



Brownfields basics

For Superfund & RCRA

November 2021

What is a Brownfield?

A brownfield is a property, the expansion, redevelopment, or reuse of which **may be** complicated by the presence or **potential** presence of a hazardous substance, pollutant, or contaminant. CERCLA 101 (39)

“Blight”

“Abandoned”

“Derelict”



Brownfields and Land Revitalization Program: We are CERCLA, and....

- Region 4 has 9 Project Officers who manage over 150 Brownfield grants per year:
 - \$78.5 million in competitive grants.
 - About \$5.5 million in State and Tribal Assistance Grants (STAGs); supports FDEP's Brownfield Program.
- Beyond Grant Management, Project Managers are like RPMs and technical – scientists/engineers
 - Perform outreach to potential applicants/partner communities
 - Engage with Communities & provide Customer Service
 - Provide Land Revitalization & Leveraging Assistance
 - Participate in Agency Cross-Program Initiatives
 - Serve as Partners with States and Tribes



EPA Brownfield Assistance



Competitive Grants

- Assessment Grant (\$200-600K)
- Cleanup Grant (\$500K+)
- Revolving Loan Fund Grant (RLF) (\$800K-1M)
- Multipurpose Grant (\$800-1M)
- Job Training Grant (\$200K)

Competitive
Grants

Other support (not grants)

- Targeted Brownfields Assessments (TBA) \$3.9M FY22
- Land Revitalization Technical Assist. \$550k in FY22
- Technical Assistance to Brownfields (TAB)



Assessment Grant Program

- ▶ Provides funds to carry out brownfield assessment activities at eligible sites including:
 - ▶ Site inventory
 - ▶ Prioritizing sites
 - ▶ **Phase I & II assessments** (should be %60 of the funds)
 - ▶ Supplemental assessments: Pb and asbestos surveys
 - ▶ Community outreach & involvement
 - ▶ Cleanup planning (Analysis of Brownfield Cleanup Alternatives (ABCA))
 - ▶ Site reuse planning
- ▶ **Liability:** none, if they (the grantee) does not own the site



Targeted Brownfields Assistance (TBA)

- Superfund Start Contract
- Limited to field work, phase I', II's, vapor intrusion, Pb/Asbestos, etc.
- No reuse planning
- Nominal community interaction
- Wedge in the door: TBA should lead to a cleanup grant!! And, more options
- Liability: follows CERCLA
 - Ideal sites: innocent landowners, municipal site through tax default
 - Petro sites only if 2 owner/operators away from last owner/operator
 - Liability of requester is question, not property owner
 - Reuse plans for requester expected.

Technical Assistance

- OBLR holds the “grants”; each has a focus
- Regions request projects be done - \$30-50K
- Can also be done with assessment & cleanup grants; but skips the site work
- MUST be tied to a Brownfield site with grant/TBA work on-going/planned
- Can't do site sampling

Site reuse assessments	Site reuse visioning
Land use assessments	Revitalization plans
Market evaluations	Resource roadmaps
Community health assessments	Site disposition strategies



Technical Assistance to Brownfields (TAB)

- ▶ Each Region has \$1.5M for 5 years
- ▶ ANY community can call and ask for assistance (wild card)
- ▶ October 1, 2021 starts new 5 year cycle with International City/County Management Association (ICMA) – new to TAB, but BF program has evolved
- ▶ Regional Goal for TBA: peer-to-peer and building networks
- ▶ EPA does not control the grantee (ICMA)
- ▶ We guide prioritization
- ▶ Can't do any site sampling
- ▶ General education/capacity building AND Next Steps on Community level
- ▶ Broadest tool available
- ▶ Can't do everything for everyone; culling will be done



Other OBLR Resources

- ▶ Amazing Library!!!
 - ▶ <https://www.epa.gov/brownfields/brownfields-technical-assistance-training-and-research>
 - ▶ <https://www.epa.gov/brownfields/brownfields-publications-about-funding-sustainability-stewardship-and-more>
- ▶ Creating More under new infrastructure funding
- ▶ Equitable Development
 - ▶ Groundworks USA (EPA & Park Service partnership)
 - ▶ “Communities of Practice” Successes in R4:
https://www.epa.gov/system/files/documents/2021-11/r4-equitable-development-brochure_final_october-2021_508.pdf

Summary

Brownfields Tool Summary				
	Site Sampling?	Tied to a BF site?	Liability concerns?	Planning?
Grant programs	Yes	Yes	No*	Yes
TBA	Yes	Yes	No, for requester	No
TAB	No	No	No	Yes
LR TA	No	Yes	Yes	Yes

* Grantee cannot be liable, site-specific determination; petro site exclusions

Brownfields Cannot:

1. Come in around an existing CD/permit or existing program jurisdiction
2. Come in around an existing State Brownfields agreement

The Power of Now-

“Realize deeply
that the Present
Moment is all
you ever have”.

Eckhart Tolle

- ▶ Brownfields has never had this kind of money & TA
- ▶ In a political environment seeking a world that works for everyone
 - ▶ Brownfields is without a “box”, can be a “glue” program with its tools to link programs to meaningful and lasting outcomes for communities.
 - ▶ Brownfields is “gifting” these tools to all programs and asking that the CDS team (Community Driven Solutions) prioritize the work.
 - ▶ The “Ask”: Help build the pipeline to spending all available resources and running out of them – so we get to ask for more.....
- ▶ The CDS team links the community programs – CUPP, Sustainable Communities, Regulatory, EJ, etc.
- ▶ Brownfields team on call to help everyone understand and take ownership of the “yes” to your community’s needs