



BROWNFIELDS

Revitalization through TCEQ Brownfields

Ariana Nehrbass, TCEQ





OVERVIEW

- What are Brownfields?
- How to apply for the program
- Program timeline
- Brownfields success stories





WHAT ARE BROWNFIELDS?

ANY PROPERTY
where redevelopment is hindered due to
ENVIRONMENTAL CONCERNS
(real or perceived)





BROWNFIELDS

What might a
BROWNFIELD
look like in
YOUR COMMUNITY?





ABANDONED BUILDINGS





ABANDONED GAS STATIONS





VACANT FIELDS





BROWNFIELDS REVITALIZATION

What can you do with these
BROWNFIELDS?





HOUSING



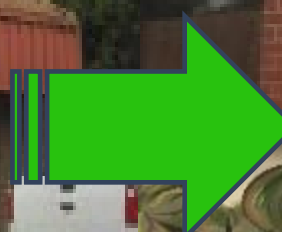


TRANSPORTATION





COMMUNITY RESOURCES





GETTING STARTED

I have the perfect site!

...

Now what?





BROWNFIELDS

Site Assessment Program

APPLY!



ABOUT TCEQ BROWNFIELDS

- This is a free service
 - Provided to local governments & nonprofits.
- Funded by an EPA Grant
 - Small Business Liability Relief and Brownfields Revitalization Act

When you enter a qualifying site, we provide:

- FREE Environmental Site Assessment reports (Phase I & II ESA)
- Environmental Sampling
- Limited contaminant removal
- Other technical assistance





BENEFITS





WHO CAN APPLY?

Governmental Entity
or Nonprofit

Economic Development
Corporations

Redevelopment Agencies

Federally Recognized
Tribes

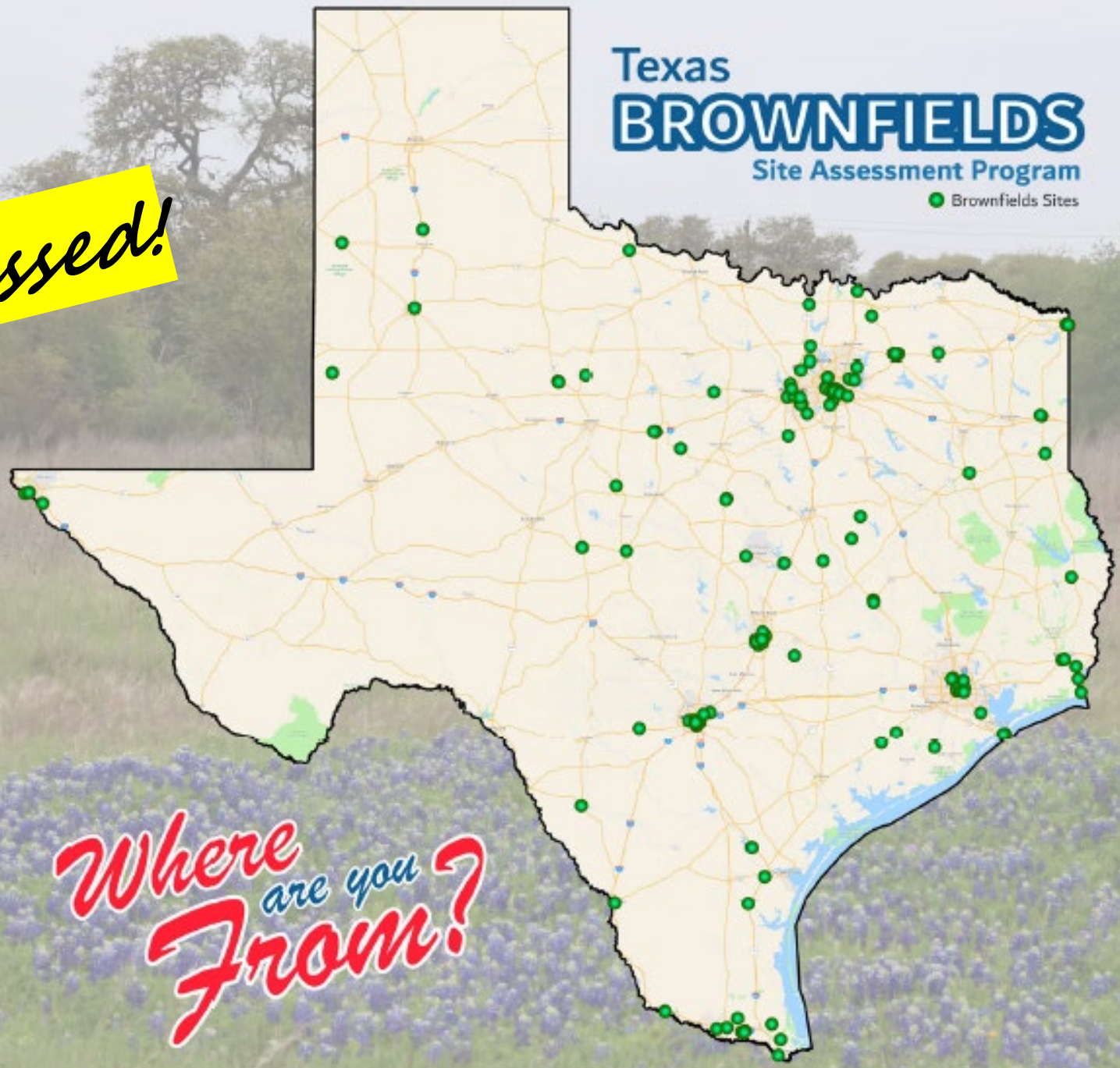
Cities/Towns/Local
Governments



*Over
200
sites assessed!*

Texas **BROWNFIELDS** Site Assessment Program

● Brownfields Sites



*Where
are you
From?*





PROPERTIES WE CAN'T ACCEPT:

- Federal property
 - Superfund sites
 - Listed or proposed for the National Priority List (NPL)
 - CERCLA
- Sites covered by another TCEQ Program
 - Leaking Underground Storage Tanks (LUST)
 - Resource Conservation and Recovery Act (RCRA) Correction Action





IMPORTANT -

**APPLY
BEFORE
YOU BUY!**





BROWNFIELDS PROCESS

BROWNFIELDS PROJECT TIMELINE





BROWNFIELDS PROCESS: PLANNING & APPLICATION

**Planning &
Application**

**Phase I
Environmental
Site Assessment**

**Phase II
Environmental
Site Assessment**

**Cleanup
Planning**

**Cleanup &
Redevelopment**





APPLY ON OUR WEBSITE!

Brownfields Trade Fair Presenta x Brownfields Site Assessments P x +

tceq.texas.gov/remediation/bsa

ABOUT US CONTACT US CALENDAR JOBS ORG CHART SIGN UP FOR UPDATES ESPAÑOL

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY Home Air Land Water Licenses Permits Reporting Search Site

Remediation Home Home / Remediation / Brownfields Site Assessment Questions or Comments: brownfields@tceq.texas.gov

Brownfields Site Assessments Program

Many former industrial properties lie dormant or underutilized due to the liability associated with real or perceived contamination. The Brownfields program supports communities by assessing and assisting with the redevelopment and revitalization of these properties, broadly referred to as Brownfields.

Benefits of Cleaning up a Site through the Brownfields Site Assessment Program
Learn how your site and community can benefit from the Brownfields Program, along with tools and technical and financial assistance.

Eligibility and Application Process
Eligibility requirements and forms needed for the Brownfields Program such as the app and guidance.

Success Stories
See what the Brownfields Site Assessment Program can do for you.

Featured Events and Education
Upcoming workshops, outreach events, and related educational opportunities.

Program Publications
Publications highlighting the Brownfields Program.

Eligibility and Application Process
Eligibility requirements and forms needed



APPLICATION INFO

You will need:

- Site name
- Site address
- Property owner
- **Access agreement**
- Historical use of property
- Redevelopment plan



APPLY





BROWNFIELDS PROCESS: PHASE I ESA





PHASE I ESA

- Property research
 - Interviews
 - Site inspection
 - Records search
- Looking for Recognized Environmental Conditions (RECs)
- Performed by TCEQ contractors





AFTER PHASE I ESA IS COMPLETE

**Phase I
Environmental
Assessment Report**

No RECs

Close out of program

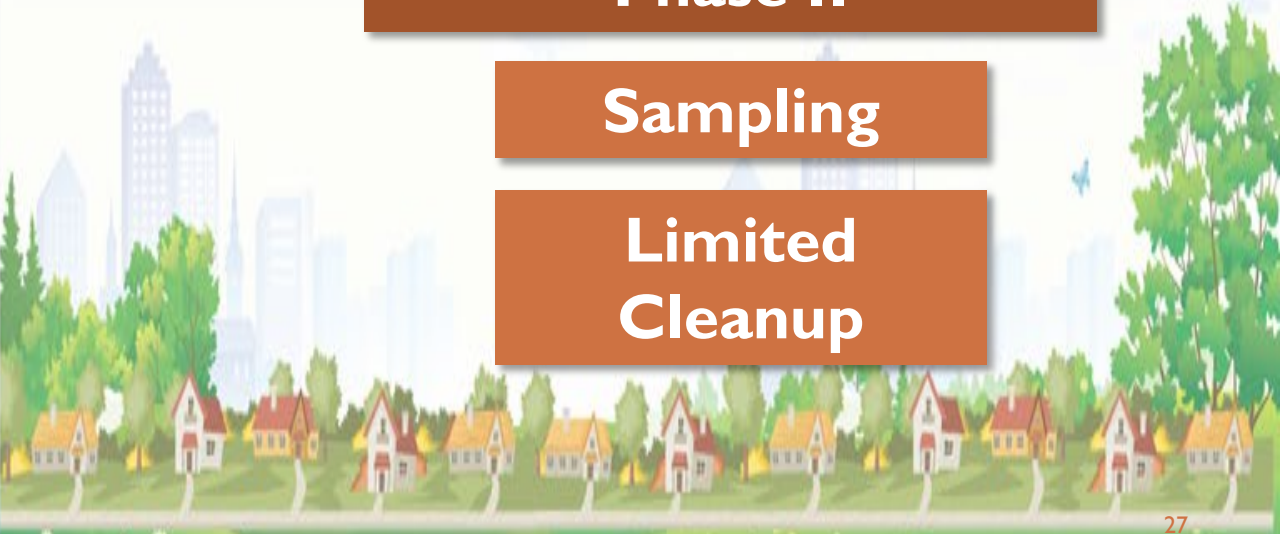
Report is good for 180 days

Found RECs
(Environmental Conditions)

Phase II

Sampling

**Limited
Cleanup**





BROWNFIELDS PROCESS: PHASE II ESA

Planning & Application

Phase I Environmental Site Assessment

Phase II Environmental Site Assessment

Cleanup Planning

Cleanup & Redevelopment





WHAT DO WE DO?



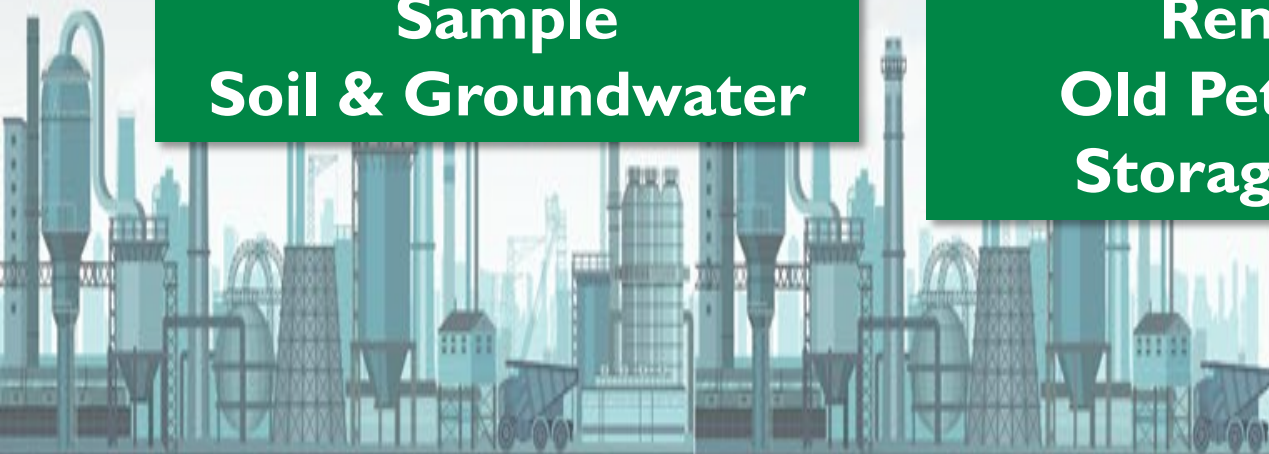
**Sample
Soil & Groundwater**



**Remove
Old Petroleum
Storage Tanks**



**Excavate
Contaminated Soil
(rare cases)**





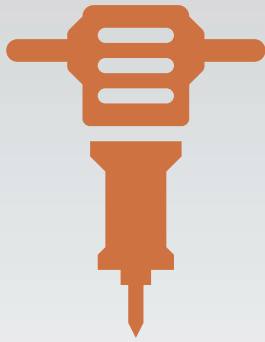
PHASE II ESA



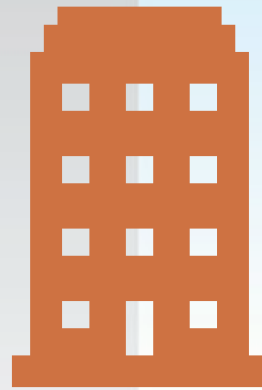
- If we find any Environmental Conditions in Phase I...
- Now's our chance to address it!
 - Sample Soil & Groundwater
 - Assess Contamination
 - Geophysical Survey
 - Water Well Survey
 - Cost estimate for cleanup
- Performed by TCEQ contractor.



WHAT WE DON'T DO



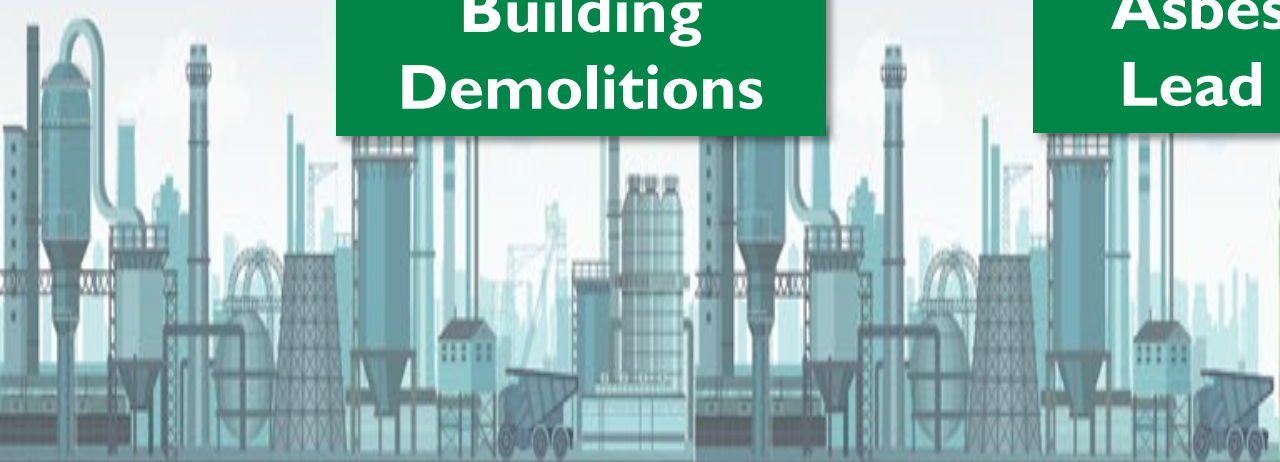
**Building
Demolitions**



**Asbestos &
Lead Paint**



**Oil
Properties**





BROWNFIELDS PROCESS: CLEANUP & REDEVELOPMENT

Planning & Application

Phase I Environmental Site Assessment

Phase II Environmental Site Assessment

Cleanup Planning

Cleanup & Redevelopment





CLEANUP PLANNING

- TCEQ works with partners to facilitate cleanup and revitalization:
 - EPA
 - Railroad Commission of Texas (RRC)
 - Federal & state entities
 - Local redevelopment agencies
- Community Involvement
- Grant support letters



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS



CLEANUP PLANNING CONT.

Voluntary Cleanup Program (VCP)

- You do the cleanup
- Certificate of Completion releases your liability
- Fee & oversight costs waived
- More info:
- <https://www.tceq.texas.gov/remediation/vcp/vcp.html>



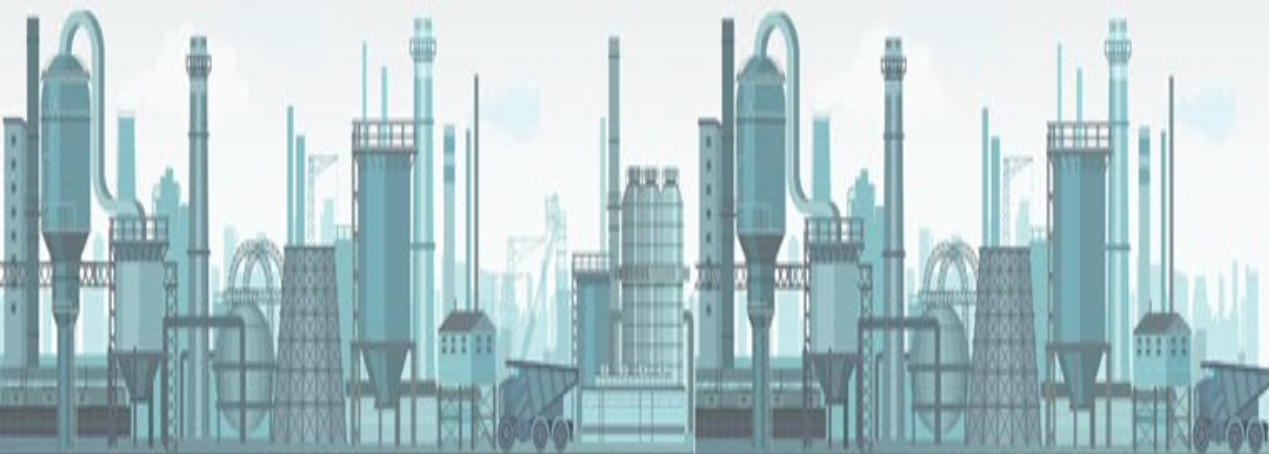
Source: Wiki Commons





BROWNFIELD REVITALIZATION

Success Stories



Seaholm Power Plant, Austin

2002



2020's



Seaholm Power Plant, Austin



Applicant: City of Austin



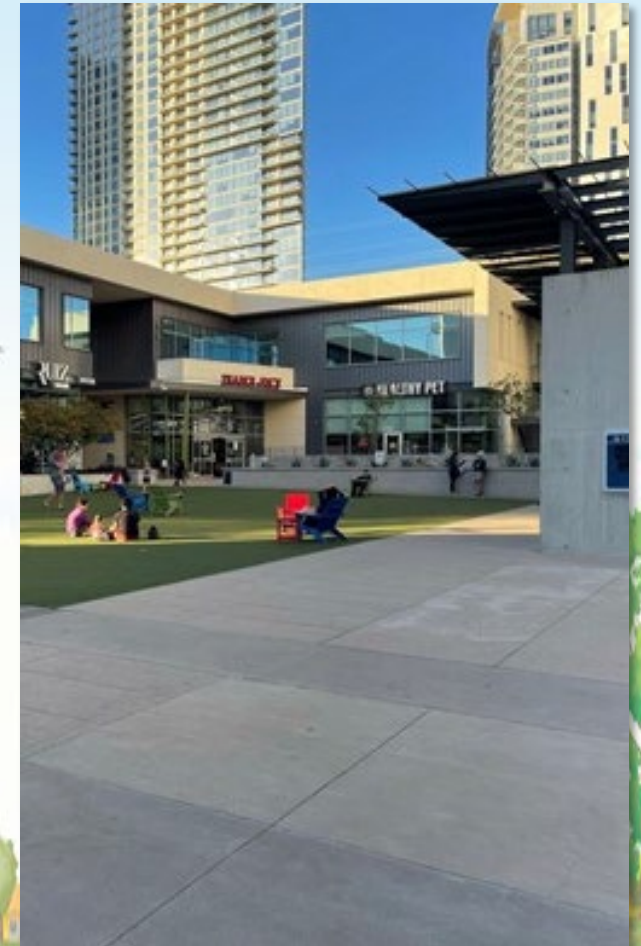
Phase I: Former railyard operations, buried debris



Phase II: TCEQ sampled soil & groundwater



Cleanup: Excavated 20,000 yd³ contaminated soil



Foremost Dairy, El Campo

2016



2024



Foremost Dairy, El Campo (cont.)



Applicant: City of El Campo



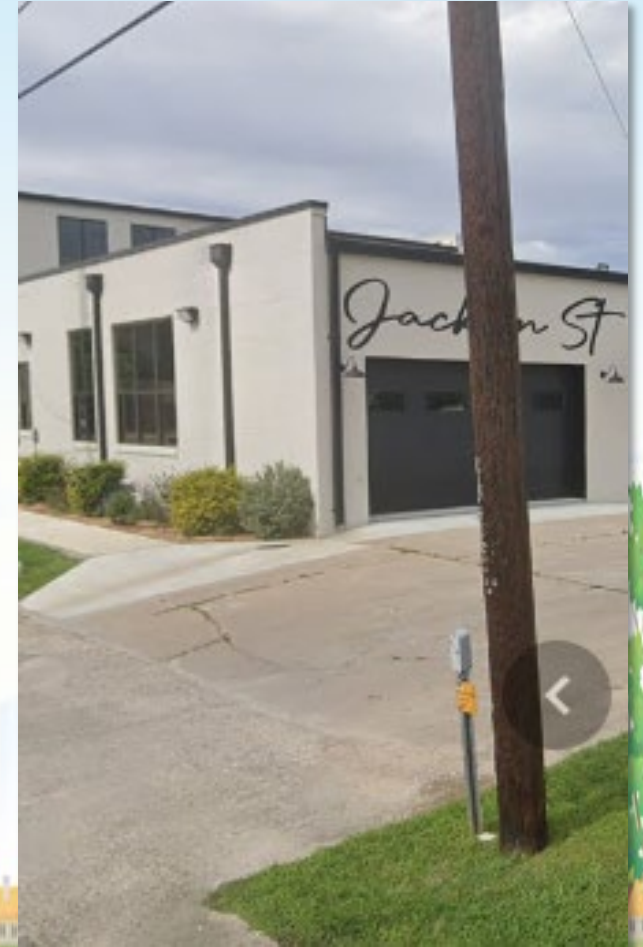
Phase I: Old dairy plant,
possible chemical processing



Phase II: TCEQ sampled soil
& groundwater



Cleanup: City used their own
funds to cleanup the building.



Lost Pines Art Center, Bastrop

2013



2019



Lost Pines Art Center, Bastrop (cont.)



Applicant: Lost Pines Art League of Bastrop



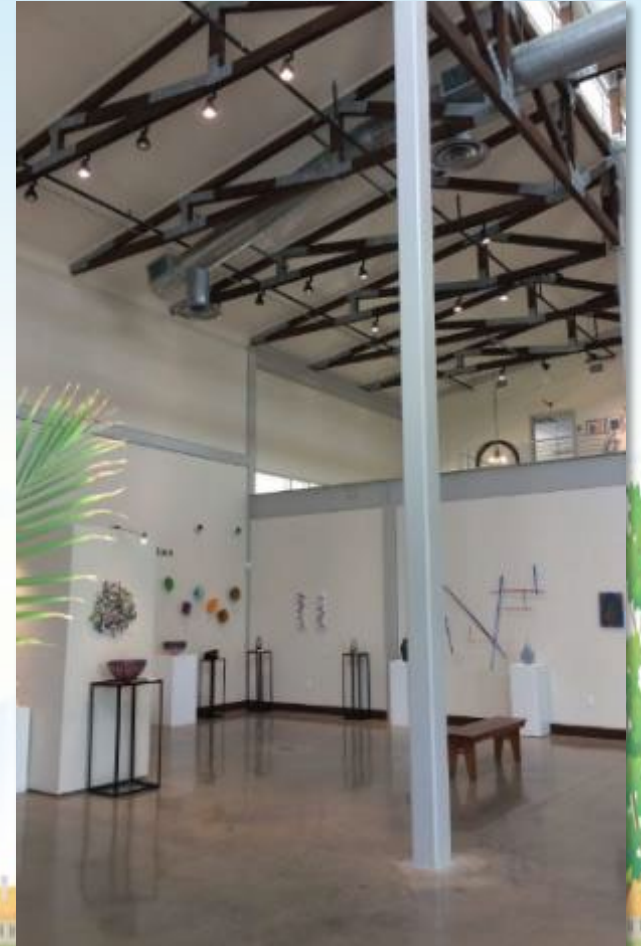
Phase I: Former cottonseed mill & auto repair yard.



Phase II: TCEQ sampled soil & groundwater



Cleanup: Silos were left in place to act as caps over contamination.



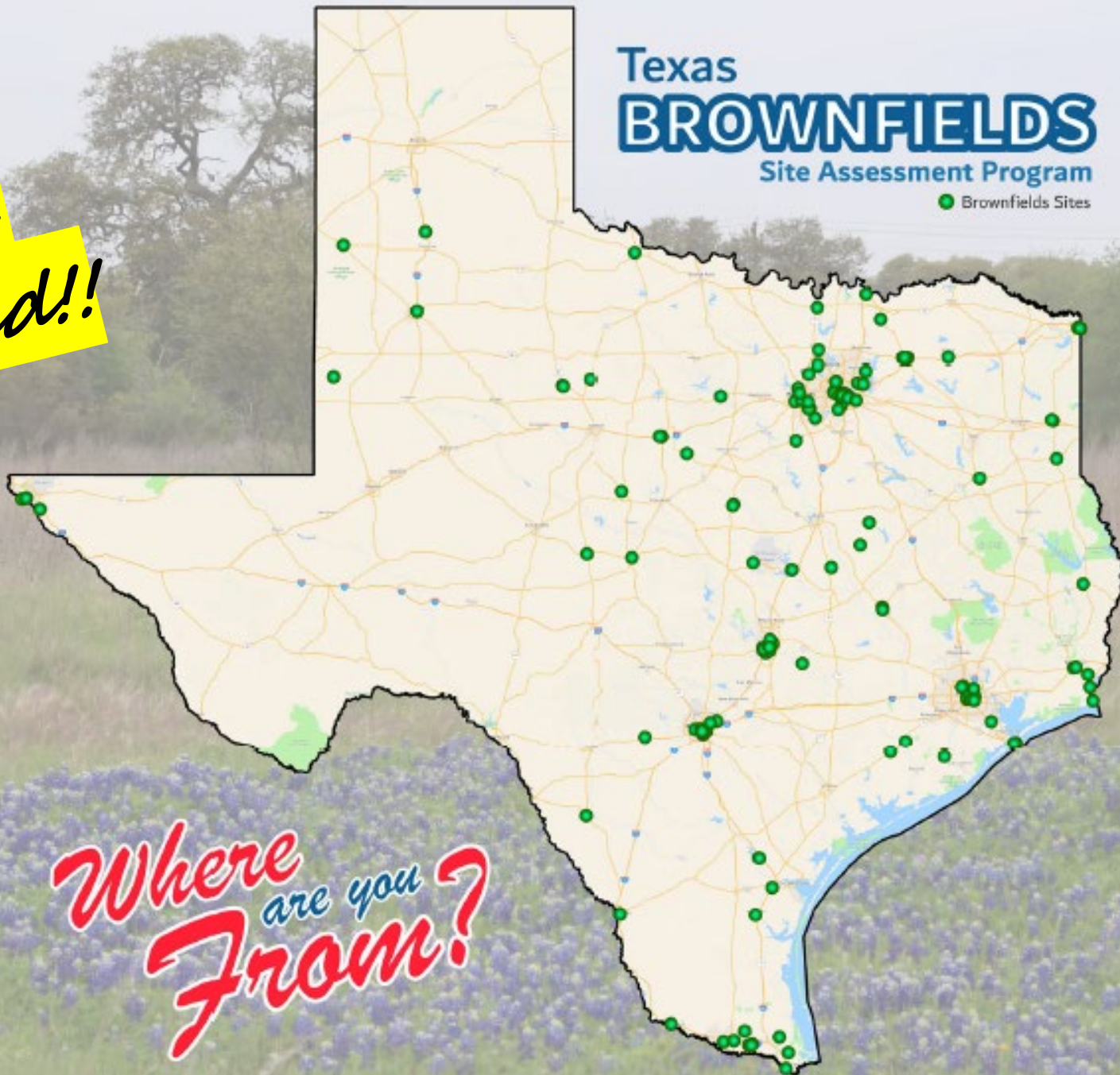


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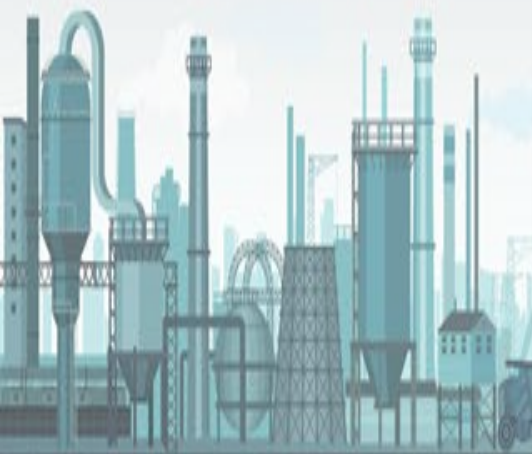
Texas **BROWNFIELDS**

Site Assessment Program

● Brownfields Sites



*Where
are you
From?*





CONTACT US!

Ariana Nehrbass

Brownfields Outreach Coordinator

Ariana.Nehrbass@TCEQ.texas.gov
512-239-5061

TCEQ Brownfields Program

www.TCEQ.texas.gov/remediation/bsa

Brownfields@TCEQ.texas.gov
1-833-436-3271





Useful Links:

- <https://www.tceq.texas.gov/downloads/remediation/brownfields/success/gi-468.pdf>
- <https://tceq.maps.arcgis.com/apps/MapTour/index.html?appid=7477e68d82d34f32a68dba34f394c8e6>
- <https://www.tceq.texas.gov/remediation/bsa>
- https://www.epa.gov/sites/default/files/2020-05/documents/festival_beach_food_forest.pdf