

City of Atlanta- Invest Atlanta Brownfields Revolving Loan Fund Program Invest Atlanta Webinar

January 19, 2023



CITY OF ATLANTA
BROWNFIELDS
PROGRAM



Department of
CITY PLANNING

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.



The City of Atlanta Brownfield Program is funded with EPA grants:

- **Assessment Grants** provides funding for brownfield inventories, environmental site assessments and site-specific cleanup plans.
 - FY 2020 Assessment Grant ends Sept 2023
- **Revolving Loan Fund (RLF) Grants** provides loans to private property owners and grants to non-profits to cleanup brownfield sites.
 - Grant is \$200K to \$500K depending on award

Areas not eligible for funding

- Facilities listed, or proposed for listing, on the National Priorities List (NPL)
- Westside Lead is on the NPL list
 - English Avenue
 - Vine City
- EPA Community Involvement Coordinator:
 - Ron Tolliver (404) 562-9591



Figure 1

Brownfield Program Goals

Improve the quality of life, revitalize neighborhoods and increase the City's tax base by:

- encouraging sustainable redevelopment of brownfield sites;
- protecting human health and the environment;
- supporting the retention and attraction of jobs;
- maximizing the effectiveness of the Brownfield Program through collaborative efforts; and
- educating and engaging with the community.

Invest Atlanta Economic Mobility, Recovery & Resiliency Plan- Strategic Objectives

- **Objective 1: Creation of Good Jobs**

- Retain, support and attract businesses from industry sectors producing *good and promising jobs* that are accessible to residents from disinvested neighborhoods

- **Objective 2: Access to Good Jobs**

- Attract, retain and support businesses that have a large share of *good and promising jobs* that do not require a bachelor's degree. Of these industry sectors, the transportation and warehousing and construction sectors are growing the fastest.

Brownfield Remediation Strategy

Support brownfield remediation in industrial areas that will result in good and promising jobs in the transportation, manufacturing, wholesale and warehousing and construction sectors, particularly in the Atlanta Area Wide/Murphy Crossing and along rail corridors.

Invest Atlanta Economic Mobility, Recovery & Resiliency Plan- Strategic Objectives

- **Objective 3: Small Business**

- Help more startups and small businesses from disinvested neighborhoods to survive, adapt, grow and hire more employees

- **Objective 4: Neighborhood Investment**

- Attract more investment into disinvested neighborhoods, which will reduce barriers and create access to economic opportunities for residents

Brownfield Remediation Strategy

Support brownfield remediation of gas stations and former dry cleaners and asbestos and lead paint abatement in neighborhood commercial buildings.

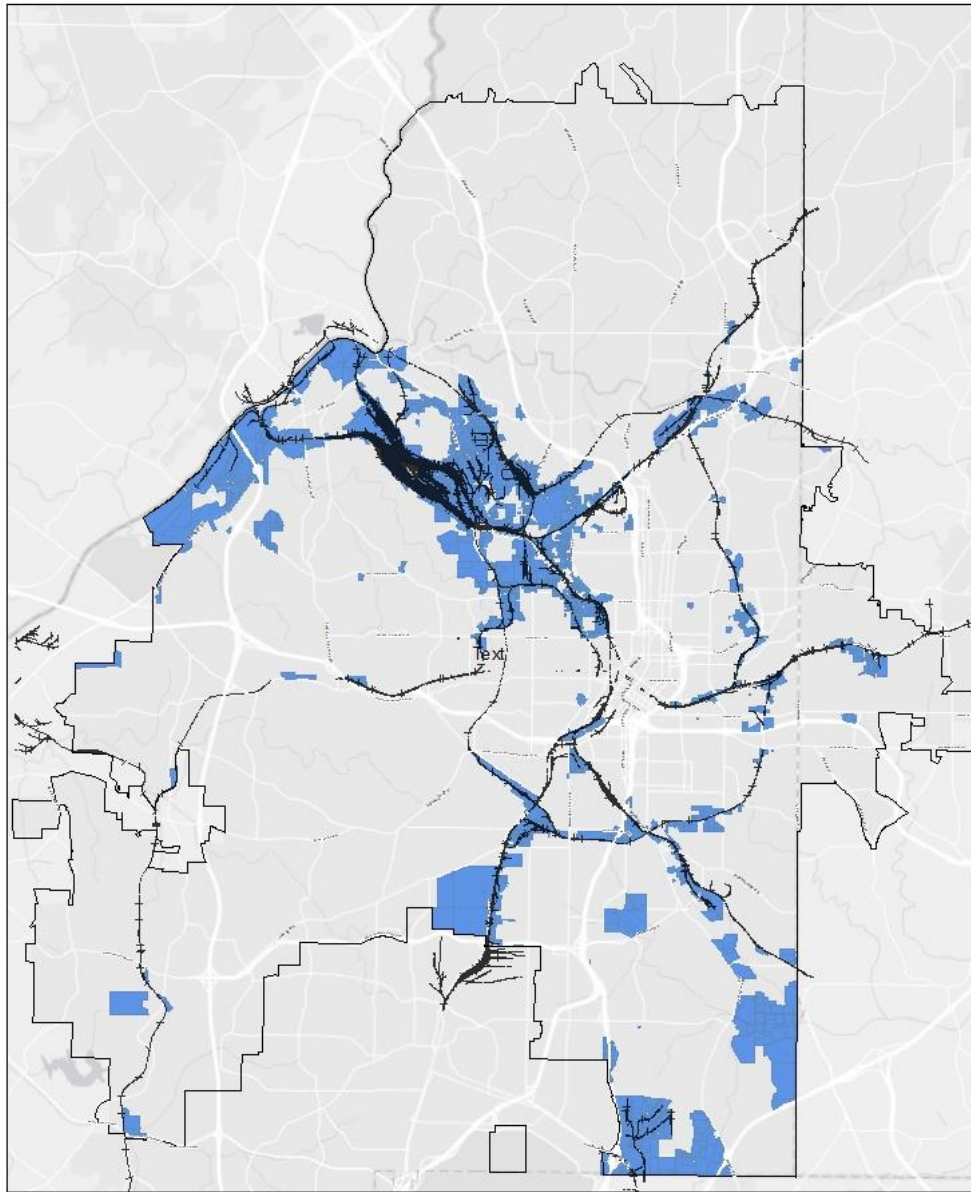
Invest Atlanta Economic Mobility, Recovery & Resiliency Plan- Strategic Objectives

- **Objective 5: Affordable Housing**

- Incentivize the creation/preservation of affordable housing. Continue to support the development of multifamily housing near large employment centers and rapid transit

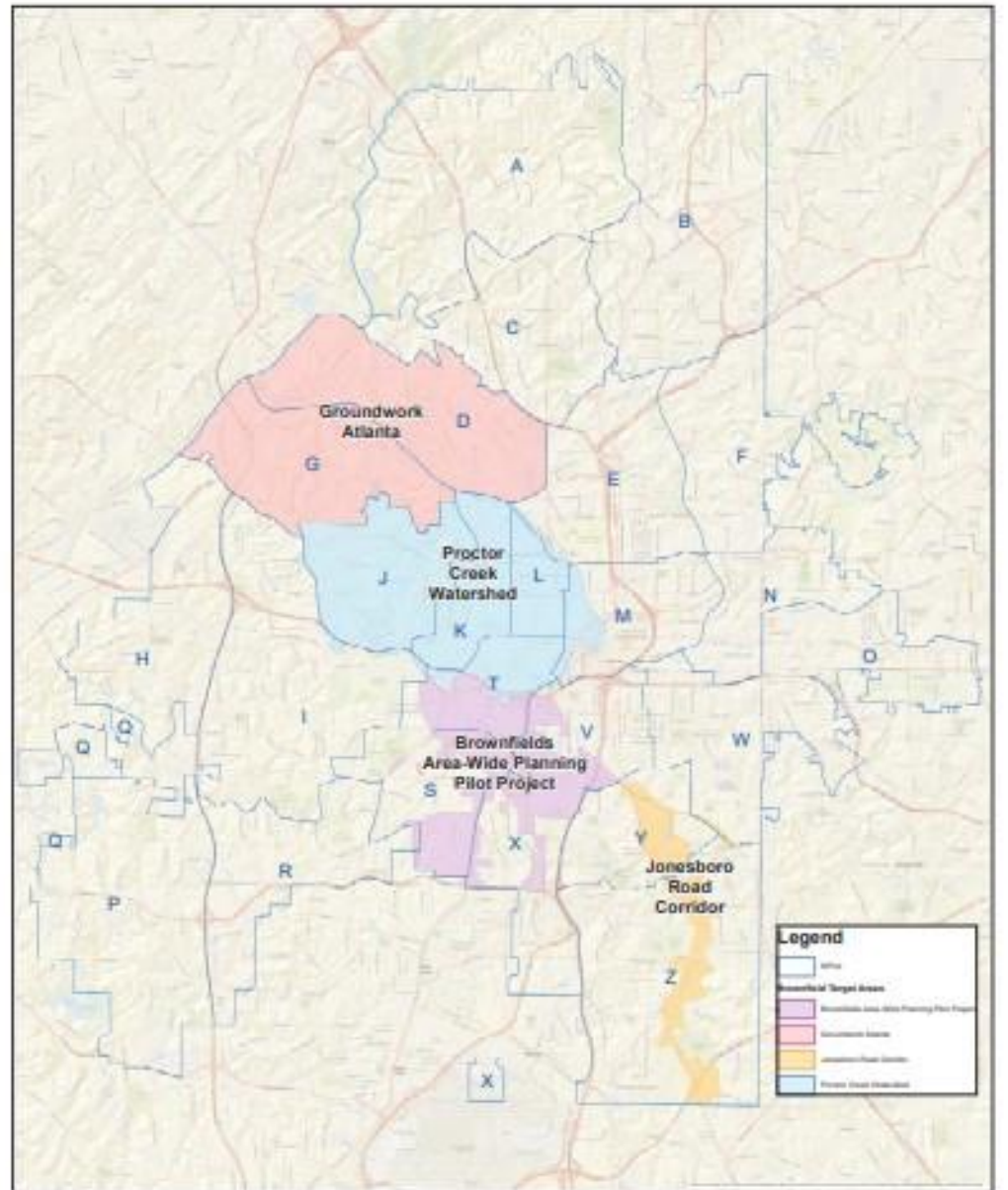
Brownfield Remediation Strategy

Support brownfield remediation that results in the development of affordable housing near large employment centers, rapid transit and commercial corridors.



**City of Atlanta -
Rail Roads and Industrial Zoning**

2020 Brownfield Target Assessment Areas



BRLF Requirements

- Funds can't be used to pay for cleanup activities at a site for which the applicant is potentially liable under CERCLA § 107
- The applicant may not be affiliated with a potentially liable person
- Applicant can't be subject to any penalties resulting from environmental noncompliance at the site
- Site owner must meet the requirements for one of the Landowner Liability Protections
 - Bona Fide Prospective Purchaser (BFPP),
 - Contiguous Property Owner (CPO),
 - Innocent Landowner (ILO).
- Performing “all appropriate inquiries” into the previous ownership and uses of the property before acquiring the property
 - Environmental Site Assessments Phase I and Phase II
 - Hazardous Material (ACM/LBP) report

Other Requirements-

- Preference is for applicants to conduct cleanups through a State response program- ie GA EPD Brownfields Program
 - Enrolled in GA EDP's Brownfields Program with an Approved Corrective Action Plan
- Site Eligibility Determination approved by EPA Project Officer
- Subgrant recipient must be a non-profit that owns the brownfield parcel

Applicant BRLF Requirements

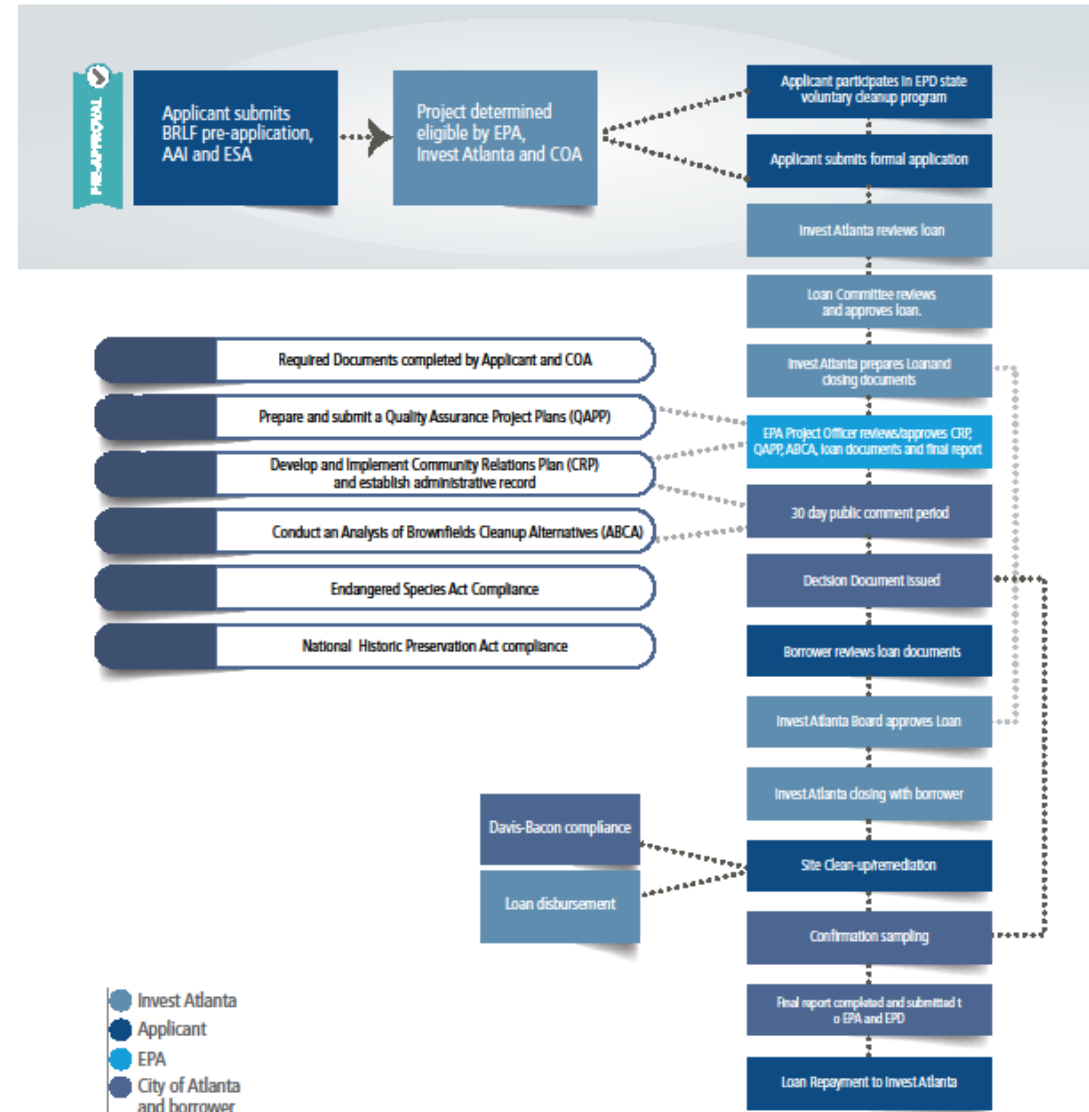
- Applicants must have a Unique Entity Identifier (UEI), obtained by registering in the System for Award Management (SAM.gov)
- Borrowers or subgrantees shall use funds only for eligible activities
- Maintain records for a minimum of three (3) years following completion of the cleanup
- Provide access to records relating to loans and subgrants supported with RLF funds to authorized representatives of the federal government

BRLF Stakeholders

- EPA Project Officer
- City of Atlanta Project Manager and its QEP
- Loan/Subgrant Applicant and its Environmental Consultant
- Invest Atlanta Board and staff



Atlanta-Invest Atlanta Brownfield Revolving Loan Fund Process



BRLF Process

- Applicant submits
 - BRLF application
 - Environmental Documents
 - Cleanup plan
- Project determined eligible by EPA
- Invest Atlanta Loan Review and Approval
- Loan/subgrant closing
- Environmental documents prepared by QEP
- Community Involvement Plan implemented
- Cross-Cutting Requirements compliance
- Site Clean-up/remediation
 - Site Permitting
 - Davis-Bacon compliance
 - Clean up Monitoring by QEP
 - Draw requests submitted to Invest Atlanta
- Closeout report completed and submitted to EPA
- Loan Repayment to Invest Atlanta

Invest Atlanta Loan/Subgrant Approval Process

- Applicant submits required financial documents to Invest Atlanta
- internal Loan Committee: Reviews and approves loan and subgrants, sets terms of the loan.
- Invest Atlanta Finance Committee: considers and votes on Resolution approving loan/subgrant
- Invest Atlanta Board: considers and votes on Resolution approving loan/subgrant
- Commitment Letter: Invest Atlanta and applicant sign commitment letter
- Loan/Subgrant agreement: Invest Atlanta and applicant sign loan/subgrant agreement

Invest Atlanta Draw Process

- Applicant completes Draw Down Request Form and submits backup invoices and receipts to Invest Atlanta for payment
- The QEP reviews and approves expenditures
- Invest Atlanta processes draw down form with backup material and sends funds to applicant via ACH or Wire
- The draw process continues until all funds are distributed
- The loan repayment process starts after an appropriate deferment period has ended

COA and QEP BRLF Requirements

- Environmental Documents
 - Analysis of Brownfield Cleanup Alternatives (ABCA)
 - Quality Assurance Project Plan (QAPP), approved by EPA project Officer
- Community Involvement Plan
 - Community Meeting
 - 30-day public comment period
 - Project webpage at www.atlantaga.gov/brownfields
- Monitor Remediation & review of invoices
- Closeout report by QEP and/or Environmental Consultant

Remerge Inc. Subgrant Community Engagement

**COMMUNITY MEETING FOR
597 AUBURN AVENUE NE
Brownfields Cleanup Grant**

Please join the City of Atlanta Department of City Planning at a community meeting to discuss a Brownfields cleanup grant to Remerge Inc. for 597 Auburn Avenue NE.

WHEN: January 26, 2023 from 6:30pm - 7:30pm

WHERE: Remerge's Office, 340 Auburn Avenue NE
ATLANTA, GA 30312

More information is available at atlantaga.gov/brownfields

Send your comments and questions to Jessica Lavandier at jlavandier@atlantaga.gov

SUBGRANT FACT SHEET

BROWNFIELD REVOLVING LOAN FUND GRANT TO REMERGE INC. FOR 597 AUBURN AVENUE NE

City of Atlanta Brownfield Revolving Loan Fund Program

The City of Atlanta Brownfield Revolving Loan Fund (BRLF) Program:

- Provides subgrants and loans to private property owners and non-profit organizations for brownfield remediation in compliance with Georgia's regulatory cleanup standards.
- Is federally funded by the U.S. Environmental Protection Agency (EPA) and jointly administered by the City of Atlanta and Invest Atlanta.
- Ensures oversight of all cleanup activities by a City of Atlanta Brownfield Program Qualified Environmental Professional (QEP), in accordance with applicable laws and EPA requirements.

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.

Remerge's Community Building Studio at 597 Auburn Avenue NE

Remerge Inc., a community-based organization with a focus on Auburn Avenue, facilitates collaborative opportunities that accelerate belonging and flourishing in local communities.

Remerge Inc. employs a "Reconnect, Refresh and Reimagine" strategy that is implemented through programs like Sweet Auburn Friends, The Sweet Auburn Community Museum, the Giving Geese Network, the Community of Recyclers, and Color ATL.

597 Auburn Avenue NE:

- Is currently developed with a two-story building built before 1900s.
- Was originally constructed as a residential building and used as a church since the 1940s.
- Occupies a triangular lot in the Old Fourth Ward neighborhood of NPU-M and Council District 2.

Remerge Inc. submitted a BRLF subgrant application to the City of Atlanta and Invest Atlanta for the remediation of 597 Auburn Avenue NE prior to the renovation of the existing building as the future location of its Community Building Studio.

- Soil collection and analysis in Phases I and II Environmental Site Assessments identified Barium and Lead contamination above Georgia Environmental Protection Division's (EPA) Notification Concentrations (NCs). Contaminated soil will be remediated by excavation and disposed of off-site.
- An inspection for asbestos-containing materials (ACM) confirmed the presence of asbestos in the roof flashing and exterior cementitious siding.

All Regulated ACM (RACM) will be removed and disposed of at an approved landfill.

Clean Up Document

The City of Atlanta's Qualified Environmental Professional prepared several environmental documents required by EPA for sites receiving Brownfield Revolving Loan Program funding. These documents, which will be posted at atlantaga.gov/brownfields are:

- Analysis of Brownfield Cleanup Alternatives (ABCA)
- Site Specific Quality Assurance Project Plan (SSQAPP)

Cleanup Costs

A \$50,000 subgrant, approved at Invest Atlanta Board's Nov. 17, 2021 meeting, will fund remediation costs.

GET INVOLVED

Community Meeting For 597 Auburn Avenue SE

WED Jan. 26 from 6:30pm - 7:30pm
WBB - Remerge's office at 340 Auburn Avenue.
30-day public comment period is Jan. 23 to Feb. 22, 2023.

Comments and questions regarding the BRLF subgrant to Remerge Inc. for 597 Auburn Avenue NE can be sent to Jessica Lavandier at jlavandier@atlantaga.gov or call 404-430-6442.

Website: <https://www.atlantaga.gov/government/departments/city-planning/nature-urban-ecology/brownfield-program/remerge-auburn-ave>



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Federal Cross-Cutting Requirements

- National Historic Preservation Act- coordination with SHPO
- Endangered Species Act
- Clean Water Act
- MBE/WBE Requirements- 4%
- Davis-Bacon Act prevailing wages- QEP Monitors
- OSHA Worker Health and Safety Standard
- Buy America Sourcing requirements under the Build America, Buy America provisions of the Infrastructure Investment and Jobs Act (IIJA)

RDA to Cascade

RLF Loan to install Soil Vapor
Extraction System



Pratt-Pullman Yard



RRPictureArchives.NET Image Copyright Jason Greene



- Loan for asbestos abatement in four buildings

Trees Atlanta Warner Street HQ

Removal of
contaminated
soil



Paul Avenue Cleanup

- Subgrant to The Conservation Fund (TCF)
- Contaminated fill material dumped on site
- Lead impacted soil identified
 - ~ 800 tons of debris/impacted soil removed



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Thank you!

RLF information available at:
atlantaga.gov/brownfields

Contact:

Jessica Lavandier

jlavandier@atlantaga.gov

404-450-6442



FACT SHEET

CITY OF ATLANTA- INVEST ATLANTA BROWNFIELDS REVOLVING LOAN FUND PROGRAM



Program Goals

The goals of the City of Atlanta's Brownfields Program are to:

- Improve the quality of life,
- Revitalize neighborhoods,
- Increase the City's tax base,
- Encourage the redevelopment of brownfield sites,
- Protect human health, natural resources and the environment,
- Support the retention and attraction of jobs and services, and
- Maximize the effectiveness of the Brownfield Program through collaborative efforts that educate and engage the community about Brownfield redevelopment.

Revolving Loan Fund Program

Funded by the U.S. Environmental Protection Agency (EPA) and jointly managed by the City of Atlanta and Invest Atlanta, the Brownfield Revolving Loan Fund (BRLF) Program provides financing to eligible brownfields clean-up projects within the Atlanta city limits. The Brownfields Revolving Loan Fund (BCRLF) provides low interest long-term loans to eligible developers and buyers to clean-up qualified sites. Nonprofits, who are the sole owner of the property that is the subject of a remediation, are eligible for a subaward. A 20% match is required from loan and subaward recipients.

The Brownfields Revolving Loan Program Guidelines and Procedures Manual provides information about the requirements and procedures of the program, environmental cleanup requirements, as well as information about site and borrower eligibility, allowable cost, and application process.



What is a brownfield?

Sites eligible for cleanup activities must meet the definition of a brownfield. A brownfield is a real property whose expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Examples include former industrial sites, gas stations and dry cleaning establishments.

Cleanup activities

The loan program provides funding for cleanup of identified contamination until it meets the State of Georgia's regulatory cleanup standards. Prior to the issuance of the loan, the site must be admitted into the State of Georgia Environmental Protection Division Brownfields Program (<http://epd.georgia.gov/brownfield>). Oversight of all cleanup activities is provided by the City of Atlanta's Qualified Environmental Professional (QEP) to ensure the cleanup is conducted in accordance with applicable regulations and programmatic requirements.

Loan Application Process

A Pre-application is first submitted to the City of Atlanta and Invest

Atlanta to determine eligibility. After approval, the applicant submits a loan application to Invest Atlanta. Invest Atlanta determines the terms, interest rates, payment terms, and the length of loan. The Invest Atlanta Board votes to approve the loan. The applicant and Invest Atlanta close on the loan after programmatic requirements are met.

Programmatic Requirements

As the loans or subgrants are funded by an EPA Grant, additional considerations are required prior to receiving funds and include the following:

- Prepare and submit a Quality Assurance Project Plan (QAPP),
- Conduct an Analysis of Brownfields Cleanup Alternatives (ABCA),
- Develop and Implement Community Relations Plan (CRP)
- Conduct a community Meeting,
- Endangered Species Act Compliance in coordination with the Fish and Wildlife Service,
- Natural Historic Preservation Act Compliance in coordination with the State Historic Preservation Office, and
- Ensure David Bacon Act Compliance during remediation.

For more information, visit www.atlantaga.gov/brownfields

Though this project has been funded wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA.



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