

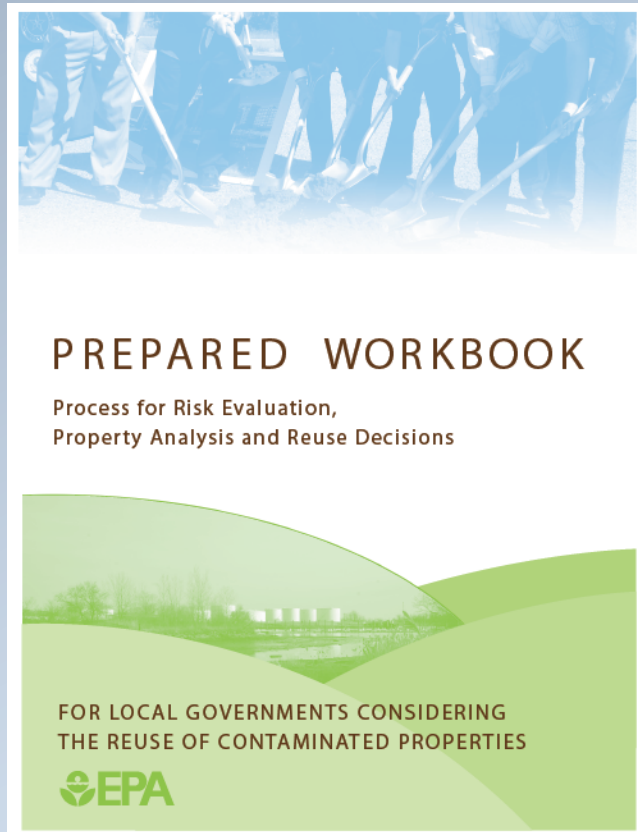
# The Prepared Process: The Next Generation

EPA PREPARED  
WORKBOOK and  
The CT DEEP PREPARED  
Municipal Website



# PREPARED Process

- EPA PREPARED WORKBOOK



# Establish Goals

- Key Considerations
  - what is the desired outcome?
  - how important is reuse?
  - how time critical is reuse?
- Other Issues
  - be prescriptive when constraints are real and known
  - not all goals and expectations can be quantified
  - identify pre-existing biases, but allow the evaluation process to play out
  - identify “deal breakers”



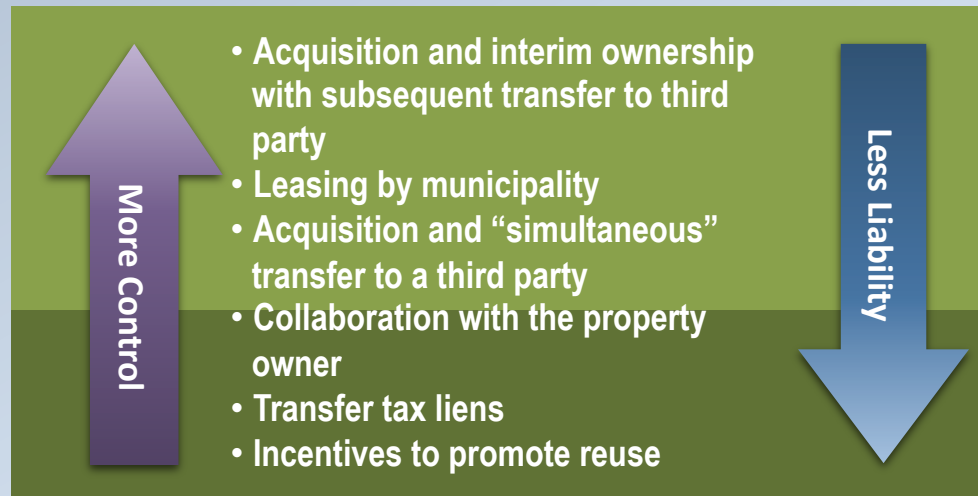
# Preliminary Reuse Assessment

- Provide information to understand
  - Status of property
  - Physical and social opportunities and constraints
  - Community needs and potential impacts
  - Market and extent of demand
  - Potential alternatives for reuse
  - General cost constraints
  - Potential for success and level of risk



# Identify Property Recovery Actions

- Actions that involve a municipality in the cleanup and reuse of a contaminated property
- Each action carries its own set of issues that impact the strategy for managing project risks



# Conduct Due Diligence

- Essential step in identifying and evaluating project risks
  - understand potential impediments to reuse
    - presence of hazardous substances on the property
    - reuse obstacles and potential sources of project risk
  - protect against potential environmental liability
    - **all appropriate inquiry**
      - liability protection under CERCLA



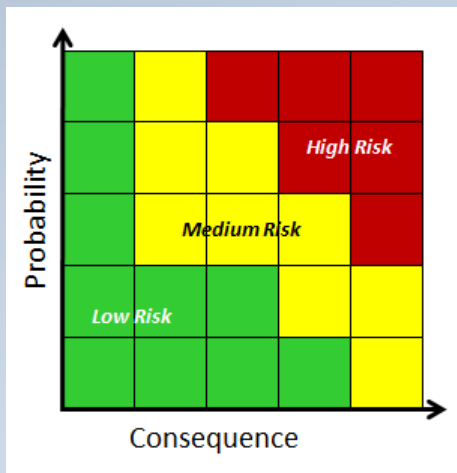
# Identify Property Reuse Obstacles

- Anything that would affect the decision to redevelop a property
  - economic limitations
  - legal challenges
  - regulatory hurdles
  - community concerns
  - development issues
  - management considerations
- Utilizes information obtained through the due diligence process
- Process of identifying is iterative
- Prioritize based on impact on project and goals



# Assess Property Reuse Risks

- Obstacles generally are associated with a risk
- Risk refers to the probability that an adverse event will occur and the consequences of that adverse event



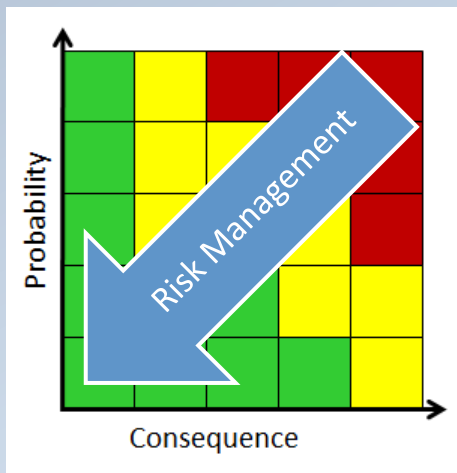
- legal
- financial
- community





# Identify Risk Management Options

- Risk cannot always be eliminated—only managed
- Reduce the probability and impact of a risk and increase the probability of opportunities and a positive outcome



- avoid
- reduce
- transfer
- share
- accept



# Select a Recovery Action

- Would you move forward with this site?
  - have obstacles been (or can be) identified?
    - Is additional information needed?
  - have risks been (or can be) resolved?
  - are the necessary resources available?
- Is the project financially viable and realistic?
- What alternative (property recovery action) would you select?

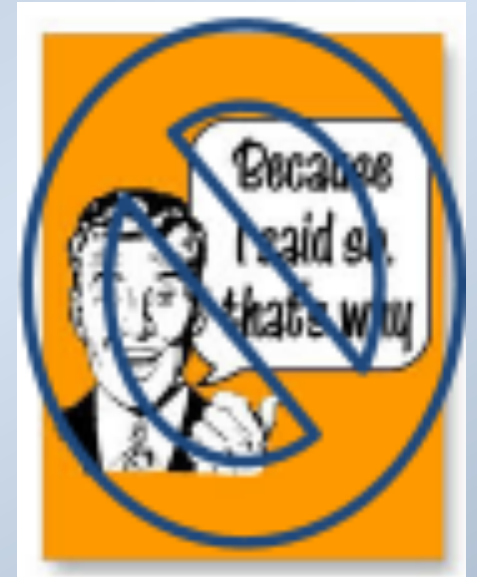


# CT DEEP Web-Enabled PREPARED Workbook

- Connecticut first state to web-enable PREPARED Workbook (Joint CT DEEP/EPA Region 1 Project)
  - Improves PREPARED access and usability
  - State-specific links to Connecticut information & programs
  - Not a CT DEEP or EPA requirement
- Launched April 2015
- On DEEP website –  
[http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav\\_GID=1626](http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav_GID=1626)
- A model for other states

# Why Use It?

- Provides structure for thinking about reuse
- Documents decisions for future reference
- Communication tool within & outside team
- Bring new team members up to speed
- State brownfields grant applications award points for using it
- Not DEEP or EPA requirement



# Resources and Contacts

CT DEEP PREPARED Website link:

[http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav\\_Gid=1626](http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav_Gid=1626)

EPA PREPARED Workbook:

<https://www.epa.gov/brownfields/prepared-workbook-brownfields-and-land-revitalization-new-england>

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