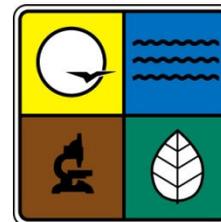


# Brownfield Redevelopment Assistance Opportunities

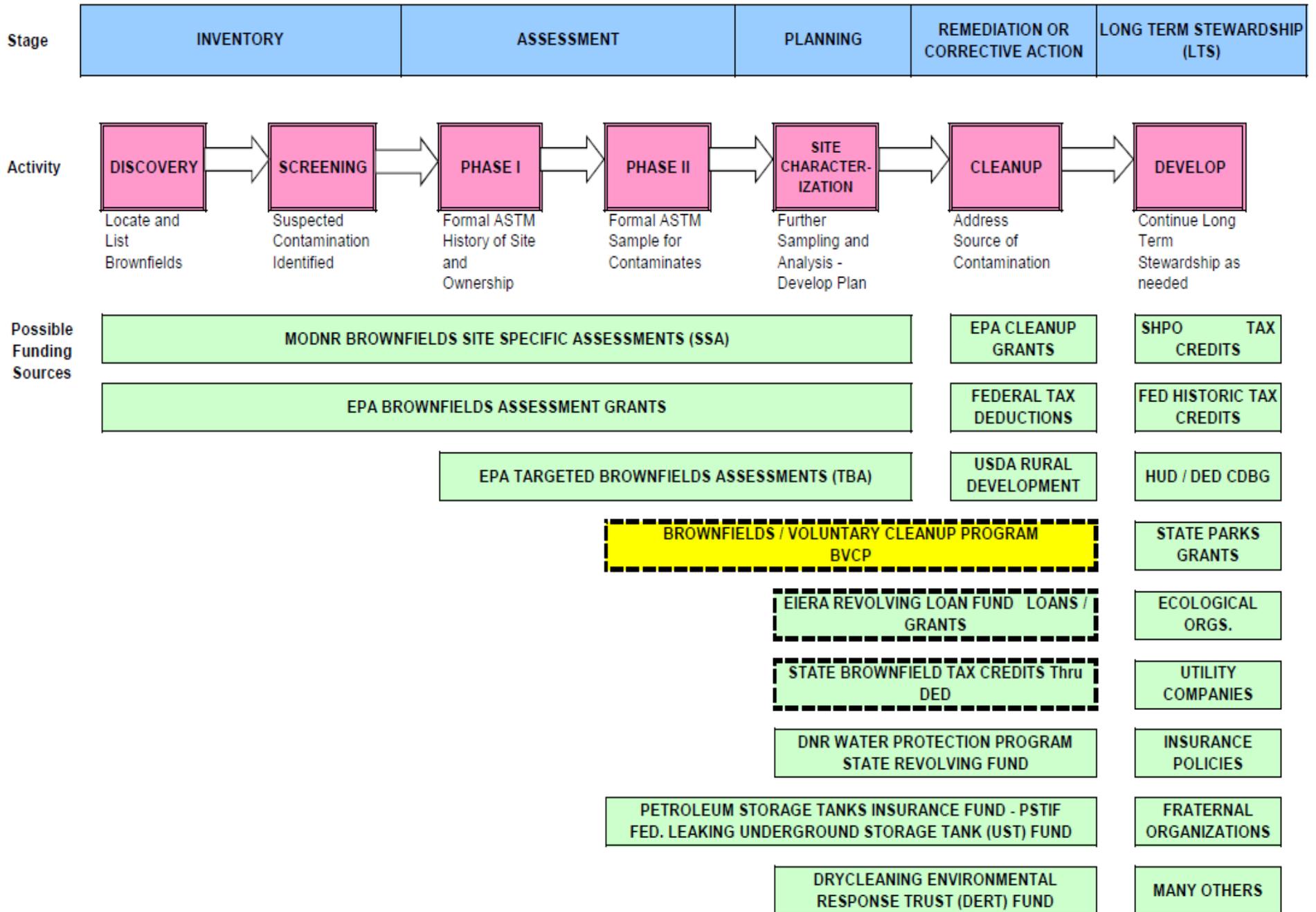
Catherine Jones

June 2013



**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

# MISSOURI BROWNFIELDS REDEVELOPMENT PROCESS FLOW DIAGRAM



# Stages of Redevelopment

- 1. Inventory**
- 2. Assessment**
- 3. Characterization and Planning**
- 4. Remediation or Corrective Action**
- 5. Redevelopment - Institutional Controls**

# Assistance Available

## 1. **Inventory**

**Activities at this stage include:**

**– Discovery and Screening**

**Assistance available:**

**A. EPA Brownfields Assessment Grants**

**B. DNR Site Specific Assessments**

## **A. EPA Brownfields 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 - applications usually due in November**

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

## **B. DNR Site Specific Assessments**

**Available to communities and non-profits**

**Communities can partner with private investor**

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

**No cost to the recipient**

- **Area-wide inventories; with/without emphasis**
- **ASTM Phase I Environmental Assessments**
- **ASTM Phase II Environmental Assessments**

**Brownfields/Voluntary Cleanup Program**

**573.526.8913**

**MissouriBrownfields@dnr.mo.gov**

# Assistance Available

## 2. **Assessment**

**Activities at this stage include:**

**– Phase 1 and Phase 2**

**Environmental Assessments**

**Assistance available:**

**A. EPA Brownfields Assessment Grants**

**B. DNR Site Specific Assessments**

**C. EPA Targeted Brownfield Assessments**

## **C. 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**

- **Area-wide inventories; with/without emphasis**
- **ASTM Phase I Environmental Assessments**
- **ASTM Phase II Environmental Assessments**

**Todd H. Davis at Region 7**

**913.551.7749**

**davis.toddh@epa.gov**

## Assistance Available

### **3. Characterization and Planning**

**Activities at this stage include:**

- Phase III Environmental Assessments

**Assistance available:**

- A. EPA Brownfields Assessment Grants**
- C. EPA Targeted Brownfield Assessment Grants**
- D. EIERA Loans and Grants**
- E. DNR Water Protection Program**
- F. State Brownfield Tax Credits through DED**

## **D. 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**
- **Up to 40% of fund can be as grants - special conditions**

**Kristin Allan-Tipton**  
**573.751.4919**  
**Kristin.AllanTipton@dnr.mo.gov**

## **E. DNR Water Protection Program**

**Provides low interest loans for Brownfields cleanup**

**Available to communities, businesses, non-profits**

**Water contamination has to be a threat**

**There has to be a non-point source**

**Can cover Phase I & II assessments through cleanup**

**Up to 20 years terms**

**No match required**

**Water Protection Program**

**573.751.1192**

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

## **F. Brownfields 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 MDNR BVCP  
100% of environmental cleanup costs are recoverable  
State tax credits are sellable  
Can carry forward 20 years**

**Mark Pauley**

**573.751.3600**

**Mark.Pauley@ded.mo.gov**

# Assistance Available

## **4. Remediation or Corrective Action**

**Activities at this stage include:**

- Cleanup

**Assistance available:**

**D. EIERA Loans and Grants**

**E. MDNR Water Protection Program**

**F. MODED State Tax Credits**

**G. EPA Cleanup Grants**

**H. Federal Tax Deductions – not available at this time**

**I. USDA Rural Development**

## **G. 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 due mid-October**

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

## H. Federal Tax Incentives

- Initially enacted in 1997 and **extended through December 31, 2011**, provides advantages to taxpaying stakeholders conducting environmental cleanup at Brownfields sites
- Allows environmental cleanup costs to be fully deductible in the year incurred, rather than capitalized and spread over a period of years
- Includes sites with petroleum contamination
- Available to tax payers owning the property
- Previously filed tax returns can be amended to include deductions for past cleanup expenditures
- Work in progress to get these incentives re-authorized

**Updates are posted at:**

[www.epa.gov/brownfields/tax/ti\\_factsheet.pdf](http://www.epa.gov/brownfields/tax/ti_factsheet.pdf)

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

**Community Facility Grants**

**Community Facility Direct Loans**

**Community Facility Guaranteed Loans**

**Business and Industry (B&I) Guaranteed Loans**

**To: Rural Public Bodies, Nonprofit corporations**

- **Construct, enlarge, extend or otherwise improve essential community facilities**
- **Pollution control and abatement**
- **Site preparation.**

## I. 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**

**[www.rurdev.usda.gov/mo/](http://www.rurdev.usda.gov/mo/)**

**There are 6 area offices and 22 sub-area offices around the state.**

## Assistance Available

### **5. Redevelopment and Institutional Controls**

**Activities at this stage include:**

**- Development**

**Assistance available:**

- J. State Historic Preservation Office Tax Credits**
- K. Federal Historic Tax Credits**
- L. MODED Community Development Block Grants**
- M. Housing and Urban Development (HUD)**

## **J. State Historic Preservation Office - Tax Credits**

**For: Properties listed on the National Register  
of Historic Places or contribute to the  
significance of a certified historic district**

**Costs must exceed 50% of the acquisition cost  
of the property**

**Up to 25% of the eligible rehabilitation costs**

**Kris Zapalac, Ph.D.**

**314.416.2960 x270**

**[Kristin.Zapalac@dnr.mo.gov](mailto:Kristin.Zapalac@dnr.mo.gov)**

## **K. 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).**

## **L. 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**

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

## **M. 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>**

**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.

## **N. 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**

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

## **O. 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**

**[www.dnr.mo.gov/env/hwp/tanks/tanks.htm](http://www.dnr.mo.gov/env/hwp/tanks/tanks.htm)**

## **P. Drycleaning Environmental Response Trust (DERT) Fund**

- **Provides for the investigation, assessment and cleanup of dry-cleaning facility sites**
- **Reimburses costs after \$25,000 deductible**
- **Chlorinated material contamination only**
- **Notification deadline was July 1, 2009**

**Scott Huckstep  
573.526.8913  
Scott.Huckstep@dnr.mo.gov**

## **Q. Technical Assistance to Brownfields (TAB)**

**The Technical Assistance to Brownfields (TAB) program provides training and technical assistance to cities and other groups who are interested in redeveloping Brownfields.**

<http://www.engg.ksu.edu/chsr/outreach/tab/>

## **R. Enterprise Zones**

**The purpose of Missouri's enterprise zone tax credit program is to facilitate the expansion of new or existing businesses in the state's 66 enterprise zones.**

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

## **S. DNR - Energy Revolving Fund**

- **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**

**The MDNR Energy Department**

**573.751.3443**

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

## **T. State Parks Outdoor Recreation Grants**

### **Land and Water Conservation Fund**

- **Grants for outdoor recreation projects, \$50,000 cap**
- **City and county governments and public schools**
- **Requires a 55% match**
- **Applications are due in October**

### **Recreational Trails Program**

- **Grants for outdoor trails projects, \$100,000 cap**
- **Requires a 20 to 50% match**
- **Applications are due in February/March**

**Missouri Division of State Parks**

**Chris Buckland**

**573.751.0848**

**moparks@dnr.mo.gov**

## **U. Ecological Enhancements**

**Check out these organizations:**

- **Trust for Public Land**
- **Project for Public Spaces**
- **Wildlife Habitat Council**
- **Ducks Unlimited**
- **The Land Trust Alliance**
- **Department of Conservation**
- **U.S. Business Council for Sustainable Development**

## **V. 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**

## **W. Insurance Policies**

- **Cost Cap**
- **Pollution Legal Liability**
- **Institutional Control**

## **X. Other Potential Opportunities**

- **DNR – 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)**
- **Lions, Elks, Moose, Eagles**
- **Masons, Jaycees, Chamber of Commerce**
- **Others – Keep searching!**

# Every Little Bit Helps!

## RENEWING COMMUNITIES ONE SITE AT A TIME

**Catherine Jones**

**573.526.4725**

**Catherine.Jones@dnr.mo.gov**

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

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

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

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