

# Brownfield Redevelopment Assistance Opportunities

**Catherine Jones**

**July 2017**



## *Brownfield Redevelopment Process*

|   |  |   |
|---|--|---|
| 1 | <b>Setting the Stage</b>                                     |   |
|   | <b>Build a Time Line</b>                                     | <b>Gather Resource Information</b>                                |
|   | <b>Start with the End in Mind</b>                            | <b>Throughout the Project</b>                                     |
| 2 | <b>Community Engagement / Build Partnerships</b>             |   |
|   | <b>Outreach</b>  | <b>Identify Partners</b>  |
|   | <b>Notification and Gather Input</b>                         | <b>Leverage Resources</b>   |
| 3 | <b>Inventory</b>   |   |
|   | <b>Discover</b>  | <b>Screening</b>  |
|   | <b>Locate and List Potential Brownfields</b>                 | <b>Identify Suspected Contamination</b>                           |
| 4 | <b>Assessment</b>  |   |
|   | <b>Phase I</b>   | <b>Phase II</b>   |
|   | <b>History of Site and Ownership</b>                         | <b>Sample for Contaminants</b>                                    |
| 5 | <b>Planning</b>  |   |
|   | <b>Site Characterization</b>                                 | <b>Plan Development</b>   |
|   | <b>Complete Further Sampling and Analysis</b>                | <b>Create Analysis of Brownfields Cleanup Alternatives (ABCA)</b> |
| 6 | <b>Remediation or Corrective Action</b>                      |   |
|   | <b>Cleanup</b>   |   |
|   | <b>Address Source of Contamination</b>                       |   |
| 7 | <b>Redevelopment / Institutional Controls</b>                |   |
|   | <b>Leave Residual Contamination in Place if Necessary</b>    |   |
|   | <b>Long-term Stewardship (LTS) / Environmental Covenants</b> |   |

# Stages of Redevelopment

- 1. Setting the Stage**
- 2. Community Engagement / Building Partnerships**
- 3. Inventory**
- 4. Assessment**
- 5. Planning / ABCA**
- 6. Remediation or Corrective Action**
- 7. Redevelopment - Institutional Controls**



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## Setting the Stage

**Build a Time Line**

**Gather Resource Information**

**Start with the End in Mind**

**Throughout the Project**

## **Activities at this first stage include:**

- Basic work in identifying your ultimate outcome**
- Key words association**
- Begin by researching and gathering potential resources**
- Build a timeline**

## **Assistance available:**

- Yourself**
- Other like-minded people**
- Community leaders**



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## Community Engagement / Build Partnerships

**Outreach**

**Identify Partners**

**Notification and Gather Input**

**Leverage Resources**

## **Activities at this second stage include:**

- **Outreach to the community members**
  - **Notification**
  - **Request input**
- **Building partnerships and identifying leveraged dollars and in-kind services**

## **Assistance available:**

**K-State TAB**

**Missouri Community Betterment**

**CDFA Technical Assistance Program**

**Sustainable Strategies DC**

# **Kansas State Univ. Technical Assistance to Brownfield Communities (TAB) Program**

**TAB provides free technical assistance with  
brownfields redevelopment efforts.**

**TAB Brownfields workshops, webinars and online  
training are FREE and designed to help**

- **Gain a better understanding of what a Brownfield is.**
- **Learn how Brownfield revitalization can be a part of your community's economic development strategy.**
- **Hear from local, state and national leaders on resources available to your community.**

**chsr@k-state.edu  
ksutab.org**



# Missouri Community Betterment Program

**The Missouri Community Betterment (MCB) program is designed to help Missouri communities enhance their life through:**

- Community Development**
- Planning**
- Implementation**

**Technical assistance to communities for improvement projects such as brownfield redevelopment.**

**[mocommunitybetterment.com](http://mocommunitybetterment.com)**

**903 South 3rd St. Clinton, MO 64735 660.383.1034**

# **Council of Development Finance Agencies (CDFA)**

## **Brownfields Technical Assistance Program**

- **Financing Toolkit**
- **Webinar Series**
- **Project Marketplace**
- **Project Response Teams**

**CDFA.net**

**Emily Moser [emoser@cdfa.net](mailto:emoser@cdfa.net) 614-705-1305**

# **Sustainable Strategies DC**

**Sustainable Strategies DC provides local governments, nonprofits, coalitions and others with strategic consulting, funding support, grants advocacy, and more.**

**Focus on:**

- **Community revitalization**
- **Sustainable community development**
- **Brownfield redevelopment**

**Sustainable Strategies DC**  
**[strategiesdc.com](http://strategiesdc.com)**

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## Inventory

**Discover**

**Screening**

**Locate and List Potential Brownfields**

**Identify Suspected Contamination**



## **Activities at this third stage include:**

- Discovery of brownfield locations**
- Screening for potential problems**

## **Assistance available:**

**MoDNR Brownfield Area Wide Inventory**  
**EPA Brownfield Assessment Grants**

# **MoDNR Area Wide Inventory**

**Available to communities and non-profits through the  
Brownfield Assessment Program**

**Provided as a service - Under a statewide contract**

**No cost to the recipient or the applicant**

**Area-wide inventories; with/without emphasis**

**Brownfields/Voluntary Cleanup Program**

**573-526-8913**

**MissouriBrownfields@dnr.mo.gov**

**MissouriBrownfields.com**

# **U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants**

## **Available to:**

- local governments
- quasi-governmental agencies
- state agencies

## **Reimburses grantees for costs associated with:**

- Area-wide inventories
- ASTM Phase I Environmental Assessments
- ASTM Phase II Environmental Assessments

**No cost to the recipient - No Match required**

**National competition - apps usually due in November**

**Information available at: [epa.gov/grants](http://epa.gov/grants)**



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|                                      |                                |
|--------------------------------------|--------------------------------|
| <b>Assessment</b>                    |                                |
| <b>Phase I</b>                       | <b>Phase II</b>                |
| <b>History of Site and Ownership</b> | <b>Sample for Contaminants</b> |





**Activities at this fourth stage include:**

**– Phase I and Phase II**

**Environmental Assessments**

**Assistance available:**

**MoDNR Site Specific Assessments**

**EPA Brownfields Assessment Grants**

**EPA Targeted Brownfield Assessments**

# **MoDNR Site Specific Assessments**

**Available to communities and non-profits through the Assessment Program**

**Communities can partner with private investor**

**Provided as a service - Under a statewide contract**

- No cost to the recipient or the applicant**
- ASTM Phase I Environmental Assessments**
- ASTM Phase II Environmental Assessments**

**Brownfields/Voluntary Cleanup Program**

**573-526-8913**

**MissouriBrownfields@dnr.mo.gov**

**MissouriBrownfields.com**

# **EPA Brownfield Assessment Grants**

**Available to municipalities, quasi-governmental organizations, governmental entities, regional councils, redevelopment agencies, and others**

**Provides funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites**

**National competition - applications usually due November**

**Information available at:  
[epa.gov/grants](http://epa.gov/grants)**

# **EPA Targeted Brownfield Assessments**

**Available to communities and non-profits**

**Communities can partner with private investor**

**Provided as a service through a contractor**

- **No cost to the recipient**
- **ASTM Phase I Environmental Assessments**
- **ASTM Phase II Environmental Assessments**

**Todd H. Davis at EPA Region 7**

**913-551-7749**

**[davis.toddh@epa.gov](mailto:davis.toddh@epa.gov)**



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## Planning

### Site Characterization

**Complete Further  
Sampling and Analysis**

### Plan Development

**Create Analysis of Brownfields  
Cleanup Alternatives (ABCA)**

## **Activities at this fifth stage include:**

- Phase III Environmental Assessments**
- Site Characterization**
- Analysis of Brownfields Cleanup Alternatives**

## **Assistance available:**

**MoDNR Brownfields Assessment Program**  
**EPA Targeted Brownfield Assessment Program**  
**EIERA Loans and Grants**

# **MoDNR Brownfields Assessment Program**

**Available to communities and non-profits through the Assessment Program**

**Communities can partner with private investor**

**Provided as a service - Under a statewide contract**

- **No cost to the recipient or the applicant**
- **Phase II Addendum / Update**
- **Analysis of Brownfield Cleanup Alternatives (ABCA)**

**Brownfields/Voluntary Cleanup Program**

**573-526-8913**

**MissouriBrownfields@dnr.mo.gov**

**MissouriBrownfields.com**

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**Available to communities and non-profits**

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**913-551-7749**

**[davis.toddh@epa.gov](mailto:davis.toddh@epa.gov)**



# **EIERA Loans and Grants**

## **Environmental Improvement and Energy Resources Authority (EIERA)**

- **Launched March 2006**
- **\$1,000,000 EPA grant funded loan and grant program**
- **Provide low interest loans for cleanup activities**
- **Available to non-responsible party owners**
- **Recipient has to be the owner or pending owner**
- **40% of fund can be as grants - special conditions**

**Kristin Allan Tipton 573-751-4919**  
**eiera@eiera.mo.gov EIERA.mo.gov**



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**Remediation or Corrective Action**

**Cleanup**

**Address Source of Contamination**

## **Activities at this sixth stage include:**

**- Cleanup / Remediation / Protection**

### **Assistance available:**

**EIERA Loans and Grants**

**MoDNR Water Protection Program**

**MoDED State Tax Credits**

**EPA Cleanup Grants**

**USDA Rural Development**

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**eiera@eiera.mo.gov EIERA.mo.gov**

# **MoDNR Water Protection Financial Assistance Center**

- **Provides funding to communities for water and wastewater infrastructure**
- **Available to municipalities, counties, public water and sewer districts, and political subdivisions**
- **Up to 20 years terms**

**Water Protection  
Financial Assistance Center**

**573-751-1192**

**FAC@dnr.mo.gov**

**[dnr.mo.gov/env/wpp/srf/](http://dnr.mo.gov/env/wpp/srf/)**

# **Brownfields Redevelopment Program (State Tax Credits)**

**Missouri Department of Economic Development  
Available to the entity paying the remediation costs.  
New job creation of 10+ or job retention of 25+**

**Site has to enroll in the MoDNR BVCP  
Environmental cleanup costs are recoverable  
State tax credits are sellable  
May be carried forward for 20 years**

**573-522-8004  
dedfin@ded.mo.gov  
ded.mo.gov**

# **EPA Cleanup Grants**

**Available to local governments and non-profits**

**Not available to responsible parties of contamination**

- **Recipient has to be the owner**
- **Reimburses grantees for environmental cleanup costs**
- **20% match required (award + match = 120%)**
- **National competition - applications usually due November**

**Information available at:  
[epa.gov/grants](http://epa.gov/grants)**

# **U.S. Department of Agriculture Rural Development (USDA/RD)**

**Business Programs, Community Facilities  
Loans, Grants, and Loan Guarantees**

- To: Rural public bodies, nonprofit corporations**
- **Construct, enlarge, extend or otherwise improve essential community facilities**
  - **Pollution control and abatement**
  - **Site preparation**



# **U.S. Department of Agriculture/ Rural Development**

**U.S. Department of Agriculture  
Missouri Rural Development  
601 Business Loop 70 West  
Parkade Center, Suite 235  
Columbia, MO 65203-2546**

**573-876-0976  
[rd.usda.gov/programs-services](http://rd.usda.gov/programs-services)**

**There are 4 area offices and 20 sub-area offices around the state.**



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**Redevelopment / Institutional Controls**

**Leave Residual Contamination in Place if Necessary**

**Long-term Stewardship (LTS) / Environmental Covenants**

## **Activities at this stage include:**

- Redevelopment**
- Implementation of Institutional Controls if necessary**

## **Assistance available:**

**Federal Historic Tax Credits**

**MoDED Community Development Block Grants**

**Housing and Urban Development (HUD)**

# **Federal Historic Preservation Tax Credits**

**Began in 1976**

**20% tax credit**

**Since that time, the National Park Service (NPS) has administered it in partnership with the Internal Revenue Service (IRS) and with State Historic Preservation Offices (SHPOs).**

# **Community Development Block Grants (CDBG)**

**Purpose is to develop viable communities by expanding economic opportunities, principally for persons of low- and moderate-income**

**To: units of general local government that carry out development activities**

**The State must ensure that at least 70 percent of its CDBG grant funds are used for activities that benefit low- and moderate-income persons over a one-, two-, or three-year time period**

**[hud.gov](http://hud.gov) or [ded.mo.gov](http://ded.mo.gov)**



# **U.S. Department of Housing and Urban Development**

**For a summary of HUD's major mortgage, grant,  
assistance and regulatory programs:**

**<http://portal.hud.gov/hudportal/HUD?src=/hudprograms/toc>**

**Kansas City Regional Office**

**Phone: 913-551-5546**

**Fax: 913-551-5859**

**Environmental: Paul Mohr**

**[www.hud.gov/funds/index.cfm](http://www.hud.gov/funds/index.cfm)**

**Many other organizations  
have funds or technical  
assistance available.**

**Your project may be eligible  
for one of these  
opportunities.**

# **Petroleum Storage Tank Insurance Fund (PSTIF)**

- **Covers insured and other eligible sites**
- **Both under- and above ground tanks are eligible**
- **\$10,000 deductible**
- **Will pay for up to \$1 million of cleanup costs per incident**

**Petroleum Storage Tank Insurance Fund**

**800-765-2765**

**[pstif.org](http://pstif.org)**



# **Federal Leaking Underground Storage Tank (UST) Fund**

- **Provides for state oversight of petroleum site cleanups**
  - **Cleanup cost recovery is possible for sites with no viable responsible party**
  - **For high-priority sites with a public threat**
  - **Eligibility is for federally defined petroleum USTs**
- DNR Tanks Section**

**573-751-3176**

**[dnr.mo.gov/env/hwp/tanks/index.html](http://dnr.mo.gov/env/hwp/tanks/index.html)**

# **Enterprise Zones/Missouri Works Program**

**The purpose of Missouri's enterprise zone tax credit program is to facilitate the expansion of new or existing businesses in the state's enterprise zones.**

**The Missouri Works Program facilitates the creation of quality jobs by targeted business projects.**

**[missouribusiness.net](http://missouribusiness.net)**

# **MoDED - Energy Revolving Fund**

The **Low-cost** loans for energy efficient public buildings

- **City and county governments and public schools**
- **Pay-back is through energy cost savings**
- **Retrofitting existing buildings**
- **Incremental cost of higher efficiency systems in new buildings**

**Missouri Department of Economic Development**

**Division of Energy**

**[ded.mo.gov/division-of-energy](http://ded.mo.gov/division-of-energy)**

**855-522-2796**

**[energy@ded.mo.gov](mailto:energy@ded.mo.gov)**

# State Parks Outdoor Recreation Grants

## Land and Water Conservation Fund (LWCF) Grants

- Grants for outdoor recreation projects,
- Local, city, and county governments and public schools
- Maximum of \$250,000 per project, minimum \$10,000
- A minimum 50 percent match required

## Recreational Trails Program

- Grants for outdoor trails projects, \$100,000 maximum
- Requires a 20 to 50% match
- Projects must be open to the public.
- Applications are usually due in February

**Missouri State Parks Grants Management Section**

**573-751-8462**

**[lwcf.rtp@dnr.mo.gov](mailto:lwcf.rtp@dnr.mo.gov)**

## Other Organizations

- **Trust for Public Land**
- **Project for Public Spaces**
- **Wildlife Habitat Council**
- **National Fish and Wildlife Foundation**
- **Ducks Unlimited**
- **The Land Trust Alliance**
- **Department of Conservation**
- **U.S. Business Council for Sustainable Development**
- **Missouri Department of Transportation (MoDOT)**  
**Regional Transportation grants**

## Utility Companies

**Many utility companies offer funds for redevelopment. Check with the local utility companies and cooperatives for energy efficiency grants.**

- **Electric**
- **Gas**
- **Water**
- **Telecommunications**

## **Insurance Policies**

- **Cleanup cost cap**
- **Remediation stop loss**
- **Pollution legal liability**
- **Contractor's pollution liability**
- **Contractor's professional liability**
- **Institutional control**

## **Other Potential Opportunities**

- **MoDED – Low Income Weatherization**
- **Federal Energy Tax Credits**
- **Work Opportunity Tax Credits (WOTC)**
- **Economic Development Admin. (EDA)**
- **Small Business Administration (SBA)**
- **Federal Emergency Management Agency (FEMA)**
- **National Endowment for the Arts**
- **Regional Planning Commissions**
- **National Foundations**



## **Other (cont.)**

- **Lions, Elks, Moose, Eagles**
- **Masons, Jaycees, Chamber of Commerce**
- **Audubon Society**
- **Major corporations in or near your local area**
- **Missouri Humanities Council**
- **Universities and community colleges for technical assistance**
- **EPA Community Resource Guide**
- **Others – Keep searching!**



# Every Little Bit Helps!

# RENEWING COMMUNITIES ONE SITE AT A TIME

**Catherine Jones**

**573-526-4725**

**[Catherine.Jones@dnr.mo.gov](mailto:Catherine.Jones@dnr.mo.gov)**

- **Conduct workshops**
- **Meet with local government and community groups**
- **Meet with developers and investors**

**MoDNR website: [dnr.mo.gov](http://dnr.mo.gov)**

**BVCP page: [MissouriBrownfields.com](http://MissouriBrownfields.com)**