

# EPA Brownfields Resources & Assistance

Cedar Rapids, IA – June 6, 2023

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# Brownfields Mission

“The program is designed to empower states, tribes, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields.”



# Brownfields Redevelopment Process

- **Identify** Properties
- **Assess** Environmental Conditions
  - Phase I assessment
    - Site visit, interviews, records search
  - Phase II assessment
    - Site sampling
- **Clean up**
- **Sustainably Redevelop**



Community Engagement



# Assessment Grants

Grant funds can be used for a variety of activities:

- **Inventory:** Compile a list of brownfield sites
- **Characterization:** Identify past uses
- **Assessment:** Determine existing contamination
- **Site-specific Cleanup Planning, Area-Wide and Revitalization Planning:** Scope and plan process for site assessment, cleanup and reuse
- **Community Involvement:** Inform and engage stakeholders



## *Community-wide*

- **Funding:** up to \$500,000
- **Project Period:** up to 4 years

## *Coalition*

- **Funding:** up to \$1,000,000
- **Project Period:** up to 4 years
- Lead must be a **state, county, Indian tribe, regional council or a group of units of local government.**
- Non-lead members may lack capacity to access Brownfields Grant resources.
- Community-based nonprofit organizations as coalition members promote strong local engagement.



# ASSESSMENT GRANTS

The City of Manchester, IA (pop. 4,986) assessed a site through a grant to ECIA, a regional planning commission. The City acquired the former auto service center and removed asbestos with help from IDNR. The \$1.34M revitalization of the Riverfront Park provides public access to a Whitewater Park and many amenities.



**Coralville, IA** – Assessments have leveraged more than \$193M in various redevelopments since receiving first pilot grants in 1998.



Before - Underutilized Industrial Park



After - Brewery, Intermodal Transit, others



# Cleanup Grants

- Funding to carry out cleanup activities at one or more brownfield sites.
- **Must own** the site(s) at the time of application.
- While funded under Bipartisan Infrastructure Law, a **cost share is not required.** (Usually 20%)
- **Funding:** An applicant may request
  - ✓ up to \$500,000, or
  - ✓ up to \$1 million, or
  - ✓ up to \$2 million.
- **Project Period:** up to 4 years



# CLEANUP GRANTS

The City of Council Bluffs **removed asbestos and other contaminants** at the McCormick Harvester II warehouse. The non-profit Pottawattamie Arts, Culture and Entertainment (PACE) invested over \$24M to redevelop the site into a metro area asset, Hoff Family Arts and Culture Center.



The Hoff Family Arts and Culture Center serves as the home for the American Midwest Ballet, Chanticleer Theater, Kitchen Council, and Kaneshville Symphony Orchestra.





# Revolving Loan Fund Grants

- Revolving Loan Fund (RLF) Grants provide funding to a grant recipient for capitalizing an RLF program.
  - RLF programs provide loans and subgrants to eligible entities to carry out cleanup activities at brownfield sites.
  - A successful RLF program revolves by generating program income, which is then used to make more loans and subgrants.



- **Funding:** An eligible entity or coalition may apply for up to \$1 million
- **Project period:** Initially 5 years



# Assessment & Cleanup Success Story Waterloo, IA

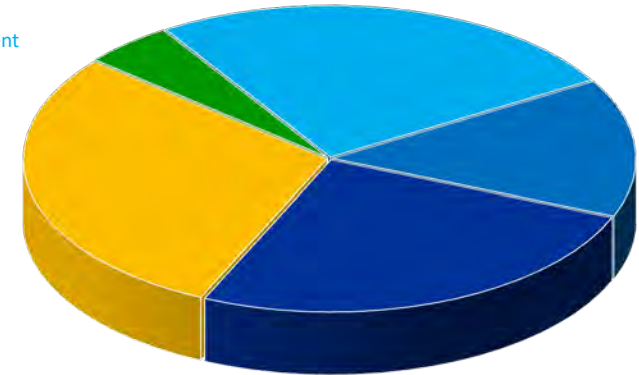
## Former Construction Machinery Company

- 11.1 Acres, Vandalized Buildings, & Foundry (1900's – 1990's)
- Cleanup: removal of former underground tanks, contaminants in the soil, and contaminated debris from burned buildings.



## ASSESSMENT & CLEANUP FUNDING

- US Army Corps of Engineers
- EPA Assessment
- EPA Cleanup
- EPA RLF
- IDED



## New Public Works Building

- \$7.4 Million Facility (06/2014)
- 130,000 sq. ft. structure with room for 150 vehicles.



# Multipurpose Grants

- Have identified, **through community engagement efforts**, a discrete area (neighborhood, a number of neighboring towns, a district, a corridor, a shared planning area or a census tract) with one or more brownfield sites.
- Communities use funds to carry out a range of eligible **assessment** and **cleanup** activities, including **planning** and additional **community engagement** activities.
- **Funding:** up to \$800,000
- **Project Period:** up to 5 years



# MULTIPURPOSE GRANTS

**City of Dubuque** received a multipurpose grant to assess and remediate contamination in the Historic Millwork District, North Port, South Port, and the Washington and North End neighborhoods. Anticipated results include development of cleanup and reuse plans, clean up of three catalyst sites and community engagement activities.

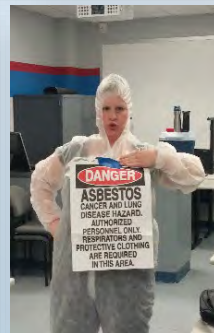


# Brownfield Job Training

- Grants provide funding to recruit, train, and place unemployed and under-employed residents of communities adversely impacted by the presence of brownfield sites
- Support training to help graduates develop wider skill sets that improve their ability to secure full-time, sustainable employment in various aspects of hazardous and solid waste management and within the larger environmental field, including water quality improvement and chemical safety.



# Iowa Western Community College Job Training





For current information on funding solicitations visit:

<https://www.epa.gov/brownfields/solicitations-brownfield-grants>

For Region 7 information or general questions contact any team member at

**R7\_Brownfields@epa.gov**



# Technical Assistance

Something for every part of the journey







# Targeted Brownfields Assessment Program

**June 2023**

**Lisa Dunning**

# Overview

- What is a TBA?
- Who Can Apply?
- Report Deliverables
- Iowa Examples
- Process
- How Do I Apply?
- Contacts

# What is a Targeted Brownfields Assessment?

- Not KSU TAB (Technical Assistance to Brownfields)
- Assessment only
- Contract in place, not a grant
  - No cost to you
  - Applications accepted rolling basis
  - Timeline: few months minimum

# Who Can Apply?

- Public entities
  - Municipalities
  - Regional Planning Commissions
- Non-profit organizations

# Types of Report Deliverables

Phase I

Phase II

Hazardous  
Materials  
Survey

Analysis of  
Brownfields  
Cleanup  
Alternatives

Structural  
Assessments

Area Wide  
Assessment

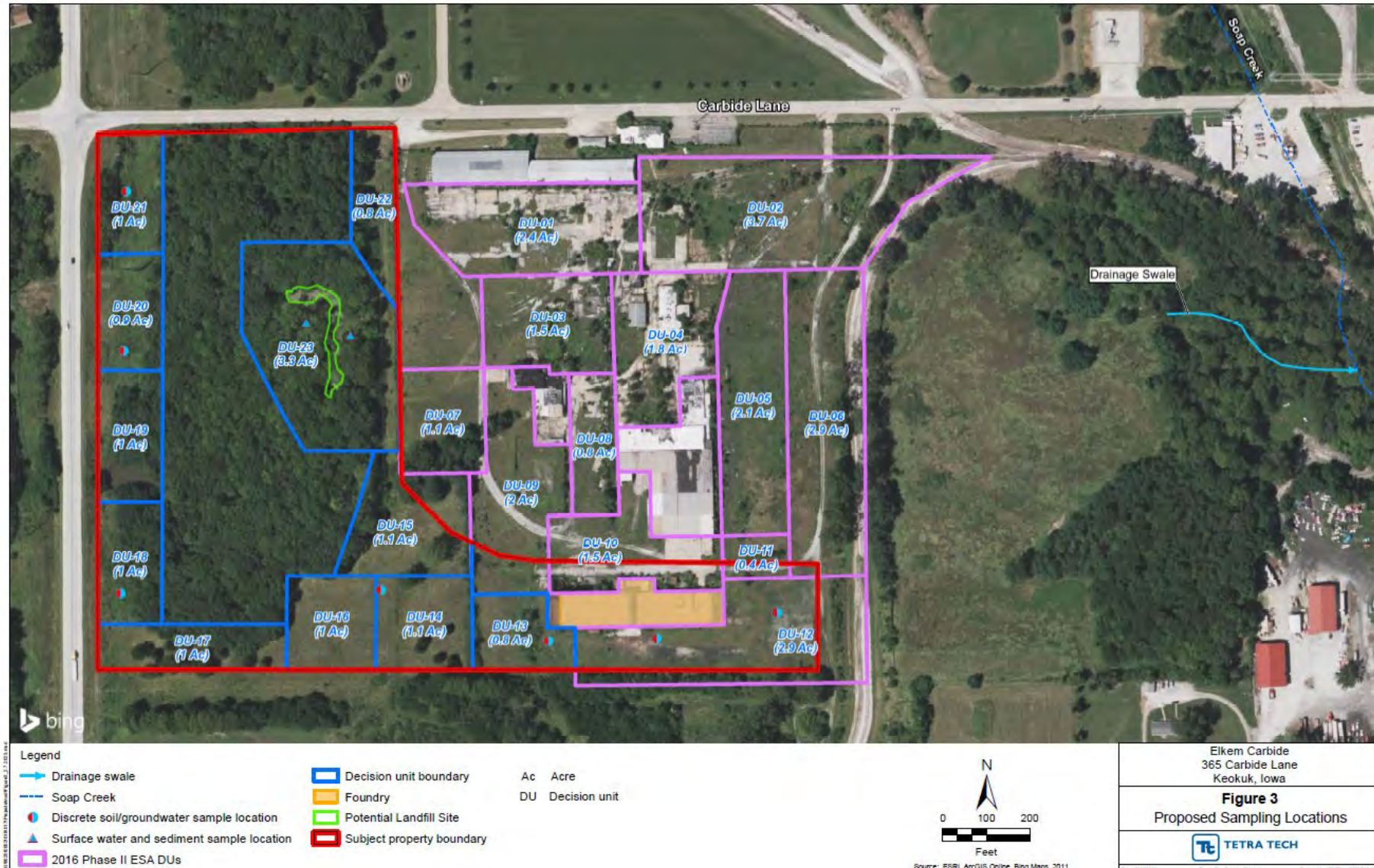
# Rath Buildings Waterloo, IA



# Rath Buildings- Waterloo, IA Cont.



# Elkem Carbide- Keokuk, IA





# Process

- Connect w/ IDNR first
- Apply
  - Application
  - Signed access agreement
- Eligibility review
- Assessment begins

# How Do I Apply?

[www.EPA.gov](http://www.EPA.gov)

Search Region 7 Targeted Brownfields Assessment

1. Submit application
2. Sign & email access agreement

## Brownfields

[CONTACT US](#)

- [Brownfields Home](#)
- [Overview](#)
- [Program Accomplishments](#)
- [Environmental and Economic Benefits](#)
- [Types of Grant Funding](#)
- [Solicitations for Brownfield Grants](#)
- [Brownfields and Land Revitalization Activities Near You](#)

# EPA Region 7 Targeted Brownfields Assessment (TBA) Application

## Region 7 TBA Application

EPA provides contractor assistance to research historic property uses, conduct environmental sampling, identify cleanup options, and estimate associated cleanup costs at brownfield properties. Eligible applicants can access up to \$100,000 worth of technical assistance for eligible

**Contact Information**

For assistance or other TBA questions, please contact: [Lisa Dunning](#)

# Discussion, Comments & Questions

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**913-551-7964**

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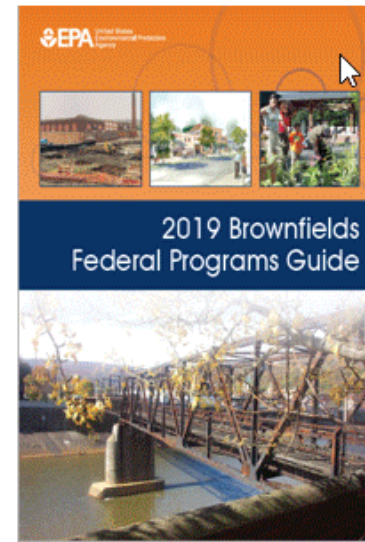
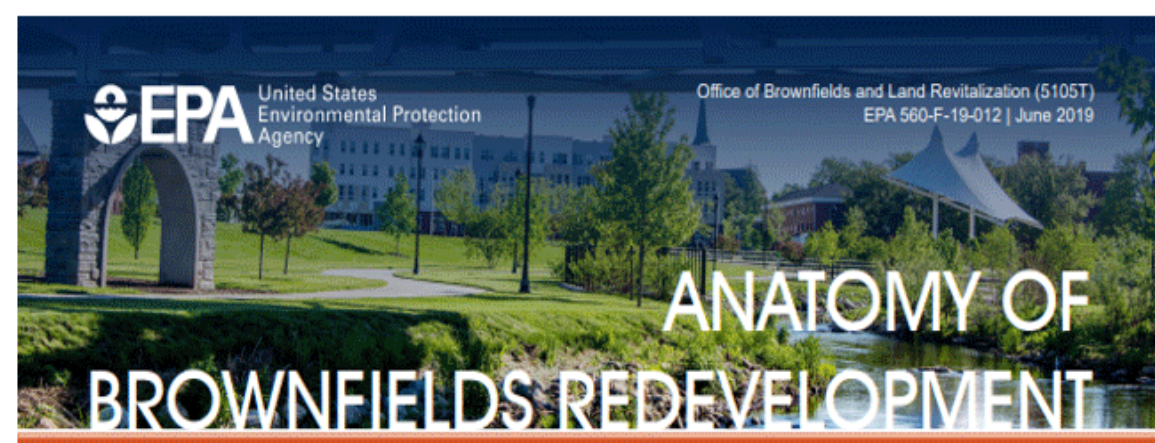
Link to application:

**<https://www.epa.gov/brownfields/forms/epa-region-7-targeted-brownfields-assessment-tba-application>**

# Land Revitalization

Tools and technical assistance that help communities sustainably reuse properties

- Develops [guides, tools, trainings and best practices](#)
- Provides technical assistance that helps communities cleanup and reuse contaminated land.



# LAND REVITALIZATION TECHNICAL ASSISTANCE

**Direct technical assistance from EPA for existing brownfield projects**

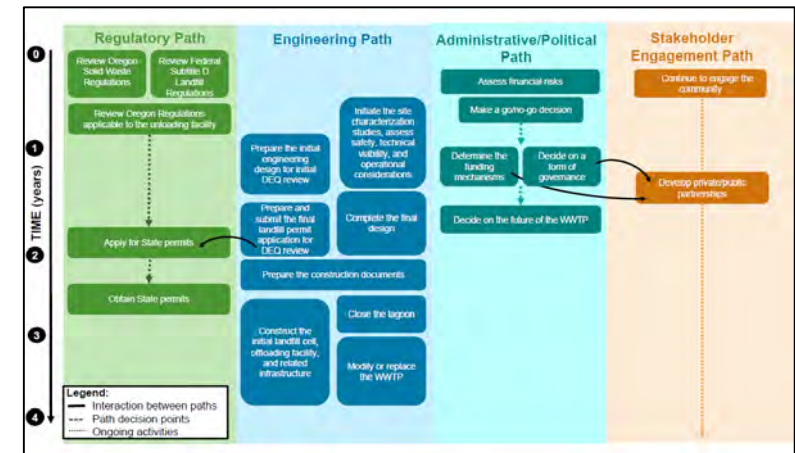
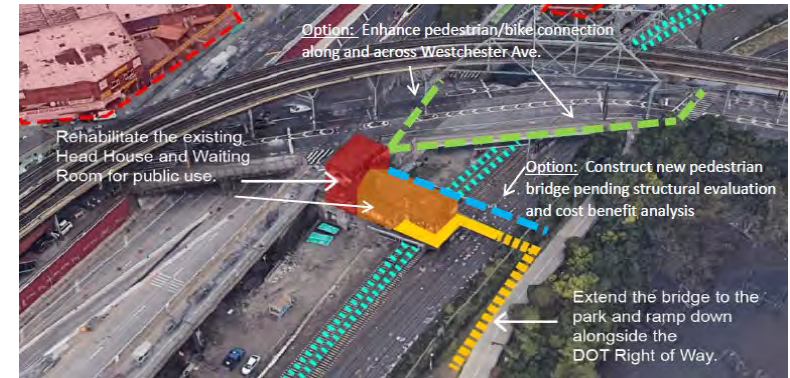
- ❖ Assistance includes community visioning and engagement, site design, market studies, project financial planning, and climate resiliency and renewable energy
- ❖ Project proposals accepted year-round with assistance from EPA project managers.
- ❖ Significant increased funding for land revitalization technical assistance



# Engagement, Visioning, and Planning

Assist community with facilitation of engagement and visioning efforts (e.g., site visits, workshops, charettes) and strategic planning

- Review of past use, existing conditions, and the potential future opportunities
- Evaluate barriers to reuse or redevelopment
- Strategic planning
  - Step-by-step guides or “how-to” approaches to transform a brownfields site
  - Identify and sequence specific actions or strategies needed for site characterization, cleanup, planning, redevelopment, operation, and/or funding and financing.



# Market Analyses and Economic Research

Identify the types of reuses that the market will support. Forecast the economic viability of future redevelopment opportunities at a site to help the community make site cleanup and reuse decisions.

- Real estate market conditions (residential, commercial, industrial)
- Projects not yet completed but in redevelopment pipeline (if known)
- Demographics and labor market analysis (local & regional level)
- Retail leakage and gap analysis
- Workforce development opportunities



Table 4: Top Industries by Retail Gap within a 30 Minute Radius, 4 Digit NAICS Code, 2017

| 2017 Industry Group                     | NAICS    | Retail Gap   |
|---|----------|--------------|
| Other General Merchandise Stores        | 4529     | \$21,421,563 |
| Health & Personal Care Stores           | 446,4461 | \$20,270,331 |
| Home Furnishings Stores                 | 4422     | \$2,123,672  |
| Clothing Stores                         | 4481     | \$1,963,343  |
| Drinking Places - Alcoholic Beverages   | 7224     | \$1,760,578  |
| Florists                                | 4531     | \$1,149,733  |
| Special Food Services                   | 7223     | \$997,760    |
| Jewelry, Luggage & Leather Goods Stores | 4483     | \$810,888    |
| Vending Machine Operators               | 4542     | \$402,533    |

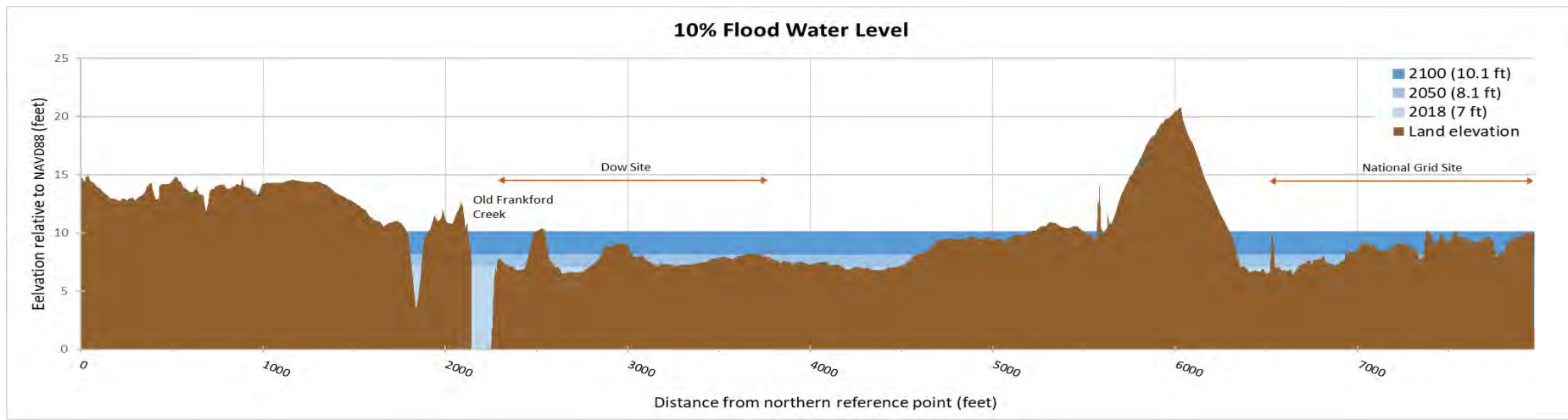




# Climate Change Impacts and Adaptation – *Site-Specific Analyses*

- Site-specific forward-looking climate data for use in design. For example:
  - Future volumes associated with the 1-in-25, 1-in-50, 1-in-100 year rainfall event
  - Future temperatures associated with the hottest days of the year
  - Changes in wildfire hazard potential
  - Future sea level rise and storm surge extents and depths
  - Future changes in the 100-year and 500-year floodplain
- Assistance determining which climate change projections (e.g., low emissions, high emissions) to use in redevelopment design based on risk tolerance and how to take an adaptive management approach.
- Evaluation of current or proposed site redevelopment sensitivities to climate change and potential consequences.
- Potential adaptation solutions.
- Economic impacts of climate change.

Example analysis of depth of flooding at a brownfield site in Philadelphia



# Climate Change Impacts and Adaptation – *Regional Analyses*

- Regional screening of climate change risks to determine brownfields that may need further study.
- Regional **trainings** such as:
  - How to access and use climate change data
  - How climate change impacts brownfields
  - Climate change considerations for brownfield redevelopment

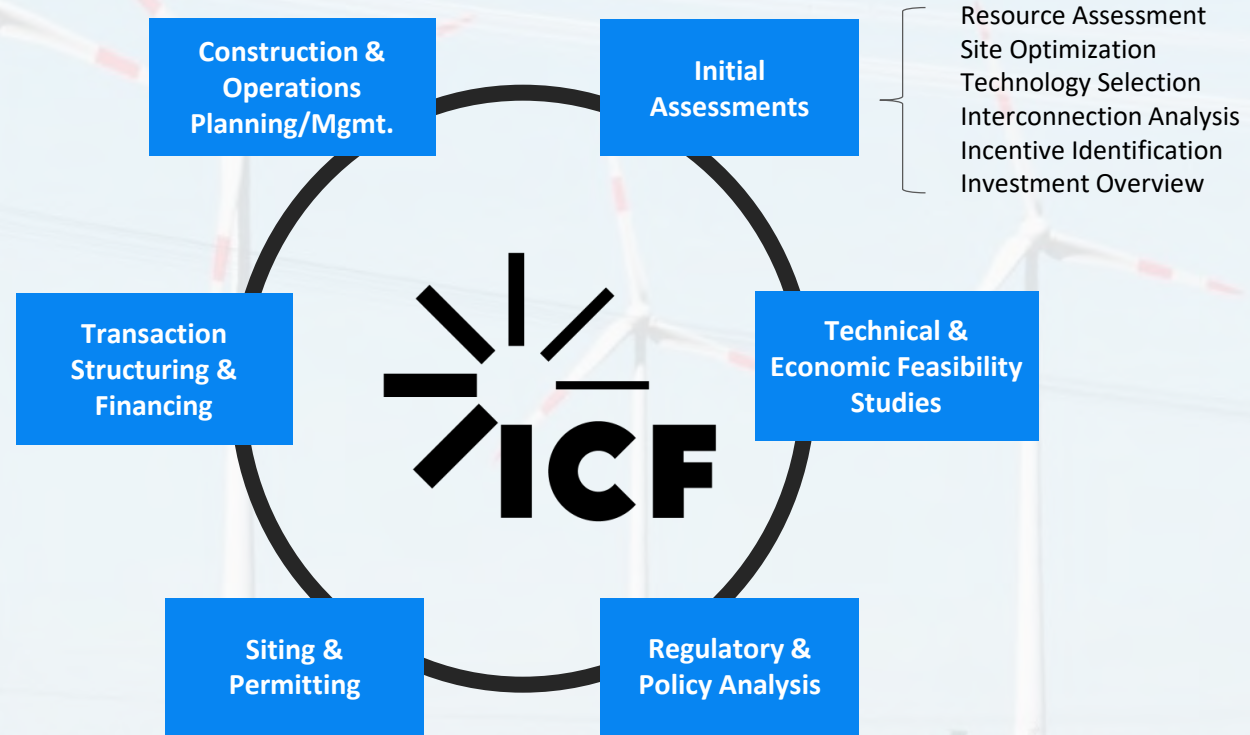


Example graphic from sea level rise training on the benefits of considering climate change early in the development process.

ICF's **Renewable Energy** team provides support across the entire project development lifecycle

We have supported **> 2,000 MW** of solar, wind, and biomass projects combined

# Renewable Energy Support



Stakeholder/Community Education & Coordination

# Funding/Financing



- Providing a wide range of technical assistance activities, including:
  - Developing tools and models to analyze/track redevelopment costs and financing availability, help evaluate the financial feasibility of site reuse, and identify potential funding gaps.
  - Analysis of potential federal, state, local, and private funding and financing sources to fill cost gaps.
  - Site prioritization, market analysis and assessment, and highest and best use analyses.
  - Planning for funding strategy workshops and stakeholder meetings.



August 8-11, 2023



# BROWNFIELDS 2023

SUSTAINABLE COMMUNITIES  
START HERE

[brownfields2023.org](http://brownfields2023.org)

DETROIT, MICHIGAN

# Thank You!

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