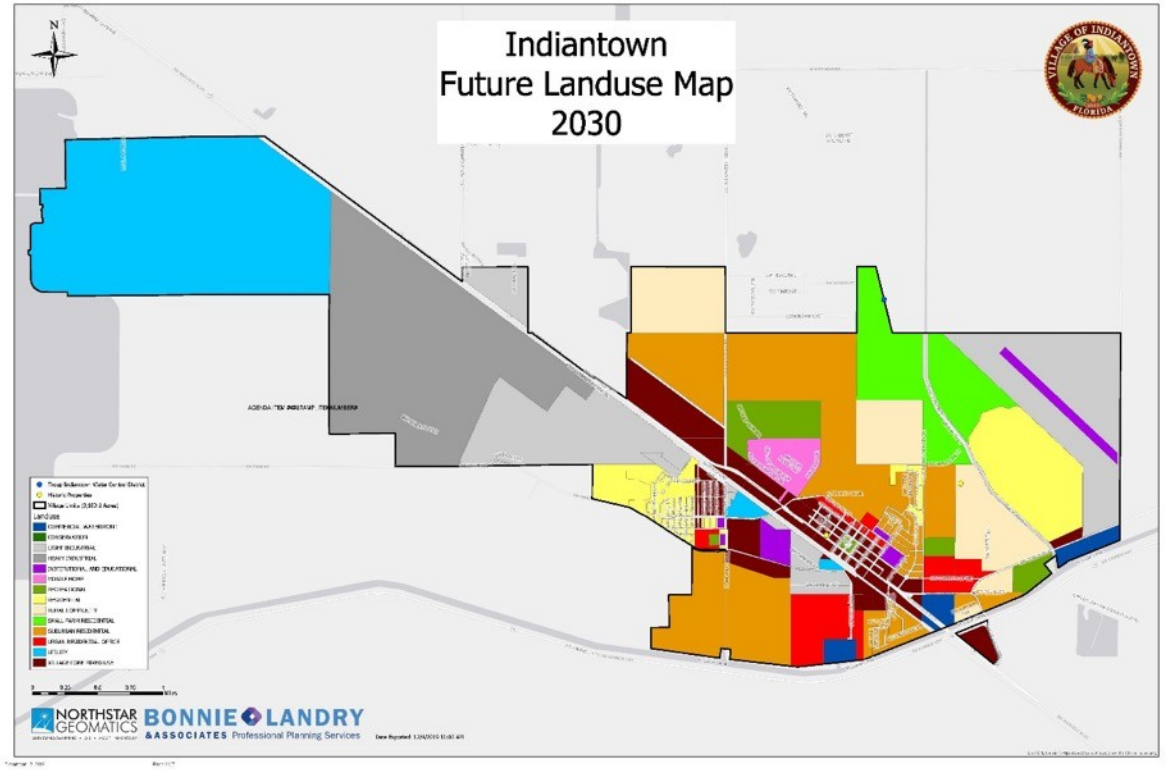
Revitalization Strategy

PLACEMAKING
- Establish a neighborhood wide initiatives
- Engaging local artists
- Develop street furnishings plan

ORGANIZATION
- Create committee of stakeholders for implementation
- Continue conversations local government
- Engage with federal legislators for future appropriations

REGULATORY
- Rezoning to more sustainable land uses

INFRASTRUCTURE
- Identify funding opportunities and leverage future construction or investment for streets, lighting, and other infrastructure



Public Realm Investments

Vision Plans:

- Long-term framework
- Categorizes investments that can begin advancing that vision.
- Identifies community priorities
- Outlines elements and prioritizes based on:
  - Cost
  - Impact
  - Programmed improvements

Furnishings with Shade Trees — **Priority: High**

Furnishings (with shade) in proximity to the multi-use field, playground, basketball courts, and other high user areas will both increase comfort and use while also demonstrate willingness to invest in the neighborhood.

Moderate cost - high impact.

Covered Basketball Courts — **Priority: High**

Constructing a shade structure over the basketball courts will have a big impact on the usability of them.

Moderate cost - high impact.
(Anticipated this will be done through the Parks & Recreation Department.)

Multi-Purpose Fields — **Priority: High**

Re-purposing of the fields will increase the overall usability of them.

Moderate cost - moderate impact.
(Anticipated this will be done through the Parks & Recreation Department.)

Gateway Signage — **Priority: Medium**

Installation of new signage can provide a gateway to Booker Park and can be community outreach initiative to create a design that reflects the character - today or for the future - of the neighborhood.

Moderate cost - moderate impact.

Restrooms / Concessions — **Priority: Medium**

Restrooms designed within a structure providing basic storage and opportunity for concessions will increase the overall usability of the athletic fields.

High cost - moderate impact.

Reconfigured Street / Parking — **Priority: Medium**

As part of an overall reconfiguration of SW 169th Avenue, new parking can also be incorporated to feel more like a park setting than a street. Canopy trees will add aesthetic and shade vehicles.

High cost - moderate impact.

FACT SHEETS

- Includes all site information - Phase I and IIs, Cleanup analysis and plans - and what work has been done/needs to be done
- Helpful visual tools for realtors or local elected officials to breakdown a complex project
- Easy way to make Brownfields sites and the work involved easily digestible

BEAR PAW DEVELOPMENT CORPORATION

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GILBERT PROPERTY

Commericial redevelopment along Highway 2

Corner of Highway 2 East and 15th Ave
Havre, Montana

SITE HISTORY

The Gilbert Property site served the community of Havre as a gas station and repair shop from the 1950s-1970s when the business closed, and the lot became vacant. Havre Fire Department records show an Underground Storage Tank was removed in 1973. There is not a great deal of documented history at the site, however the current owner acquired the lot from his family member who ran the fueling station and repair shop. The property is located on a corner lot of Highway 2 and 15th Avenue in Havre and is easily visible from the Highway. The current owner has had some interest in developers purchasing the property for a commercial building, however they are hesitant due to the known petroleum contamination there.

CLEANUP

An Environmental Assessment was conducted in 2019 and again in 2021 which identified petroleum contaminated soils in the northwest portion of the property which had the potential to contaminate the groundwater more than it currently was. The current owner moved forward with the excavation of the soil to remove the contamination in 2023. The site is currently in the process of follow up sampling to ensure all petroleum contaminated soil has been removed and the property will be ready for sale and commercial development.

CLEANUP FUNDING

The current owner participated in Bear Paw Development's Brownfields Assessment Grant for the work done to compile the testing, sampling, and cleanup planning. The owner then Utilized Bear Paw Development's Brownfields RLF Cleanup loan to perform the excavation. The site was eligible for the Petroleum Tank Release Compensation Board (Petrofund), which reimbursed the owner for a significant amount of the assessment and cleanup work.

KEY POINTS

CONTMAINANTS:

- Petroleum

CLEANUP

- Soil excavation

FUNDING

- Brownfields Assessment Grant
- IBrownfields RLF Loan
- Petrofund Resimbursement

REDEVELOPMENT VISION

Located on the corner of Highway 2 and 15th Avenue in Havre, the Gilbert Property is situated along the most major highway in northern Montana. Highway 2 is the true definition of the Hi-Line and connects the east to the west along the northern portion of the state. The Highway is also a major roadway linking people to Glacier National Park, which is approximately 190 miles from the City of Havre.
The commercial presence in the eastern portion of Havre has been declining in the recent years. Development has occurred moving west and has left the once thriving commercial district where this property is situation neglected. City officials and Bear Paw Development have been working tirelessly to bring commercial development to that portion of the town to avoid falling into disrepair. This sire is a prime location for an emerging business looking to develop a commercial building and contribute to the economic landscape of the eastern portion of Havre.

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TAB REGION 1 | NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES | MID - ATLANTIC TAB TECHNICAL ASSISTANCE TO BROWNFIELDS COMMUNITIES | TAB Technical Assistance to Brownfields | KANSAS STATE UNIVERSITY | CENTER FOR CREATIVE LAND RECYCLING RECLAIM. CONNECT. TRANSFORM. | TRIBAL TAB