

Missouri Department of
Natural Resources
**Brownfields / Voluntary
Cleanup Program**

www.missouribrownfields.com

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THE BASICS OF BROWNFIELD ASSESSMENTS

A step-by-step approach to a successful assessment with the Department of Natural Resources' Brownfields/Voluntary Cleanup Program

- What to do when you suspect a property in your community may be a Brownfield
- Where to start
- Who to contact
- Success stories



Speakers

Catherine Jones-

What are Brownfields?

What is an Environmental Assessment?

Why do you need an assessment?

How you can get an assessment for free?



Speakers

Christine O'Keefe-

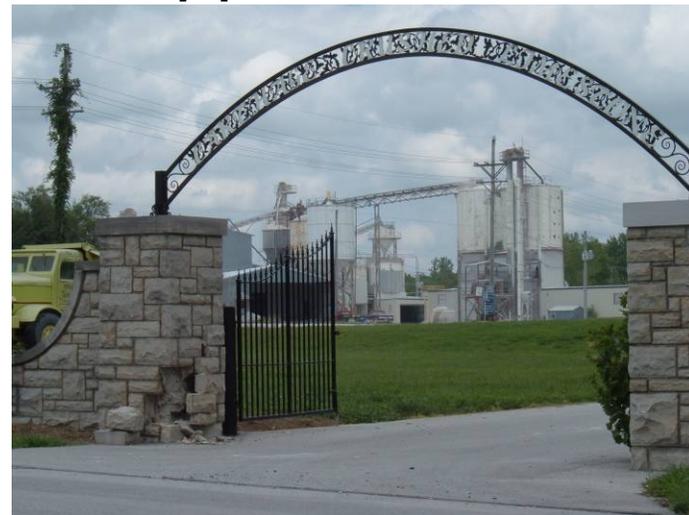
- Completing the Assessment Application

Desiree Pigford-

- The BATT Project

Mardy Leathers-

- Cuba Missouri's success story



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.”

- *EPA*



Why Discuss Brownfields?

- You may want to purchase a property that is a brownfield
- You may inherit one
- You may find employment located in a former brownfield
- Someone may want to give one to you (or your community)



The Brownfields Process

- Identify property
- Assessment of the environmental condition
 - Phase I assessment –
 - site visit, interviews, records search
 - Phase II assessment
 - sampling and testing
- Cleanup, if needed
- Sustainable redevelopment resulting in improved environmental condition and economic value
- Improved quality of life for affected community

What are the Benefits for Redeveloping Brownfields?



- Create new employment opportunities
- Attract and retain businesses
- Increase local revenue
- Returning properties to tax rolls
- Revitalize declining urban/downtown areas
- Rejuvenating dilapidated areas
- Decrease in urban sprawl
- Preserving undeveloped green space
- Improve public and environmental health

Identify Brownfield Properties

- Looking
- Talking to community members
 - Unused or underused
 - Presence or potential presence of a hazardous substance
- Area-wide assessments are available
- Phase I and II environmental assessments

Where Are The Brownfields?

Find out with an Area
Wide Inventory

- Preliminary Inventory
- Specific Part of Town
- Same eligibility as Phase I and II
- Same cost – Free!
- Get ready for Phase I Assessments



Area Wide Inventory

Focused Inventory

- Gas stations
- Dry cleaners
- Any other specific sites
- Specific area of town

Helps with

- Community Planning
- Funding Discussions



Phase I Environmental Site Assessment

- History of the property
- Conducted by an experienced Environmental Professional
- Looking for possible environmental contamination (Recognized Environmental Conditions) including an ongoing or a past release, or a material threat of a release
- Hazardous Substances – Petroleum products
 - In the Soil
 - In Groundwater
 - In Structures

Phase I

Environmental Site Assessment

Report

- Location
- GIS Data
- Ownership History
- Site History
- Area History
- Site Visit
- Recognized Environmental Conditions

Phase I Environmental Site Assessment

If the Phase I assessment report identifies any recognized environmental conditions (REC) then a Phase II assessment may be recommended and conducted.

If Recognized Environmental Conditions are NOT identified - Phase II is not needed

Phase II Environmental Site Assessment

The Phase II assessment will take actual samples from the property to determine which hazardous substances are on the property, if any.

The Phase II will also identify the location of the hazardous substances.

Phase II

Environmental Site Assessment

- Sampling
 - Soil
 - Sediment
 - Ground or surface water
 - Drums or other containers
 - Tanks
 - Building materials (e.g., asbestos and lead paint)
- Analysis of the samples
- Monitoring (Air or Water)
- Report

Phase II

Environmental Site Assessment

Report

- Property description
- Property history
- Soil characteristics, geology and hydrology
- Description of work
- Methods used
- Data presentation and evaluation
- Analytical results
- Findings and conclusions
- References

Why Are Assessments Important?

- Determine if contaminants are present and the extent of contamination present at a property
- Provides valuable information that can aid in making decisions regarding the future of the property
- Due Diligence – CERCLA environmental liability
- DNR assessments are designed to meet federal requirements of an All Appropriate Inquiry which gives the purchaser certain liability protections under the federal Superfund Law

CERCLA and All Appropriate Inquiry

Comprehensive Environmental Response, Compensation and Liability Act of 1980

(Otherwise known as the Superfund Law)

- Must inquire about the property prior to ownership – clarify the history and environmental conditions
- Defines All Appropriate Inquiry
- Defines Due Diligence – ASTM standard
- Liability Protection
- Determines who may be responsible for remediation of the property

Why Do You Need an Environmental Assessment?

- Acquire contaminated properties through foreclosure for back taxes, land donations, or you own property for sale
- Eliminate some of the risks and liability of ownership
- Provides certainty or answers regarding potential cleanup costs for redevelopment and change of land use.

Sources for Environmental Site Assessments

- **Missouri DNR – BVCP**
- EPA Targeted Brownfield Assessments
- EPA – Competitive Grants
- Other Grants or Loans
- Private Funds



Why come to DNR/BVCP for your assessments?

- Free for eligible entities
- Easy application process
- Non-Competitive
- Don't have to be the owner
- Frees up funds for other things
- Establish a track record
- DNR Project Manager oversight
- Transition to BVCP



Assessments for Free?

- Assessments are provided as a service via a grant from EPA to DNR - under a statewide contract
 - Area-wide inventories; no emphasis on any particular property
 - ASTM Phase I Environmental Assessments
 - ASTM Phase II Environmental Assessments
- Provided at no cost to the eligible entity

Eligible Entities

- Eligible entities include
 - Cities
 - Counties
 - Quasi-governmental agencies
 - Certain Non-profit organizations
- The applicant does not have to own the property
- The eligible entity may request the assessment on behalf of a developer or the private property owner.
- Not for the potentially responsible party

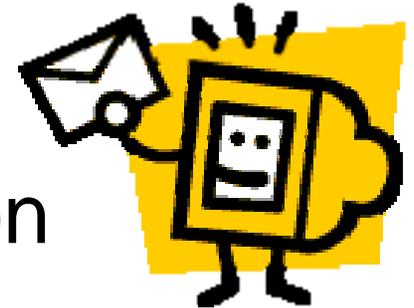
How Do I Get a Free Assessment?

- Eligible entity submits an application
- Property owner signs consent form
- BVCP reviews application for eligibility
- BVCP selects an approved environmental contractor to perform the assessment
- Environmental contractor performs assessment(s) and issues a report

Who Do I Contact?

- **Brownfields/Voluntary Cleanup Program**
- **573.526.8913**
- **MissouriBrownfields@dnr.mo.gov**
- **www.MissouriBrownfields.com**

To have an assessment done on a property you will need to submit a Brownfields Assessment Application



To get an application...

- We can mail, email or fax it to you. To request call 573-526-8913
- We can bring it to you and meet with you about our programs
Call Catherine Jones at 573-526-4725
- You can also find the Brownfields Assessment Application online
www.MissouriBrownfields.com

OR . . .

Application Process

Open your conference packet and get out a hard copy

Christine O'Keefe

Project Manager

Missouri Department of Natural Resources

Brownfields/Voluntary Cleanup Program

Missouri Department of

Natural Resources

Catherine Jones

573.526.4725

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

MoDNR website: www.dnr.mo.gov

or BVCP page: www.missouribrownfields.com

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<http://www.dnr.mo.gov/env/hwp/bvcp/redev-list.htm>