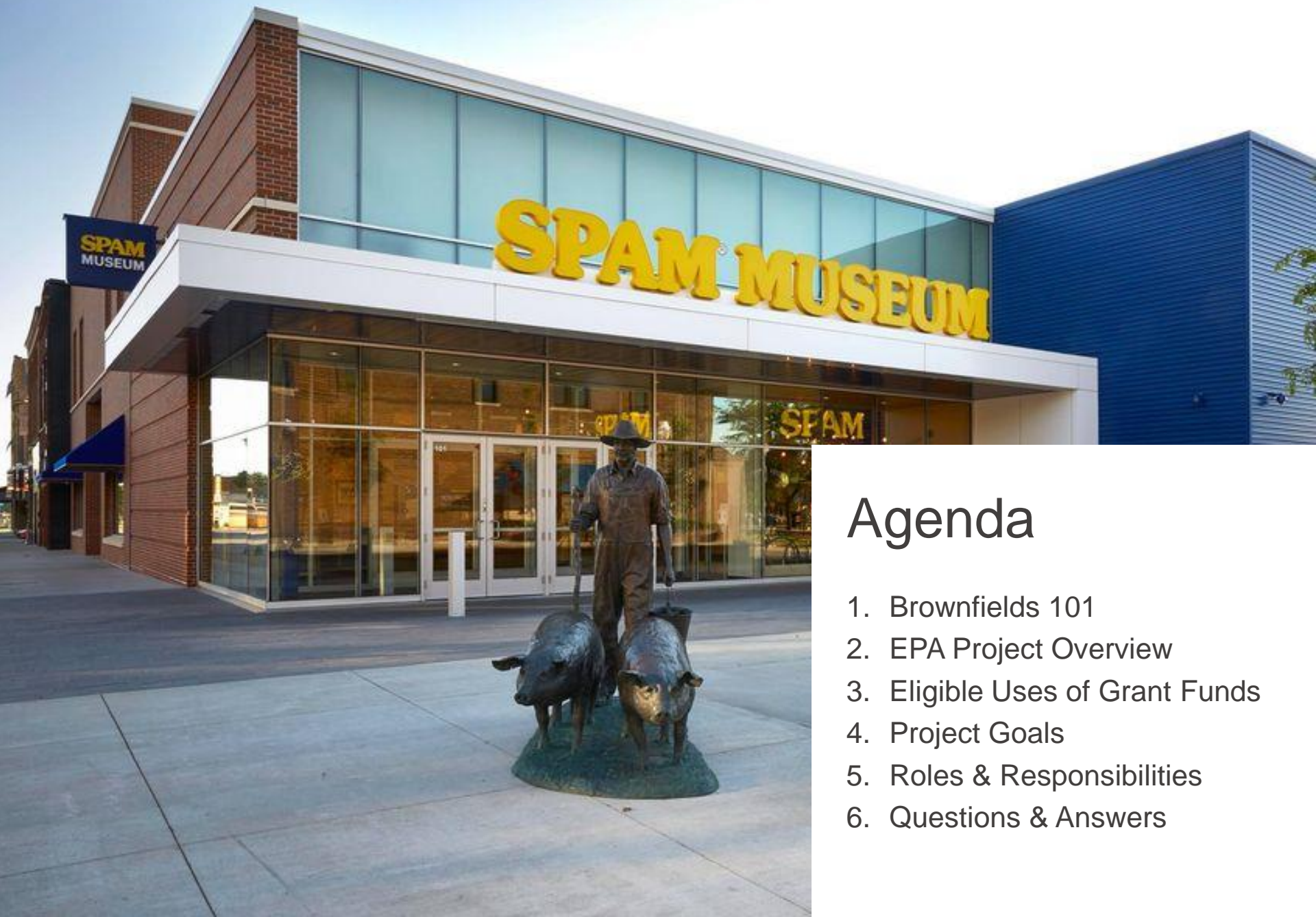




# City of Austin, MN

EPA Brownfield Community-wide  
Assessment Grant





## Agenda

1. Brownfields 101
2. EPA Project Overview
3. Eligible Uses of Grant Funds
4. Project Goals
5. Roles & Responsibilities
6. Questions & Answers

Introductions



## **Lindsey Brown**

Assistant Project Manager  
Funding Specialist



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Funding Specialist  
North American Funding Program

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EPA provides Technical Support  
& Guidance to Grantees and  
Communities.

EPA has substantial involvement  
in Cooperative Agreements,  
please feel free to reach out with  
questions or concerns.



Brownfields 101

# What is a Brownfield?

**EPA Definition:** “Brownfields are 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**

- Previously developed sites
- Redevelopment may be complicated by past use(s)

## **NOT Brownfields**

- Never been developed (open space or agricultural land)
- Fewer development constraints

# Types of Brownfields

## **Petroleum**

- Former manufacturing & industrial sites
- Former gas stations & auto repair shops
- Old railyards & truck depots

## **Hazardous Substances**

- Former manufacturing/industrial sites
- Underutilized warehouses & commercial buildings
- Former dry cleaners
- Landfills, salvage yards, & illegal dumping sites
- Buildings with asbestos or lead-based paint
- Mine scarred lands



# Why are Brownfields a Problem?

- Direct costs for local government (responses to code enforcements, crimes, fires, illegal dumping, etc.)
- Lost opportunity costs (environmental liabilities may derail redevelopment plans)
- Loss of potential jobs, tax base, and reduced property values
- Impacts on neighboring properties
- Threats to public health and the environment from known or undocumented contamination
- Threats to surface and drinking water sources

Logistics, Goals, Budget, and Schedule

# EPA Project Overview

# Austin's Community-wide Assessment Grant

## Logistics

- \$500,000 awarded in funding
- 3-year grant term (12/1/2022 – 11/30/2025)
- 100% funded – no match funds required
- Public & privately owned sites are eligible

## Goals

- Identify, prioritize, and complete environmental assessments and/or remedial/reuse planning activities
- Assist with positioning sites for redevelopment and reuse
- Set the City & property owners up to leverage other funding

# Austin's Community-wide Assessment Grant

## Anticipated Outputs

- Inventory of potential brownfield sites throughout the City
- Phase I ESAs for up to 16 sites or parcels
- Phase II ESAs for up to 14 sites or parcels
- Asbestos, lead-based paint, and hazardous building materials surveys for up to 4 sites
- Response Action Plans for up to 5 sites
- Planning Reuse Activities for 2 brownfield impacted area/corridors
- Public outreach meetings, materials, and other media postings, as appropriate

# Austin's Community-wide Assessment Grant

## Goals Identified in the Grant Application

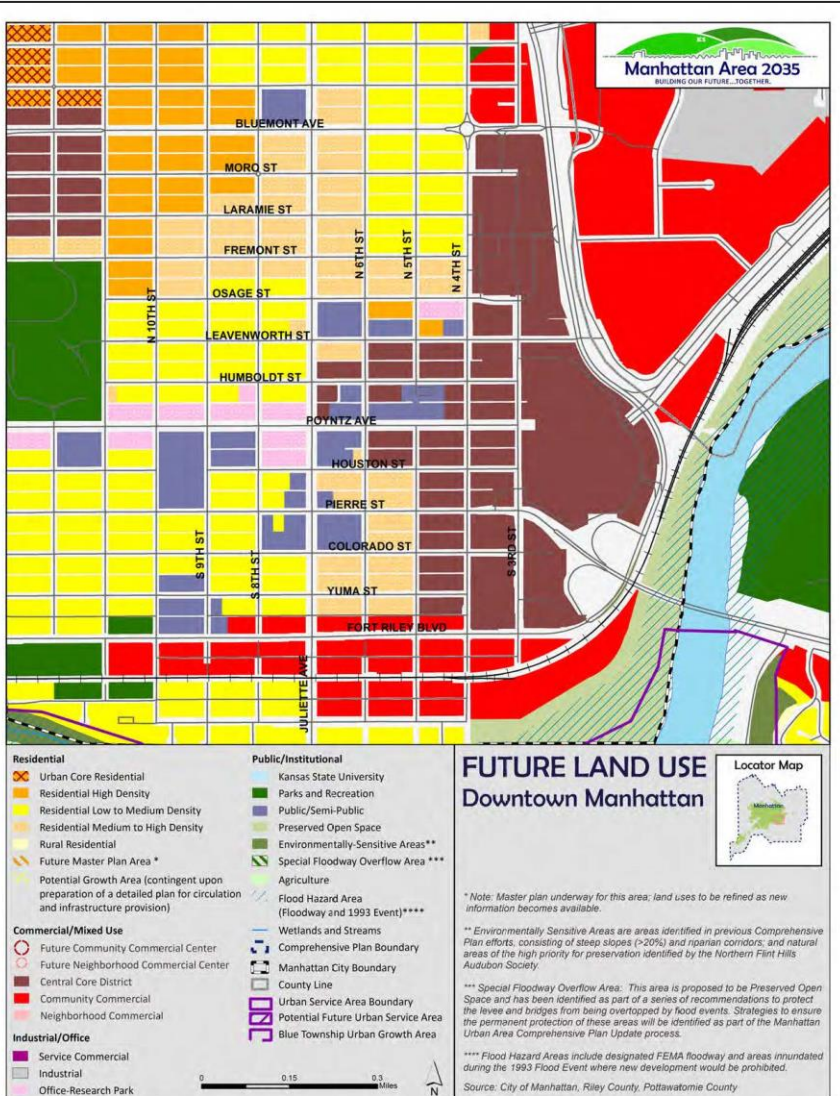
- Plans to safely cleanup properties and development of brownfield reuse plans that will result in a safer and healthier community
- Reduction in pollutant runoff and migration as a result of greener redevelopment
- Use of assessment results to plan for safe removal or remodeling of blighted buildings
- Increased public awareness of the potential hazards of brownfields
- Redevelopment & potential sale of sites
- Leveraging of private and other investments
- Job creation
- Increased property and sales tax revenue
- Increased property values



# Eligible Uses of Grant Funds

# Brownfield Inventory

Create a comprehensive list & GIS maps of brownfield sites in the target areas.



# Site Prioritization & Nomination

## Establish Prioritization Criteria

- Site eligibility
- Owner/developer interest
- Feasibility of success
- Community benefit
- Threats to human health/environment

## Rank Prioritized Sites

- Apply scoring system
- Review highest ranked sites
- Outreach to owners/stakeholders of top ranked sites (evaluate interest & site eligibility)

## Nominate Sites for Grant Funding

- Property owners/stakeholders nominate sites
- Owners & developers apply for funding



# Site Prioritization & Nomination

## Environmental Conditions

- Potential Level of Contamination
- Potential for Human Contact with Contaminants
- Potential to Contaminate Groundwater
- Land Use Change Requiring Higher Remediation
- Potential for State & Federal Funding Assistance
- Potential Existence of a Viable Causer

## Redevelopment Feasibility

- Potential for Near Term Redevelopment
- Potential Cost of Assembly & Redevelopment
- Potential to Catalyze Redevelopment on Other Properties
- Potential to Assemble Entire Site
- Inclusion in Special Plans and Districts
- Potential to Eliminate Blight
- Potential to Replace Existing Inappropriate or Marginal Uses

## Community Goals

- Improves Blighted Areas for Reuse
- Creates New Jobs
- Increases Property Tax Base
- Creates Opportunities to Retain/Expand/ Recruit New Businesses
- Enhances Long-Term Economic Sustainability
- Creates or Maintains Livable Neighborhoods

# Site Prioritization & Nomination



## Brownfield Site Nomination Form

Submitted by:

Title/Company:

Address:

E-mail:

Phone:

Site Name (if any):

Site Address:

Site Owner:  Date purchased:

Previous Owner:

How was this site aquired? (purchase, condemnation, tax foreclosure, deed, imminent domain, donation, other):

Current Use:

Is there known contamination at the site? If yes, describe.  Yes  No

Have any of the following previously been performed on this site (if known)?

Phase I Environmental Site Assessment (ESA)  Phase II ESA

Environmental Site Investigation  Environmental Cleanup Activities

Are reports available? If so, what kind?

Which of the following are you interested in having performed on this site?

Phase I ESA  Yes  No  Maybe

Phase I ESA Update  Yes  No  Maybe

Phase II ESA  Yes  No  Maybe

Additional Investigation of documented impacts  Yes  No  Maybe

Asbestos/regulated building materials assessment  Yes  No  Maybe

Corrective Action Plan  Yes  No  Maybe

- Historic & current property uses
- Known contamination
- Dates of previous environmental assessments
- Past or current regulatory enforcement actions
- Need for environmental assessment & grant funding
- Anticipated schedule for property sale, reuse, or redevelopment
- Community benefits

# Site Nomination & Eligibility Approval

1

**Site Nomination Form** completed by property owner or representative.



**Site is prioritized for grant funding.**

2

**Eligibility Determination Form** is prepared on the owner's behalf and submitted to EPA/MPCA for approval.



**EPA/MPCA approve use of grant funds.**

3

Property owner signs **Access Agreement** authorizing assessment activities on the property.

4

**Environmental Site Assessment & Cleanup Planning Activities**

# Site Specific Assessments

## Phase I ESAs

- Identifies potential environmental concerns that may impede redevelopment
- No environmental samples collected
- Used to facilitate property transactions

## Phase II ESAs

- Environmental sampling & testing
- Used to identify environmental impacts & develop cleanup alternatives

# Site Specific Assessments

## **Hazardous Building Materials Surveys**

- Asbestos, Lead Paint, Mold, PCB/Mercury Light Ballasts/Switches, Misc. Debris
- Necessary for renovating/demolishing older structures

## **Response Action Plan (RAP)**

- Develop detailed plans to implement preferred cleanup alternative
- Detailed cost estimate
- State must approve as part of closure process

# Planning Activities



**Successful brownfields revitalization doesn't just happen. It's planned for.**

- Approach brownfield revitalization through creative, inclusive, and efficient planning activities.
- Early on in the site selection process, consider the range of realistic site reuse options.

# Planning Activities

## **Planning activities to initiate brownfields revitalization:**

- Site Reuse Assessment
- Land Use Assessment
- Market Study
- Infrastructure Evaluation
- Community Health Assessment
- Site Disposition Strategy

## **Planning activities to prepare your brownfields site for redevelopment:**

- Site Reuse Vision
- Brownfields Revitalization Plan
- Resource Roadmap
- Evaluation of Market Viability

# Planning Activities

Link to Planning Fact Sheets and Other Documents:

<https://www.epa.gov/brownfields/information-eligible-planning-activities>

<https://www.epa.gov/land-revitalization>

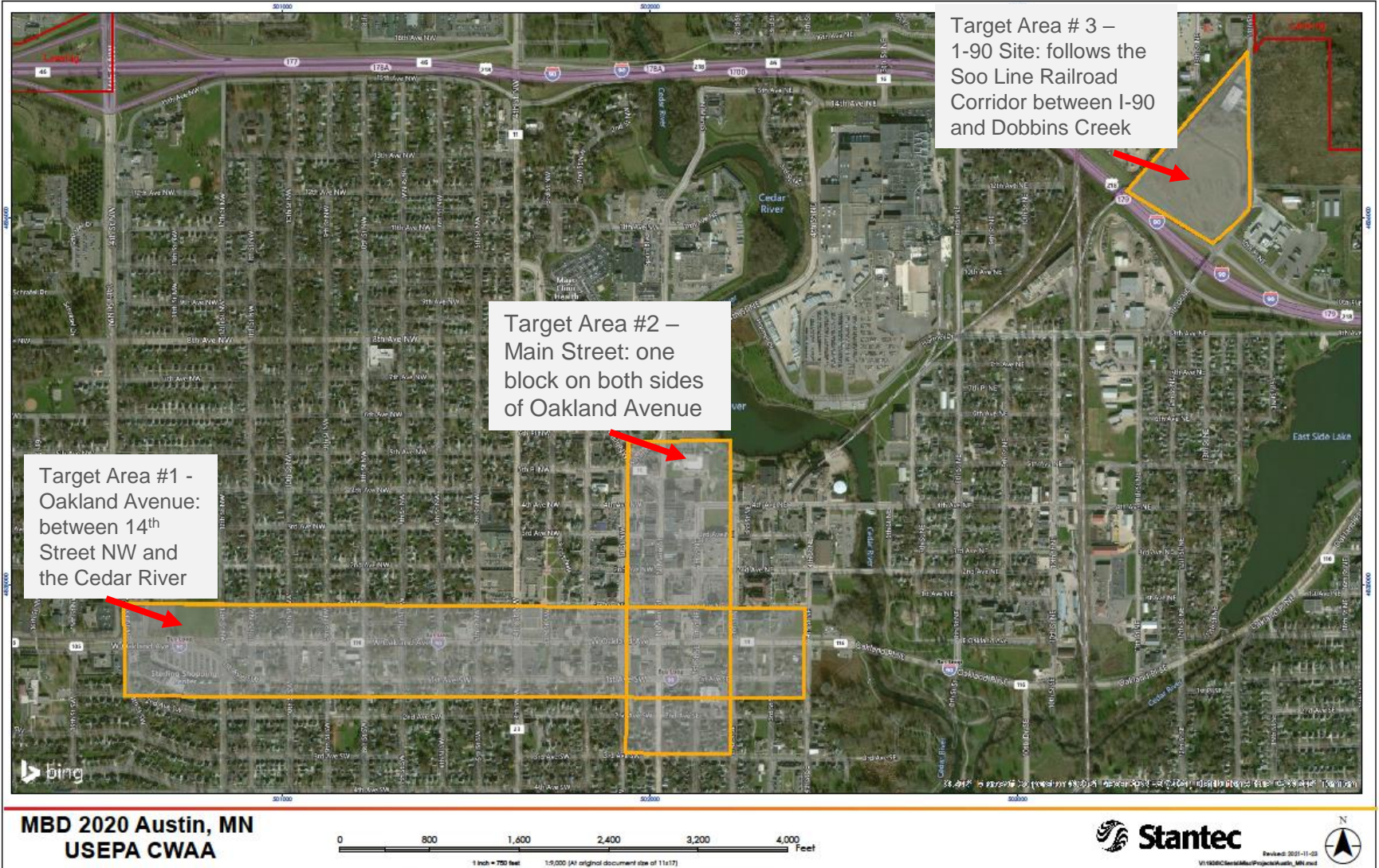
Other Useful Documents:

[https://www.epa.gov/sites/production/files/2015-09/documents/anat\\_bf\\_redev\\_101106.pdf](https://www.epa.gov/sites/production/files/2015-09/documents/anat_bf_redev_101106.pdf)



Target Areas

# Target Areas



# Roles and Responsibilities

# City of Austin

- Responsible for administration of grant (reporting)
- Manage/oversee consultant team
- Coordinate meetings of Brownfield Advisory Committee

## **Consultant Team (Stantec)**

- Complete assessment, remedial, & planning activities
- Lead role in completing inventory and outreach tasks
- Assist with reporting
- Serve as technical resource

# Questions & Answers

