

Cleaning up and reusing brownfields can protect the environment, reinvigorate communities, jump-start local economies, preserve greenspace and prevent urban sprawl.



MISSOURI DEPARTMENT OF NATURAL RESOURCES
Hazardous Waste Program



Your Partners in Brownfields Redevelopment

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

P.O. Box 176
Jefferson City, MO 65102
573-526-8913 or 800-361-4827
www.missouribrownfields.com

**Missouri Department of Economic Development
Brownfields Redevelopment Program**

P.O. Box 118
Jefferson City, MO 65102
573-522-8004
www.missouridevelopment.org

U.S. Environmental Protection Agency Region 7

901 N. 5th St.
Kansas City, KS 66101
800-223-0425 or 913-551-7003
www.epa.gov/region07

**Environmental Improvement and
Energy Resources Authority**

P.O. Box 744
Jefferson City, MO 65102
573-751-4919 or 800-361-4827
www.dnr.mo.gov/eiera

The historic Mainstreet Theatre, also known as the Empire Theatre, is located in Kansas City, MO. It was built in 1921 as a vaudeville and movie house. After closing in the 1980s, the theatre remained vacant for more than 20 years before being enrolled in the Voluntary Cleanup Program for cleanup of asbestos and lead-based paint. AMC Entertainment renovated the Mainstreet Theatre into its flagship theatre, featuring a six-screen, all-digital movie theatre, restaurant and bar, located in the newly developed Kansas City Power and Light District.



OPPORTUNITIES FOR TOMORROW



Pub932

800-361-4627
www.dnr.mo.gov

Brownfields
Voluntary Cleanup Program

What are brownfields?

Brownfields are sites where redevelopment and reuse is complicated by known or suspected contamination with hazardous substances.

Typical brownfield sites include gas stations, dry cleaners, mills, production facilities, hospitals or even main street buildings with older hazardous building materials. While many brownfield sites are minimally contaminated, potential environmental liability can be a problem for owners, operators, prospective buyers and financial institutions. Due to the large number of these sites, the economic impact – especially in heavily industrial areas – can be substantial.

The Missouri Department of Natural Resources' Brownfields/Voluntary Cleanup Program, or BVCP, can help resolve these issues so redevelopment and reuse can proceed. The BVCP provides predictability, including assurances the property has been cleaned up to standards safe for its intended use. Successful cleanup and long-term stewardship of any residual contamination provides the certainty that makes redevelopment deals happen. Brownfield cleanups put property back into productive use, encourage redevelopment and increase economic development in distressed areas.



The St. Louis Commerce Center is a 20-acre site formerly used for various purposes including pharmaceutical production, electroplating, auto repair and dry cleaning. A gas station, foundry and junkyard were also located on the site at one time. Contaminants included friable asbestos, petroleum, heavy metals, PCB's and chlorinated solvents. Benefits to the community included the creation of 350 new jobs plus the revitalization of an entire neighborhood.

Reusing brownfields makes sense economically and environmentally.

Benefits of Participation

Minimized Liability - Liability is minimized to make real estate transactions possible and promote redevelopment of sites with known or suspected contamination.

Choice of Options - The BVCP participant has substantial freedom in all aspects of the cleanup from choice of cleanup technologies to the speed of the project.

Non-Enforcement - A program designed to help property owners, BVCP can help redevelopment of formerly used properties without the use of enforcement.

Reasonable Costs - The Department's BVCP's oversight costs range from \$1,000 to \$5,000 for most sites. The voluntary party pays for investigation and cleanup.

Fast Completion - The average length of time between receiving an application and the BVCP issuing a Certificate of Completion is about 18 months. Many sites take less than 12 months from the date of application to receipt of their Certificate of Completion.

Written Assurance - Property owners, buyers and lenders may obtain a Certification of Completion from the Department showing the property has been cleaned up to standards acceptable to both the Department and EPA.



Stella, a small community in Missouri, used resources from the Brownfields/Voluntary Cleanup Program to turn property containing a dilapidated asbestos-contaminated hospital into a city park. Communities of all sizes can benefit from the Brownfield/Voluntary Cleanup Program.

Redeveloping brownfields: a sustainable solution for the future of your community.

Brownfields Redevelopment Program: Incentives

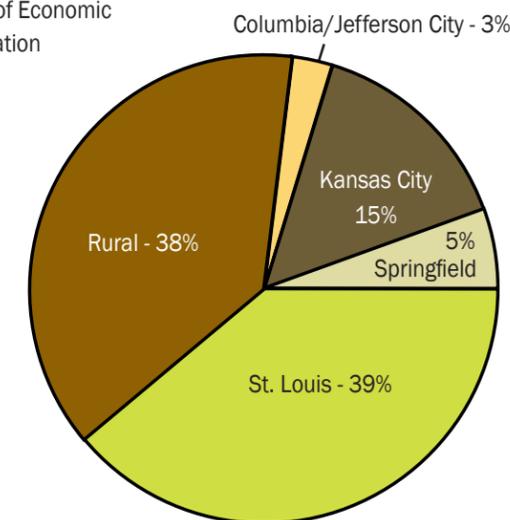
The Missouri Brownfield Redevelopment Program, administered by the Missouri departments of Economic Development and Natural Resources, provides incentives for the redevelopment and revitalization of formerly used industrial properties.

Federal Grants - Since 1996, the Department and the EPA have partnered to bring almost \$29 million in brownfields grants to Missouri. The Department and the communities use the grants to fund a portion of the assessment and cleanup process.

State Tax Incentives - The program offers a variety of incentives to pay for all or part of assessment and cleanup costs based on the jobs created and economic benefit of redevelopment projects. The Department of Economic Development has awarded more than \$147 million in tax credits to individual sites.

Assistance - The Department of Natural Resources provides oversight for the cleanup of all brownfield sites in Missouri, whether state or federally funded. Highly qualified BVCP staff are ready to assist you with your brownfield issues.

Showing Results - While the major metropolitan areas of St. Louis and Kansas City claim the most voluntary cleanup sites, a significant number of sites are located across the state in smaller towns and rural areas across Missouri.



BVCP Sites in Missouri

Eligibility: How do I apply?

Eligibility is open to any site with known or suspected contamination not covered by other programs within the Missouri Department of Natural Resources and does not warrant enforcement action. The eligibility of each site is carefully evaluated. Sites already addressed under other state or federal programs may not be eligible for the Department's Brownfields/Voluntary Cleanup Program.

Eligible sites may include the following:

- Abandoned or under-used industrial property.
- Unregulated petroleum storage tanks and sources.
- Groundwater contamination.
- Contamination from adjacent properties.
- Former hazardous waste or solid waste disposal sites.
- Former waste disposal ponds and lagoons.
- Low-level radioisotope waste sites.
- Buildings containing asbestos or lead paint.
- Former manufactured gas plants.
- Pipelines.

Contaminants addressed include solvents, metals, petroleum, pesticides, PCBs, lead paint and asbestos. To apply, contact the Missouri Department of Natural Resources' Brownfields/Voluntary Cleanup Program at 800-361-4827 or 573-526-8913.

