

What is a Brownfield? Do I Have Any in My Community?

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June 2013



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

It's B-R-O-W-N-F-I-E-L-D-S
– with an “s” at the end!



A Quick History Lesson

The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 or CERCLA aka The Superfund Act.

A federal law designed to clean up sites contaminated with hazardous substance. It provides for the authority to clean up hazardous substances that may endanger the public health or the environment.

Authorizes EPA to identify parties responsible for contamination of sites and compel the parties to clean up the site. Forces industries to pay for their own toxic spills and general pollution.

Fast Forward a Few Years

The Small Business Liability Relief and Brownfields Revitalization Act

- Public Law 107-118 January 11, 2002.
- Amended the CERCLA or Superfund Act.

Created to put an end to the excessive regulations and litigations many entrepreneurs incurred when revitalizing dilapidated properties.

Amendments to CERCLA

- Provide funds to assess Brownfields.
- Provide funds to clean up Brownfields.
- Clarify liability protections.
- Provide funds to enhance state and tribal response programs.
 - The Missouri Brownfields Voluntary Cleanup Program at DNR.

Official Brownfield Definition

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.

Un-Official Brownfield Definition

Real estate deals with an environmental “twist” that complicates, but does not prevent, redevelopment. Sometimes the property isn’t even contaminated.

- An environmental assessment will help determine if it is contaminated.

Un-Official Brownfield Definition

Properties caught somewhere between clean and not contaminated enough to be considered a Superfund site.

- Not a public hazard.
- Too “dirty” for bankers or investors to be comfortable.
- Not on the regulatory radar

But I Don't Have Any Brownfields!

Oh Yes,
you do!

Every
community
has some
brownfields.



What Do They Look Like?

It isn't always visual.

- All “bad-looking” properties are not brownfields.
- Good looking properties can be brownfields.



Contaminants

Typical contaminants found on Brownfield sites include:

- Solvents.
- Pesticides.
- Heavy metals such as lead (e.g., paints).
- Asbestos.
- Petroleum products.

Testing can confirm the presence or absence of these contaminants, and others.

Who Owns Them?

They may be public property,



or private real estate.

Where Are They?

- In the city's or town's industrial section.
- Abandoned factories and commercial buildings.
- Buildings with other previously polluting operations.
- In downtown districts.
- In many older residential neighborhoods
 - Dry cleaning establishments.
 - Gas stations.

There are Many Different Types of Properties

Former Gas stations



There are Many Different Types of Properties

Schools



There are Many Different Types of Properties

Theaters



There are Many Different Types of Properties

Rail Road properties



There are Many Different Types of Properties Manufacturing Buildings



There are Many Different Types of Properties

Scrap yards



There are Many Different Types of Properties **Hospitals and schools**



There are Many Different Types of Properties

Churches and Community Buildings



There are Many Different Types of Properties

Open field



There are Many Different Types of Properties

Buildings on the town square



Why Do I Want to Identify / Locate Brownfields in My Community?

An Inventory of brownfields can help in the community planning process.

- Identify a location for redevelopment.
- An indication of sites available for sale.
- Costs/funding decisions.

Why Do I Want to Clean up Brownfields in My Community?

- Cleaning up contaminated properties, thereby mitigating potential health risks.
- Preserving undeveloped green space.
- Returning properties to tax rolls.
- Creating employment opportunities.
- Removing blight/rejuvenating dilapidated areas.

Missouri Department of

Natural Resources

The redevelopment of brownfield sites is a significant part of community improvement and many times the brownfield sites are left as green space or reused for recreational uses.



How Can I Find the Brownfields in My Community?

An Area Wide Assessment by Missouri Department of Natural Resources can help you locate the brownfields in your community.

The assessment will be used to produce an inventory of brownfields.

Identifying Brownfields

The Area Wide Assessment inventory area may be a specific part of town such as:

- A TIF or CID district area.
- The downtown area.
- A portion of Main Street.
- The city limits.
- Etc.

Identifying Brownfields

Or, the Area Wide Assessment inventory area may be more focused and look to identify all sites of a certain type, such as:

- All former gas stations.
- Sites of former dry cleaners.
- Other.

How can I get a DNR Area Wide Assessment of my community?

The Assessments are free for governmental entities and certain not-for-profit agencies.

An easy application process – the forms can be found on our website.

www.missouribrownfields.com

Benefits of an Area Wide Assessment Inventory

The Assessments are available to all eligible entities on a non-competitive basis.

Going through DNR BVCP for the free inventory will free up funding for any future identified required remediation.

Working with DNR BVCP will help you establish a partnership with us, and a brownfield remediation track record.

More Benefits of an Area Wide Assessment Inventory

The DNR BVCP Project Managers will provide oversight of the work to ensure a useful document.

Building a relationship with the DNR BVCP Project Manager will help when moving through brownfields redevelopment process.

Some Previously Identified Brownfields



Next Step?

After identifying brownfields, the next step is to have the property assessed.

An All Appropriate Inquiry ASTM approved Phase I environmental assessment performed on the property will help identify Recognized Environmental Conditions (RECs)

RECs produce a stigma that affects property value whether impairment is real or not.

Environmental Assessments & Liability Relief

- Environmental site assessments determine if contamination is present.
- Answers questions regarding potential cleanup costs and associated environmental liability.
- Potential buyers of a brownfield may reduce their liability if an appropriate environmental site assessment is conducted in a manner that meets the requirements of an All Appropriate Inquiry (AAI).
- In our program environmental assessments are typically broken into Phase I and/or Phase II.

REMEMBER:

It's **BROWNFIELDS** – with an
“s” at the
end!



The Missouri Brownfield Voluntary Cleanup Program can help your community with many aspects of your brownfield redevelopment including inventory and assessment.

If you have any questions about the BVCP and our assessment program you may contact:

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