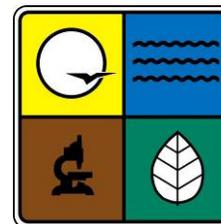


Brownfields Assessment Application Basics

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MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

Brownfield Site-Specific Assessments (BSSA)

- DNR's BSSA program was designed to help cities, counties, and local communities assess the environmental condition of potentially contaminated properties so the brownfield site can be cleaned up and reused.

Brownfields: The Basics

- Phase I and II Environmental Site Assessments
- 2-page application process
- Consent to access property form included with application
- DNR Project Manager Oversight



Applying is easy!

- To get an application-go online at www.missouribrownfields.com; scroll down to “BVCP Publications”, click on “Brownfield Assessment Application”, fill in form and print out to mail back to BVCP. An application is included in your toolkit or at the booth;
- City, county, quasi-governmental entities can apply; assessments are no cost to the applicant;
- For further information, read the “Brownfield Site-Specific Assessment” Fact sheet located on the web page.
- Minimal work/time commitment from city once application is submitted.

Eligibility criteria do apply to use the EPA grant funds;

- Property is not excluded under the legal definition of brownfields;
- Applicant can't be a potentially responsible party;
- Site can't be listed on the National Priorities List (NPL) list of Superfund sites (CERCLIS);
- Site can't be under a state or federal enforcement order;
- City/county doesn't have to own property, but have access;
- City is interested in property redevelopment

Top ten reasons to apply for a Phase I ?

- It's the right thing to do for the environment
- Banks and financial institutions require it as a condition for a loan
- Never cheaper to remediate sites in the future
- Funding sources are available now
- Don't leave it to your grandchildren to figure out how to fix it
- There's an app for that
- It's well worth the price
- Half off on Tuesdays
- No risk of enforcement-Navy Seals are all busy
- Its what you don't know about a property that matters

Types of properties

- Former school properties
- Old shoe factories
- Foundries
- Old gas stations incl. auto repair facilities
- Old construction properties
- Old vacant buildings
- Old manufacturing facilities (brick plants, printing, etc.)
- Old chemical processing plants



What's needed?

- Applicant, site name, current site ownership
- Site history-reason why the site is suspect to be contaminated with hazardous substances (solvents, metals-arsenic, lead, etc.)
- Past site uses, (former gas station, foundry, etc.)
- Site assessment needs (difficulties that have hindered reuse of property-lead-based paint, asbestos, etc.)
- Detailed information such as building size and acreage is important to know

Application form continued

- Prior site assessments, if known
- Anticipated future use, if reuse known
- Funding sources (this program is assessment only, not cleanup)
- Public or community involvement
- Jobs created or anticipated
- If you need help with these questions, please call us to discuss potential wording for these areas

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



ATTENTION!!

DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these

Application process

- Project manager receives app., checks eligibility and access form included.
- We contact the applicant to discuss timelines and other project needs, sends welcome letter acknowledging receipt of application and informing of timeline, process, etc.
- We enters all information into our state database (current/future use, applicant name, and site history)
- FYI, you don't want to know the entire process at this point (funding mechanics).

Bid Review process

- Once funding has been approved, we then produce bid request letters to our statewide contractors
- Bid request letters are sent to contractors who have two weeks to bid on work
- After bids are received (now electronically), we review bids with a review team to select one contractor.

We are nearly done

- we select contractor;
- Bid approved before bid is awarded;
- Bid award/no award letters sent to contractors;
- BVCP project manager provides oversight of investigation by contractor;
reviews report; provides feedback to contractor;
visits site during assessment;
writes summary letter to applicant, which explains findings and recommendations for next steps in the process.

Helpful information to share with BVCP

- Copies of any other site assessment reports by others;
- Potential redevelopment so we can target the assessment towards your needs;
- Funding sources are available. You must apply/investigate potential money early in the process.



Phase I Assessment contains (briefly):

- Historic information
- Physical setting data-various maps
- Regulatory records review-state/federal databases
- Site and adjoining property reconnaissance
- Interviews

Phase I Assessments

Phase I Assessments usually make the following summary statement:

- This Phase I Assessment has revealed recognized environmental conditions (RECs) with the subject property or there are no RECs associated with this property.
- If RECs are present, a Phase II ESA is usually recommended

Phase I Assessments

Do not include:

- The collection/analysis of any types of samples
- Completion of any LBP/ACM surveys;
- Radon sampling;
- Lead in drinking water;
- Wetlands;
- Compliance with Env. Regulations;
- Endangered species;
- Mold sampling, or other conditions that are beyond the scope of the American Society of Testing and Materials (ASTM) Practice E 1527-05.



Phase II Assessments

- Soil and groundwater sampling based on previous recognized environmental conditions (Phase I ESA); chemicals of concern targeted
- Asbestos-containing materials sampling;
- Lead-based paint sampling;
- Additional chemicals may be tested based on the Phase I results-herbicides, pesticides, for example

Phase II report

- Draft report submitted to BVCP project manager for review/approval;
- We approve report with revisions, if needed;
- Summary letter to applicant w/report;
- Recommends no further action/additional investigation based on recommendations.



Benefits of using the Assessment program

- Return vacant, abandoned property to tax rolls
- Save money for other projects
- Answers questions regarding potential cleanup costs and environmental liability related to brownfield properties
- Aids decision making for future property use

Missouri Department of

Natural Resources

Now a short video

- Stella, Missouri
Former Cardwell Hospital
Before, During and After

