



# **Turning Eyesores into Assets:** *Brownfields Reclamation in Your Community*

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*EPA Region 8 - Serving communities in ND, SD,  
MT, UT, WY, CO & 27 Tribal Nations*

# What is a Brownfield?

## *Definition*



- *“...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.”*
- Abandoned, idled, or underused industrial or commercial properties
- Reuse/redevelopment is complicated by real or perceived environmental contamination

# Typical Brownfields Challenges



## *Examples:*

- Abandoned gas & service stations
- Idle factories & warehouses
- Dump sites, scrap yards & machine shops
- Lands impacted by mining (tails, slag, adits, etc.)
- Illegal drug labs (e.g. meth labs)
- Sick buildings (lead paint/asbestos)



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## Benefits of Brownfields Reuse



- Increases local tax base
- Facilitates new job growth
- Utilizes existing infrastructure
- Takes development pressure off undeveloped “greenfields”
- Prevents sprawl
- Supports cleaner air
- Reduces habitat destruction
- Many more

# Evanston, Wyoming



- Population: 11,500
- BF Challenge: Former rail yard with unknown contamination



- Goals
- Outcomes to-date

# Yankton, South Dakota



*From...*



- Key Accomplishments:**
- Removed 6,200 tons of chemical and petroleum contaminated soils.
  - Removed 1,600 tons of dangerous debris.
  - Graded the site with clean fill and seeded with grass in anticipation of spring rains.

*To...*



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# Ouray County, Colorado



Canyon Creek Mine-  
Scarred Lands Assessment,  
Ouray County, CO



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- Canyon Creek** (2004-2007): Located in Ouray County, CO the project assessed 231 mining claims over approximately 2,200 acres. (*Assessment Grant*)
- Resulted in transfer of numerous claims to public ownership
- 10 claims with greatest envi impact IDed and sampled in advance of cleanup efforts

# Miles City, Montana



*Then...*

## Key Accomplishments

*Now...*



- Leveraged more than \$5 million for revitalization activities
- Removed asbestos, vermiculate and barrels of oil and detergent from the six-story building
- Provided 21 family-sized affordable housing units



# Sioux Falls, South Dakota



Phillips to the Falls  
Sioux Falls, SD



# Salt Lake City, Utah



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# Salt Lake City, Utah



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# EPA's Approach to Brownfields



- Encourages local solutions to local challenges
- Stresses partnership and stakeholder involvement
- Identifies and addresses barriers to cleanup and redevelopment



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# Elements of Brownfields Revitalization



Determine reuse goals through a visioning process

Identify brownfields

Prioritize brownfields

Conduct environmental assessments

Leverage funding resources

Cleanup and revitalize to productive reuse

## Begin with the End in Mind



- Identify a specific area to target (e.g. main street, the riverfront, the closed down sawmill)
- Is there already a plan/vision for the targeted area?
- Who has an interest in the area?

# Visioning Considerations



- Engage key stakeholders and solicit their reuse ideas
- Analyze regional demographic, economic, and market data to understand viable reuse options
- Consider a variety of reuse ideas including industrial, residential, commercial, recreational, historical preservation and multi-reuse options



# Visioning: Stakeholders to Engage



- Local government officials
- Civic groups
- Homeowners associations
- Historic and cultural organizations
- Environmental organizations
- Recreation and tourism interests
- Business and industry interests
- State and tribal environmental and economic development officials
- Federal officials

***Engagement Ideas:***  
Hold public meetings,  
develop a Task Force,  
put articles and  
questionnaires in the  
newspaper



# Prioritizing Brownfields



- Assess how property size, location, zoning and infrastructure support reuse goals identified in visioning process
- Analyze specific property market potential
- Evaluate property ownership complications
- Assess legal barriers



# Environmental Assessment and Cleanup



- Environmental assessment
  - Phase I
  - Phase II
- Next steps
  - Cleanup required?

If no, market the property as normal with environmental assurance as selling point.

If yes, EPA and your state DEQ can assist you!

# Getting Started



- Contact EPA or your State Dept. of Environmental Quality
- Access the wealth of Information on the Internet to:
  - Research available resources (financial and technical)
  - Locate similar projects done by other communities
- Attend Workshops & Conferences
- Log-in for web seminars

# Leveraging Funding Sources



- Consider a range of funding sources: grants, loans, tax credits, tax abatements
- Understand the eligible entities for funding resources
- Build partnerships with state economic development agencies, local non-profit organizations and foundations
- Hold an in-person meeting with potential funding and technical assistance representatives so they can understand goals

# EPA Grants and Tech Assistance



- Assessment Grants
  - \$200k or \$1 million for coalitions of govts.
- Cleanup Grants
  - \$200k per property
- Revolving Loan Fund Grants
  - Up to \$1 million per gov. entity (coalitions allowed)
- Non-grant assistance –  
Targeted Brownfields Assessments (TBAs)

# EPA Grant Timeline



- Assessment, Cleanup and Revolving Loan Fund request for proposals - summer 2008
- 90 day window to apply
- Highly competitive so begin planning now
- Draft Guidelines are available @:
  - [www.epa.gov/region8/brownfields](http://www.epa.gov/region8/brownfields)

## EPA Region 8 Brownfields Team



- Dan Heffernan\*, Brownfields Coordinator
- Ted Lanzano\*, Revolving Loan Fund Lead
- Bernadette Gonzalez\*, Tribal Response and Job Training Lead
- Karen Reed\*, State Response and Assessment Lead
- Bill Rothenmeyer\*, Cleanup Lead
- Stephanie Wallace\*, Montana Brownfields Lead
- Johanna Miller\*, Unit Chief

\*contact information available @  
[http://www.epa.gov/region8/land\\_waste/bfhome/bfcont.html](http://www.epa.gov/region8/land_waste/bfhome/bfcont.html)

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## State Brownfield Leads in Region 8



- **Colorado Dept. of Public Health and Environment**  
Dan Scheppers, 334-279-3053; daniel.scheppers@state.co.us  
<http://www.cdphe.state.co.us/hm/rpbrownfields.htm>
- **Montana Dept. of Environmental Quality**  
Laura Alvey, 406- 841-5062 ; lalvey@mt.gov  
<http://www.deq.state.mt.us/Brownfields/Index.asp>
- **North Dakota Dept. of Health**  
Curt Erickson, 701-328-5166; cerickso@nd.gov  
<http://www.health.state.nd.us/wm/Brownfields/BrownfieldsProgram.htm>



## State Brownfield Leads in Region 8 cont.



- **South Dakota Dept. of Environment and Natural Resources**  
Kim McIntosh , 605-773-3296; Kim.McIntosh@state.sd.us  
<http://www.state.sd.us/DENR/DES/Ground/Brownfields/Brownfields.htm>
- **Utah Dept. of Environmental Quality**  
Bill Rees, 801-536-4167; bree@utah.gov  
<http://www.environmentalresponse.utah.gov>
- **Wyoming Dept. of Environmental Quality**  
Vickie Meredith, 307-332-6924; vmered@state.wy.us  
<http://deq.state.wy.us/volremedi/brownfields.asp>

## Web-Based Resources



- **Region 8 Brownfields homepage**

[www.epa.gov/region8/brownfields](http://www.epa.gov/region8/brownfields)

- **Smarte – Online Brownfields and Revitalization Tools**

[www.smarte.org](http://www.smarte.org)

- **Brownfields Funding/Grants Info**

[www.epa.gov/brownfields/mmatters.htm](http://www.epa.gov/brownfields/mmatters.htm)

## Upcoming Trainings & Workshops



- Understanding the EPA Brownfields Proposal Guidelines
  - Follow-up online seminar:
    - 2 offerings 7/17/08 and again on 8/13/08
    - Details @ [www.epa.gov/region8/brownfields](http://www.epa.gov/region8/brownfields)
- Western Brownfields Workshop
  - October 7-9, 2008 in San Diego, CA

# Questions?





Please complete our online feedback form.

***Thank You***

[Feedback Form](#)