

**BROWNFIELDS AND
ECONOMIC VIABILITY
FOR
SMALL TOWN
AND
RURAL AMERICA**



BROWNFIELDS

101



The United States Environmental Protection Agency Region 4



THE LAW

The Small Business Liability Relief and Brownfields Revitalization Act (“Brownfields Law” or “the Law,” P.L. 107-118) was signed into law by the President on January 11, 2002.



The Law

The Law is separated into two Titles.

Title I -- Small Business Liability Relief

**Title 2 – Brownfields Revitalization and
Environmental Restoration Act of 2001**



Title II

BROWNFIELDS REVITALIZATION AND ENVIRONMENTAL RESTORATION ACT OF 2001

Authorizes:

- **\$200 million per year**
- **assessment, cleanup and revolving loan funds grants (Subtitle A)**
- **25% targeted (\$50 Million) for petroleum contaminated sites (Subtitle A)**
- **\$50 million/year for State/Tribal Response Programs (Subtitle C)**



What is a Brownfields Site?

“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.”*

**As defined in §101(39) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (CERCLA, or Superfund)*



Brownfields Site Characterization and Assessment

- **Authorizes grants for 3 years with funding of up to \$200,000 per site to eligible entities to inventory, characterize, assess and conduct clean up planning at brownfields sites**
- **Authorizes targeted site assessments at brownfields sites**



Brownfields Remediation Clean-up and Revolving Loan Fund

- Clean up Grants -- Authorizes grants of up to **\$200,000** per site (3 sites maximum) to eligible entities or non-profit organizations to **clean up** brownfields that are owned by the grant recipient.
- RLF Grants -- Authorizes grants of up to
- **\$1 million** to eligible entities to capitalize
- **revolving loan funds** being utilized for the clean up of brownfields.
- **Grants generally require a 20% match**



Brownfields Law §104(k)(6)

The Law, also allows the EPA to fund **Job Training** grants to facilitate the availability of skilled environmental technicians for the assessment, remediation, and/or preparation for development of Brownfields sites. Each grant is up to **\$200,000.00**.



APPLICATION PROCESS

Steps to Applying for a Brownfields Grant

- **Master/Strategic Plan for Economic Development is complete and current**
- **Meet BF Program Eligibility Requirements**
- **Demonstrates Community Need**
- **Documented Community Notice and Participation**
- **Access / Ownership to Property established**
- **Resident State DEP supports application**
- **20% Match and/or Leveraged Funding in hand**

Brownfields Funding Opportunities

Is Brownfields Part of the Solution for Your Community?

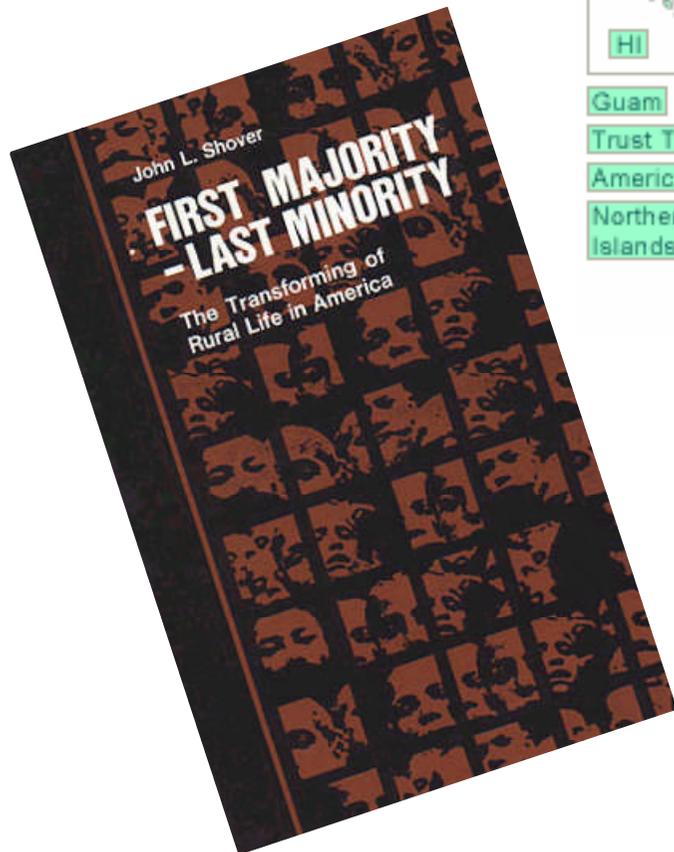
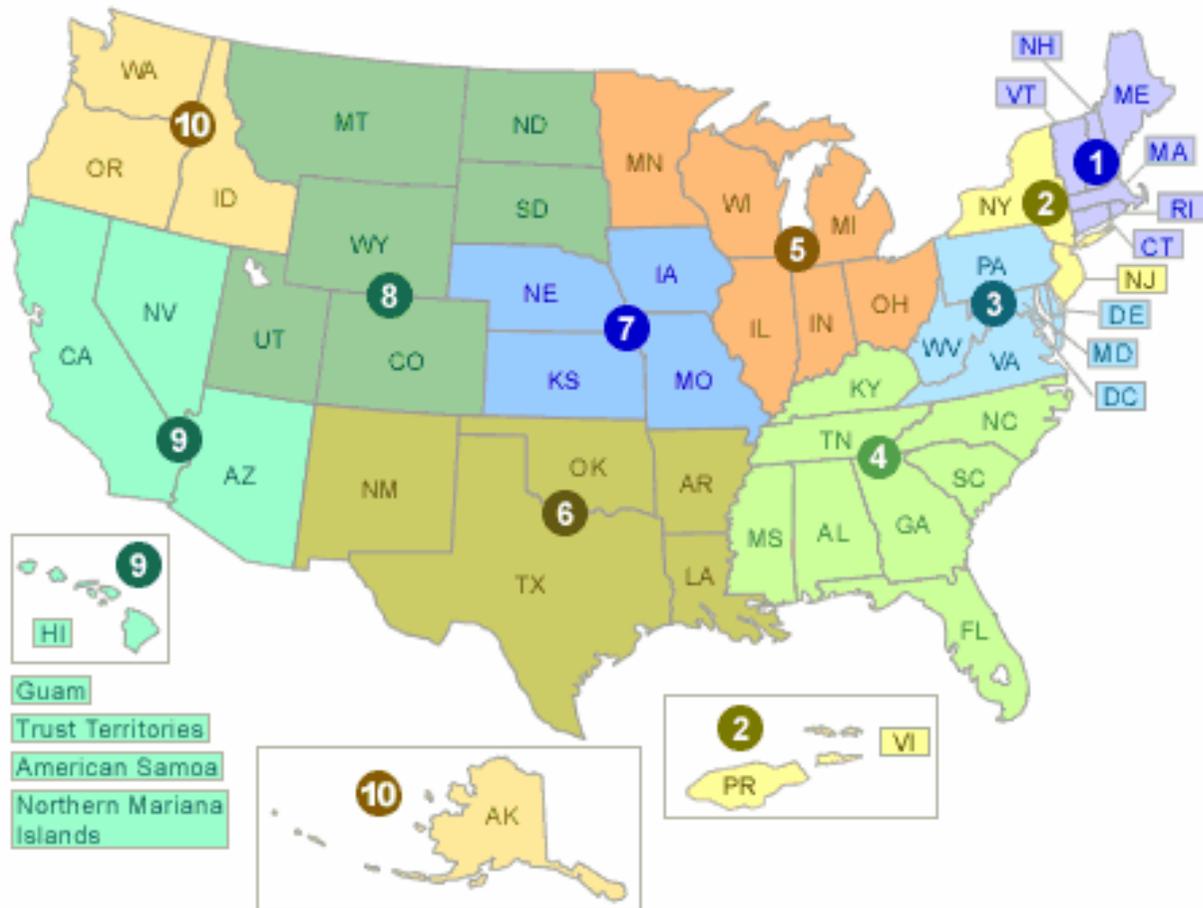
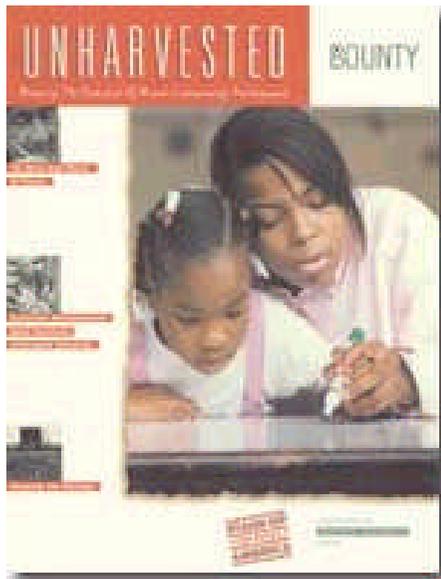
Viability Elements for a Brownfields Project:

- 1. Abandoned or underutilized businesses and/or other real property are present in your community.**
- 2. Real or perceived hazardous substances, pollutants or contamination is present.**
- 3. Joint efforts exists from both public and private sectors.**
- 4. There is community participation at all levels of planning and decision-making.**
- 5. Local/municipal government is current with the legal requirements.**
- 6. Environmental Justice issues are present.**

Recommendation

It is strongly recommended that rural and small communities consider all available options prior to applying:

- Partnering with other similar communities or organizations to form a coalition.**
- Partnering with the resident county or the regional planning council.**
- Seeking assistance from resident State 128(a) programs**



DISCOVER THE GOOD LIFE IN RURAL AMERICA
BOB BONE

The city slicker's guide to buying country real estate without losing your shirt.

DEFINITION

“Economic development is a process by which a community *creates, retains and reinvests* wealth and *improves the quality of life.*”

David Dodson, MDC Inc., Chapel Hill, NC

DEFINITION

- **Sustainability.** n, a community's capacity for economic development and growth that is managed within its ecological, economic and social environments to meet its current needs without jeopardy to future generations' capability to fulfill their needs. *(coined definition by D.K. Curry)*

ECONOMIC VIABILITY

The Issues

- **Fiscal Crisis**
 - Decrease in farmers/farm production
 - No jobs – need for economic development
 - Migration of the young out of rural areas to metroplexes
 - Need Workforce training and development
- **Health Care**
 - The Graying of America
 - No or few health care services in small/rural areas
 - Need for Senior housing and hospitals

ECONOMIC VIABILITY

The Issues Cont.

- **Transportation Needs**
 - Roads and Highways are in disrepair
 - Increasing cost of gasoline
 - No or inadequate access to public transportation
- **Outdated Telecommunication and Information Systems**
- **Outdated and Decaying infrastructure –, Waste water Treatment Facilities, Sewer and Gas Piping and Electrical Lines**
- **Substandard Housing / Affordable Housing**
- **Homeland Security**

ECONOMIC VIABILITY

The Solutions

1. There are no easy answers or quick fixes.
2. Look towards long-term sustainable solutions.
3. Prior to determining the solutions, make sure the problems are identified and not just the symptoms causing the problem.
4. A Brownfields grant is not the panacea for all of a community's economic woes, it can only be a beginning to part of the solution.

ECONOMIC VIABILITY

The Approach

- **Critical Elements to Sustainable Development**
 - **Profile Your Community (attractors/distractors)**
 - **Develop or update Master / Strategic Plan**
 - **Garner government (local and state) and Political Support**
 - **Develop Strategy to restore Community's Confidence and ways to manage Risk**
 - **Develop Marketing and Outreach Plan**
 - **Adapt to the Technological Times**
 - **Plan for how development will be funded until demand is ignited**
 - **Know relevant laws and regulations**

Sustainability Indicators for Small Towns and Rural Communities

- Evidence of Community Pride
- Emphasis on Quality in Business and Community Life
- Willingness to Invest in the Future
- Participatory Approach to Community Decision-Making
- Successful Cooperative Community Spirit
- Realistic Appraisal of Future Opportunities
- Awareness of Competitive Positioning
- Knowledge of the Physical Environment
- Active Economic Development Program
- Acceptance of Women in Leadership Roles
- Deliberate Transition of Power to a Younger Generation of Leaders

Sustainability Indicators for Small Towns and Rural Communities

- **Strong Belief in and Support of Education**
- **Problem-Solving Approach to Providing Health Care**
- **Strong Multi-Generational Family Orientation**
- **Strong Presence of Traditional Institutions Integral to the Community**
- **Sound and Well-Maintained Infrastructure**
- **Environmental Equity is institutionalized and is a critical element for land use decision-making**
- **Careful Use of Fiscal Resources -- Pro-active Frugality With a Purpose**
- **Established and Sophisticated Use of Information Resources**
- **Willingness to Seek Help from the Outside**
- **Conviction that, in the Long Run, the Community must be self-reliant and where needed get it done!**

PRINCIPLES OF SUSTAINABLE DEVELOPMENT

1. Interdependence

To care for our communities, our decisions must not be short-sighted or negligent of our economic development; the natural, cultural and historic resources that our people and economy rely upon; and the ability to care for our people in an equitable way.

2. Collaboration

Decision-makers must collaborate with other local authorities, regional, federal and state government, industry, not-for-profit organizations and our citizens, to ensure healthy and sustainable community development.

PRINCIPLES OF SUSTAINABLE DEVELOPMENT

3. Stewardship

Decision-makers must manage resources responsibly through planned use in the present, to ensure continued use in the future.

4. Diversity

Decision-makers must accept responsibility for governing a diversified, balanced economy based on naturally and socially diverse communities.

PRINCIPLES OF SUSTAINABLE DEVELOPMENT

5. Prevention

Decision-makers must utilize the capacity to prevent community instability by considering the broader implications of community decision-making and by avoiding problems instead of having to react to them.

6. Equity

Economic, social and ethnic needs must be balanced to create economically viable and sustainable communities by granting all community members access to information, resources and decision-making.

PRINCIPLES OF SUSTAINABLE DEVELOPMENT

7. Effectiveness

Decision-makers must commit to effective use of human and natural capital to develop economically so that human, cultural, historical and natural resources are used and managed efficiently and for the greater good of the community.

8. Education

Decision-makers are accountable to the community they serve and have a responsibility to facilitate the flow of information within its community, to learn from others and to promote awareness among its citizens.

PRINCIPLES OF SUSTAINABLE DEVELOPMENT

9. Flexibility

Recognize that implementing sustainability means different things in different communities. *Decision-makers must be committed to demonstrating the flexibility, through the use of outside tools or incentive programs, necessary for each community to achieve locally defined sustainable development goals.*

10. Responsibility

To obtain sustainable development, all community members are responsible for contributing to and maintaining economic stability, social equity and a healthy environment in the present and for the future.



??? QUESTIONS ???

**Visit EPA HQ website for additional information on
Brownfields, application guidelines and for
Regional Contact Information:**

www.epa.gov/brownfields

Region 4

Brownfields Coordinator

Michael Norman

404-562-8792

norman.michael@epa.gov



Presentation By:
Daisy Kathleen Curry
Region 4
404-562-8660
curry.kathleen@epa.gov