

Rebuilding & Revitalizing Underutilized Properties through USEPA Brownfields Programs

Mid-Coast Regional Planning Commission
Brownfields Informational Meeting
April 23, 2014



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Presentation Overview



- Introductions & Project Team
- Brownfields 101
 - History/Brownfields Law
 - What is the Brownfields Funding/Grant money used for?
 - Brownfields Inventories
 - Other Grant Opportunities
 - Key Components of Successful & Sustainable Brownfields Programs
- Example Projects & Success Stories



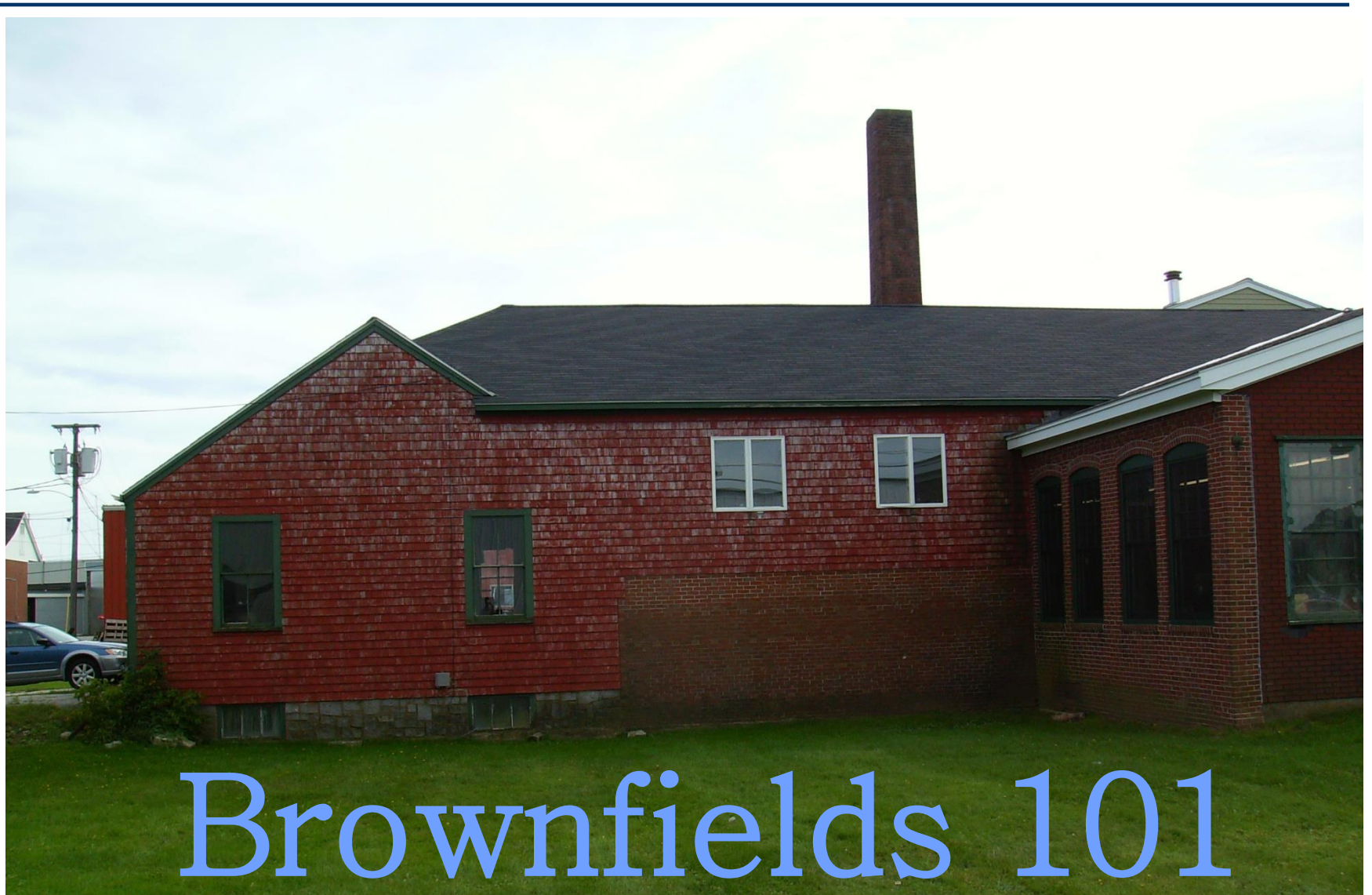
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Typical Brownfields Team





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History of The Brownfields Law

- On January 11, 2002, the Small Business Liability Relief and Brownfields Revitalization Act (Public Law 107-118; H.R. 2869) was signed into law; which boosted funding for assessment and cleanup of Brownfield Sites, enhanced roles for State and Tribal response programs, and clarified environmental liability under the Superfund Law.
- The Brownfields Law provides federal funding and grants (to municipalities, tribes, state agencies, regional planning commissions, and nonprofit agencies etc.) for the assessment and cleanup of Brownfield Sites.



History of The Brownfields Law

- Unintended Consequences of Superfund Law
- Contaminated or “Potentially” Contaminated Sites were **not** Redeveloped
- Old Laws Unintentionally Encouraged Sprawl
- US EPA’s Brownfields Program provides the needed funds and tools to help communities reach four primary goals:
 - ❑ Protecting the Environment;
 - ❑ Strengthening the Marketplace (Real Estate & Business)
 - ❑ Sustainable Redevelopment & Reuse Initiatives.



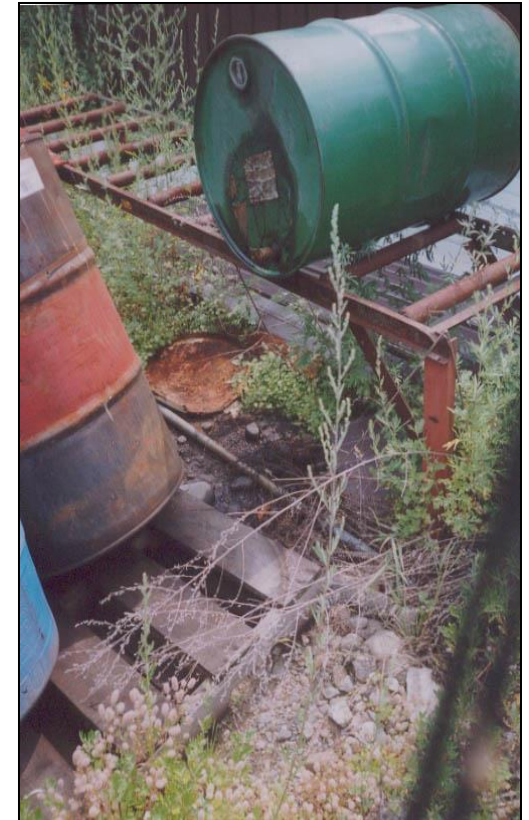
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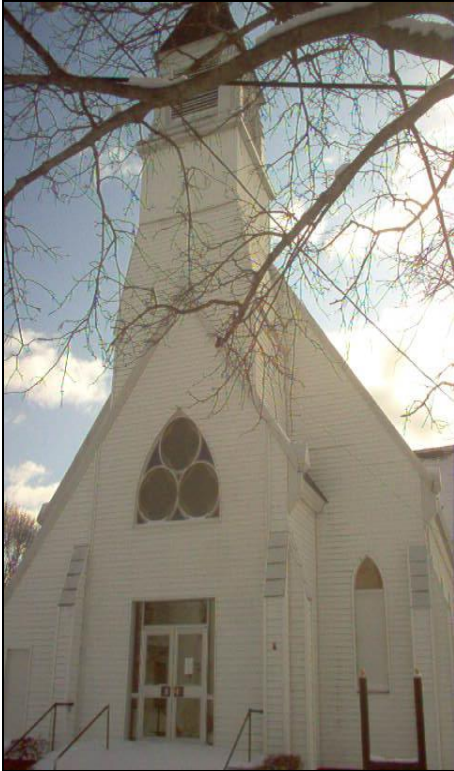
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What is a Brownfield?

- EPA defines a Brownfield property as a *“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.”*
- Brownfields sites may be impacted with hazardous substances, petroleum contamination, asbestos, lead paint, controlled substances, mine-scarred lands, and other environmental contaminants.
- A Brownfield Site is **NOT** listed on the National Priorities List (NPL); currently subject to administrative orders, court orders, etc. under CERCLA; or under the jurisdiction, custody or control of the U.S. Government.
- EPA estimates that there are more than 450,000 Brownfield sites in the U.S.



Which of these is a Brownfields Site?



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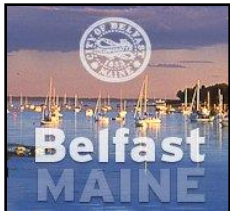


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Who is eligible for Brownfields grants?



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- General Purpose Units of Local Government (e.g., Municipalities, such as ***Rockland & Belfast***)
- Land Clearance Authorities or Other Quasi-Government Agencies
- Government Entities Created by State Legislature
- Regional Councils or Groups of General Purpose Units of Local Governments (e.g., Regional Planning Commissions, such as ***MCRPC***)
- Redevelopment Agencies Chartered or Sanctioned by State
- Indian Tribes
- Non-profit Organizations (Cleanup, Job Training, and TBA Grants Only)



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Types of USEPA-funded Brownfields Grants

- Assessment Grants
- Site-Specific Cleanup Grants
- Cleanup Revolving Loan Fund (RLF) Grants
- Job Training Grants
- State and Tribal Response Programs
- Targeted Brownfields Assessments
- Technical Assistance (e.g., NJIT)
- Hazardous Substance vs. Petroleum



Uses of Brownfields Assessment Funds

- Public Participation, Community Outreach/Education, & Developing Partnerships
- Site Inventories
- Phase I ESAs (Petroleum & Hazardous Substance)
- Phase II ESAs and Hazardous Material Inventories (asbestos, lead paint, etc.)
- Remedial Planning/Reuse Planning



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Outreach & Owner Education

- Public Advisory Committee Meetings
- Public Notification and Involvement
- Community Outreach Forums
- Owner Education

**Who wants
to do what
with my
property?**

**How
much will
it cost?**

**What happens
if you find
something?**

**What's in
it for me?**

**Is that site
really a
Brownfield?**



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Owner/Developer Benefits

- Avoid environmental surprises
- Facilitate property transfer
- Make the property more marketable and potentially more valuable
- Reduce environmental risks and potential for offsite migration of contamination
- Create good will within the community
- Avoid passing environmental liability onto future site owners/occupants



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Value of Program to the Community

- Remove real or perceived environmental concerns
- Promote smart growth
- Spur economic growth through job creation and increased tax base
- Improve the community and public pride



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Inventory and Site Selection

■ Brownfields Inventory

- ❑ Site Nomination
- ❑ State Database Review
- ❑ Windshield Survey
- ❑ Interviews with Communities
- ❑ Historic Map Review
- ❑ Previously-Identified Sites



■ Site Selection

- ❑ Apply Threshold (Eligibility) Criteria
- ❑ Apply Ranking Criteria
- ❑ Prioritize/Select Sites
- ❑ Solicit Owner Buy-In
- ❑ Begin Assessments



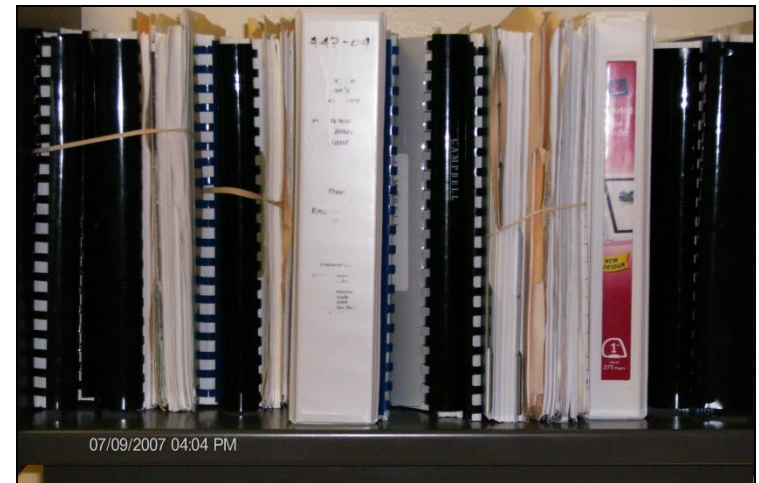
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Phase I Environmental Site Assessments (ESAs)

- ASTM 1527-13 and All Appropriate Inquiry
- Identify Recognized Environmental Conditions (RECs)
 - Site Reconnaissance
 - Interviews
 - Records Review
 - Summary Report



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Phase II ESAs/Investigations

- Confirm RECs through Sampling & Gather Data for Remediation/Cleanup Planning
 - ❑ Soil
 - ❑ Groundwater
 - ❑ Surface Water & Sediment
 - ❑ Hazardous Building Materials
 - ❑ Air & Vapor Intrusion
- Conceptual Site Model (CSM)
- Site-Specific QAPP (Sampling Work Plan) w/ Biased Sampling Approach (i.e., not shotgun)
- Field Screening / Mobile Labs
- Underground Storage Tank Closures
- Hazardous Material Inventories (HMIs)
- Quality Control, Duplicate Analysis, Accuracy



Remediation/Cleanup Planning



- Develop and Evaluate Cleanup Alternatives
- Integration of Remediation into Proposed Site Reuse
- Creating Real-world Cleanup Budgets
- Path to Site Closure & Liability Release under the MEDEP VRAP



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MEDEP VRAP

- Provides a Process for Formally Reviewing and Evaluating Environmental Risks
- Provides Liability Releases/Protections
- Voluntary Program



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Keeping Momentum Going & Sustainable Brownfields Program

- US EPA BFs Cleanup Grants
- US EPA BFs RLF Grants
- MEDEP BFs Assessment & Cleanup Funds
- MEDEP GW Funds
- DECD/MEDEP BFs RLF
- Private Funds
- Other Economic Development Funding Mechanisms (e.g., CDBG, TIFs, Historical Tax Credits, County Bonding, MSHA/HUD, RDA, EDA, Tourism, DOT, Riverfront & Trails Grants)



Other Components of a Successful & Sustainable Brownfields Program

- MEDEP Voluntary Response Action Program (VRAP)
- Sustainable Reuse & Growth (e.g., Smart Growth Principals)
- Risk & Liability Mitigation
- The “Green” Initiative (LEED) & Green Building Design/Construction
- Energy Conservation, Reuse, & Recycling
- Greener Remediation Technologies – “EPA Green Remediation Policy” (i.e., Generate Less Remedial Waste Bi-products)
- Section 106 Historical/Archeological Preservation
- Community/Site Master & Reuse Planning
- GIS Applications & Tools



Example Projects

- Bicknell Manufacturing Facility, Rockland
- Prawer Block, Bath
- 45 Front Street, Belfast



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Bicknell Manufacturing



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Bicknell Manufacturing

- Historical Site Use/Report Review
 - Former manufacturing facility
 - Historical industrial waterfront location
 - Adjacent former Manufactured Gas Plant
- Phase II ESA and HMI proposed under Rockland's Brownfields Assessment Grant



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Prawer Block, Bath



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Prawer Block, Bath

- Conducted Phase I & Phase II ESAs Under City of Bath BFs Assessment Program
- Remediation/Cleanup/Reuse Planning – ABCA & RAP
- MEDEP VRAP Program
- Cleaned Up using a Loan from the City of Bath BFs Cleanup RLF Program
- Redeveloped into Bath Hampton Inn



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45 Front Street, Belfast



Proposed Redevelopment
Belfast Harbor Waterfront Elevation



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45 Front Street, Belfast

- Conducted Phase I & Phase II ESAs Under City of Belfast BFs Assessment Program
- Remediation/Reuse Planning – ABCA & RAP
- MEDEP VRAP Program
- Applied for a USEPA FY2014 Site-Specific Cleanup Grant (Notice of Award – June 2014)
- Proposed Multi-Use Redevelopment – Mixed Commercial Retail & Office on 1st & 2nd Floors and Residential on 3rd Floor



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Thank You!

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