Brownfields

- Stigma limits use or expansion potential
- Need for Liability Protections and Funding
- Can start the Revitalization Process
- Local Government plays a Leading Role
Removing stigma

• Due diligence
  – Environmental Site Assessments
  – All appropriate Inquiry

• Community plans
  – General & specific

• Community participation & support

• Redevelopment resources
  – Funding, financing & leveraging

• Identifying brownfields sites (city/area-wide)
Leveraging Multiple Sources

- Brownfields activities as a percentage of expenses
- Successful projects take a long time
- Don’t need all the money at once
- Consider all sources:
  - Public: other federal, state & local grants/loans, tax exempt and taxable bond financing, local levy funds
  - Private: bank/other institution loans, investor’s equity, tax credits
  - In-kind: staff salary/benefits, volunteer hours, equipment, building space
- Money attracts money; success breeds success leveraging $17 of public and private investment per EPA$
Stakeholders & Roles

• Local government
  – Planning & zoning
  – Economic Development
  – Stakeholders & community

• State & Federal
  – Incentives
  – Regulatory
EPA’s Brownfield Program

1. Redevelopment Program
2. NOT Enforcement Program
3. Grants & Technical Assistance
4. Partner with IDEQ

Talk to EPA, IDEQ & CCLR early
Clear project concept
Diverse project partners
Targeted Brownfields Assessments (TBA)

- Rolling Applications
- Contractor Assistance
- Easy First Step
- Small scale
- Petroleum or Hazardous Substances sites
TBAs in Idaho

- CCDC- Hosac Townhouse
- CCDC- Associated Warehouse
- City of New Plymouth- Former Shell Oil
- Amex Family Trust- Former Meridian Creamery
- City of McCall- Riverside Park, Colorado St. Dump
- City of Donnelly- Lot 123, Industrial Site
- Rexburg- Madison School District- vacant property
IDEQ Brownfields Assistance (Like TBA)

- Conducted assessments for:
  - Urban Renewal Districts
  - Cities
  - Counties
  - Non-Profits
  - Private parties with a sponsor

- Grant cycle is October 1 - September 30
- First-come first-serve basis
Benefits of Getting a Brownfields Grant

- Seed funding to launch local brownfield programs and conduct priority site investigations
- Assessment funding is flexible – can be used for multiple sites, reuse planning, health monitoring, brownfields staff, community involvement, and site investigations
- Leverages other federal, state, and local revitalization funding
- Achieves multiple community objectives – removal of blight, clean-up, transportation improvements, affordable housing, mixed use development, parks and open space, waterfront revitalization
Area Wide Planning

- 2016 or 2017
- $200,000
- Planning for Brownfields Redevelopment

Hillyard, Spokane (2015)

Once a freight rail yard and included steam engine manufacturing, maintenance, and repair facilities, Hillyard was left to deteriorate. The goals of this project are to develop strategies to address legacy contamination and position the area for redevelopment.
Assessment, RLF & Cleanup (ARC) - Eligibility

- **Applicant**
  - Governmental Entities
  - Tribes
  - Non-Profits (4 of 6 programs)

- **Site**
  - Privately or publicly held property
  - Grant recipient **cannot** be responsible for contamination
  - Private property owner **can** be responsible for contamination
| Type                                           | Maximum # of proposals / Competition Frequency / Competition Timing | Funding Type:  
| HS = Hazardous Substances  
| PET = Petroleum Funds | Funded Activities                                                                 |
| Assessment (Community Wide or Site-Specific) | Annual  
| 2 per year  
| Early-Late Fall | $200K HS  
| $200K PET | Planning, Inventory, Outreach Environmental Assessments  
| (e.g. Phase I,II, asbestos & lead-paint survey), Clean up Planning  
| Same as Above |
| Assessment Coalition (minimum: 3 eligible partners) | Early-Late Fall | $600K HS & PET | Same as Above |
| Cleanup | Early-Late Fall | $200K per site  
| HS & PET (up to 3 sites per year)  
| * 20% Cost Share | Brownfields Cleanup -- applicant must own site |
| Area Wide Planning | Bi-annual  
| 1 per year  
| Varies | $200,000 | Develop an area-wide plan and strategy for brownfields assessment and cleanup |
| Revolving Loan Fund | Bi-annual  
| 1 per year  
| Early- Late Fall | $1M HS & PET  
| * 20% Cost Share | Grant Recipient capitalizes loans and subgrants for cleanup; payments return to recipient |
| Environmental Workforce Development | Annual  
| 1 per year  
| Late Fall- Early Winter | $200,000  
| Multiple types of $ | Environmental training for people negatively impacted by brownfields |
Assessment Grants

- Fall 2015
- Community Wide
  - $200K each for petroleum & hazardous substances
- Site Specific:
  - $200K-$350K
- Coalition
  - $600K
- Strategies for small & rural communities
$200,000 Community-Wide Assessment grant (petroleum)

Conduct a Phase II ESAs on six parcels

Objective- assess subsurface soil, soil vapor, and groundwater with respect to the recognized environmental conditions (RECs) found in a previous Phase I ESA.
In 2008 the City of Caldwell received funding from EPA to conduct a right of way (ROW) ESA for several sites.

Objective- assess subsurface soil, soil vapor, and groundwater with respect to the RECs found in a Source Site Inventory and Candidate Site report and the previous Phase II.
Capital City Development Corporation (CCDC)

- 2006 CCDC granted Community-Wide Assessment (200k for petroleum and 200k for haz waste)
- Inventory created
- Prioritized sites for assessment
- Conducted ESAs on the following sites:
  - 329 W. Grove St.
  - 419 N. 9th St.
  - 501 Main St.
  - 507 and 509 Main St.
  - 983 W. State St.
  - 200 W. Front St.
  - 200 Broad St.
  - 420 S. Capitol Blvd.
  - 1576 W. Grove
  - 504 Front
  - 518 Front
  - 520 Front
  - 1100 Front
CCDC EPA Brownfields Grant
Site Inventory

<table>
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<tr>
<th>PARCEL NUMBER:</th>
<th>CCDC_DISTRICT:</th>
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<tr>
<td>R1013007361</td>
<td>Westside</td>
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PROPERTY ADDRESS: 1576 W GROVE ST BOISE, ID 83702-0000
PRIMARY OWNER: WAGERS PROPERTIES LTD PARTNERSHIP
CURRENT OCCUPANT Former Imparts

<table>
<thead>
<tr>
<th>EPA PROGRAM STATUS</th>
<th>IDEQ STATUS</th>
<th>RECORDS REVIEW/SITE VISIT</th>
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<tbody>
<tr>
<td>RCRIS:</td>
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<td>POLK:</td>
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<td>AIRS:</td>
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<td>Usage:</td>
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</table>

CITY OF BOISE FIRE DEPARTMENT DATABASE No
SUMMARY OF TANK INFORMATION

"VALUE CLASS": 4

Usage: Very Low
Eyes of the World
aka Wagers Properties LTD

- Phase I ESA 10/2007- RECs: former dry cleaners and auto dealership- USTs
- Phase II ESA 12/2008- Three USTs removed, fourth left in place. Filled with sand.

Tops of tanks 1,2,3 and piping (Tetra Tech, 12/2008)

Lifting Tank 1 from excavation (Tetra Tech, 12/2008)
Level 2 Risk Evaluation 9/2010

- Found max levels of VOCs detected in soil samples will not cause unacceptable risks or hazards to workers and visitors to the site resulting from inhalation of vapors.