



An Introduction to the Brownfields Program:

*State and Federal Resources Available for the Clean-up and
Re-use of Contaminated Properties*

Presented by the Nevada Division of Environmental Protection,
Brownfields Program Staff





Definitions

“The term ‘brownfield site’ means 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.”



Ely Railroad Museum



Gooseberry Mine

“Brownfields” as a term, since its use in the early 90’s has developed many related meanings reflecting its use in legal, administrative, general vernacular, and programmatic senses.



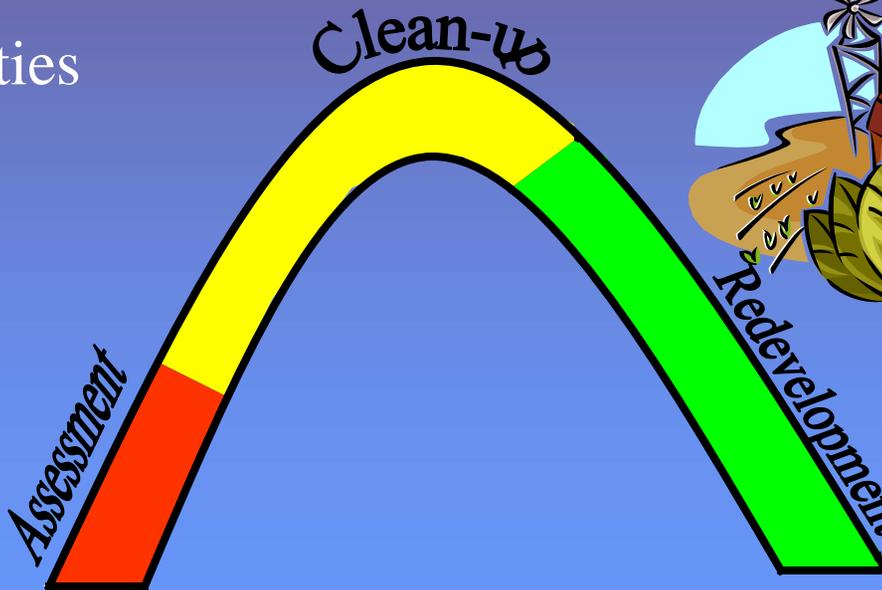
The Brownfields Site

- Includes sites contaminated with a variety of hazardous substances or petroleum. These can now include mine scarred lands, meth labs, and low-risk petroleum only sites. Decisions may also be made to include asbestos and lead based paint sites.
- There is no viable responsible party to perform the cleanup.
- The site should have clear ownership.
- There needs to be a specified end-use for the property with potential for redevelopment and ideally other sources of funding.
- The site should benefit the community, and the process should include community involvement.



The Brownfields Concept

Blighted Properties



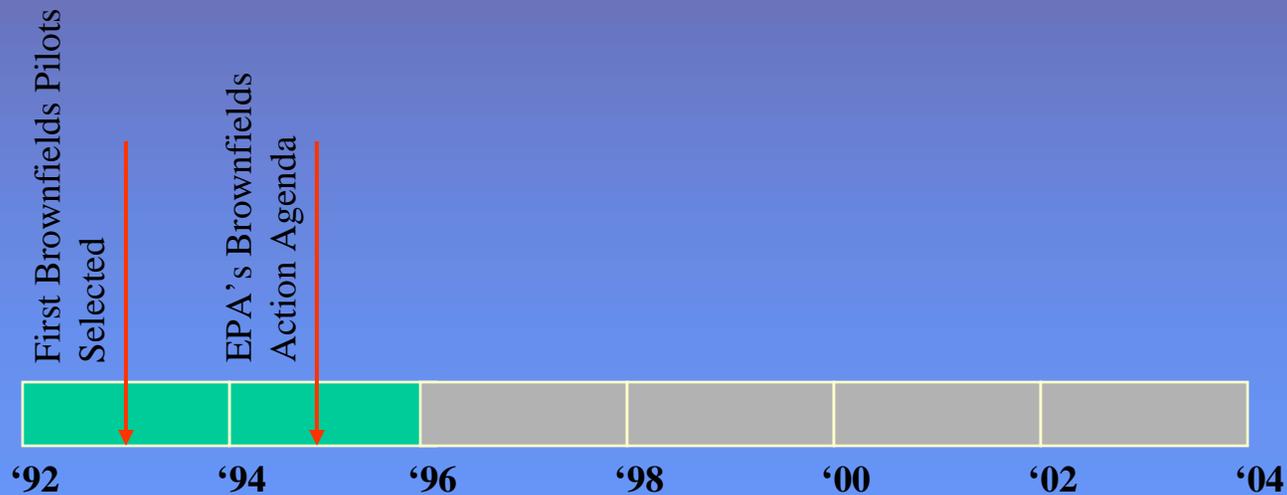
Vibrant Communities





A Brief History

The Brownfields Program was initially begun in the early '90s by the federal Environmental Protection Agency. It was a pilot program within Superfund which attempted to deal with sites which weren't being handled effectively by the liability structure created by Superfund.

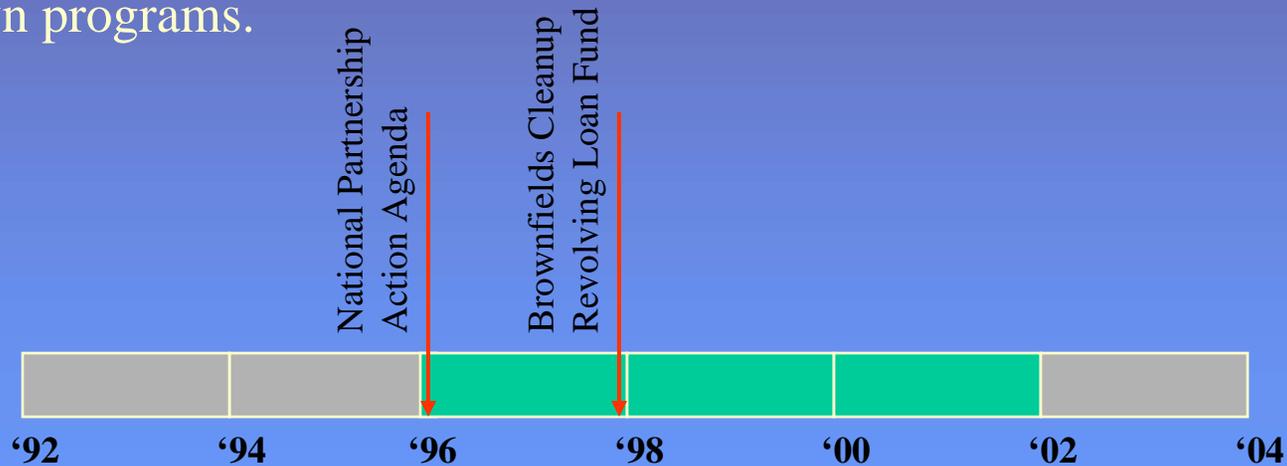


Brownfields Program Timeline



A Brief History (con't)

The program grew tremendously in the 90's as new funding was shifted to the program and many new sites were accepted. Federal agencies beyond the EPA started developing incentives for Brownfields development. The federal government also allocated money to States and Tribes to administer their own programs.

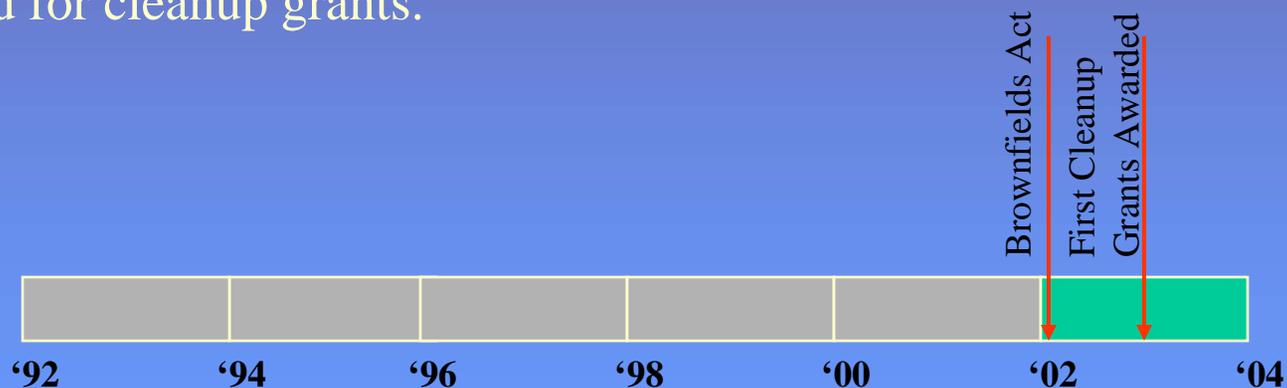


Brownfields Program Timeline



A Brief History (con't)

The Brownfields, Small Business Liability Relief Act was passed by Congress and signed by the President on January 11, 2002. This Act formally established Brownfields as law and provided dedicated funding for EPA's grant program and State & Tribal programs. The new law clarified and expanded the universe of sites eligible for Brownfields funding and provided for cleanup grants.

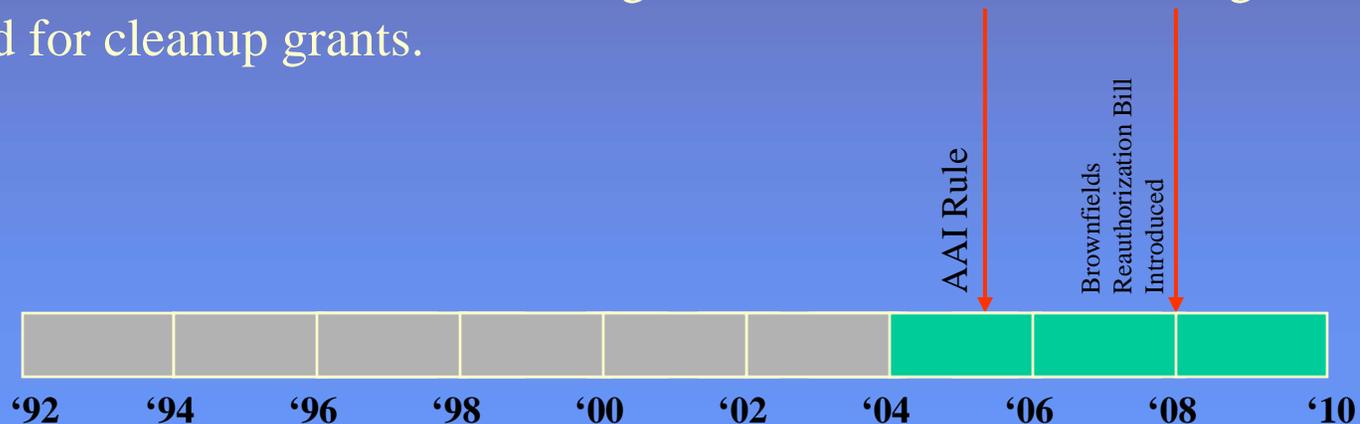


Brownfields Program Timeline



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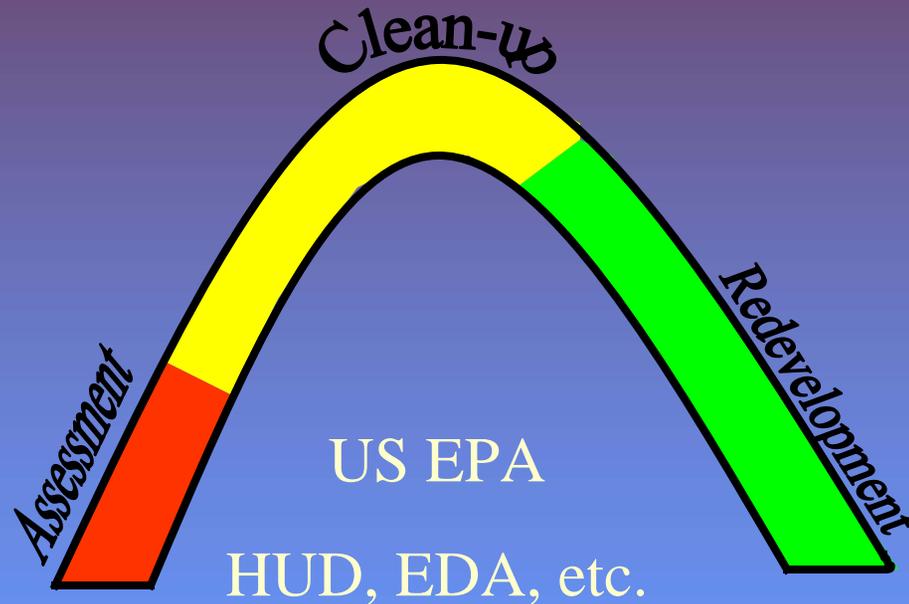
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Brownfields Program Timeline



Resources Available



US EPA

HUD, EDA, etc.

NDEP

Local
Governments



Funding Assessments

US EPA

Targeted Brownfields Assessment—upon request, the EPA can use their contractor to conduct an assessment at a site, free of charge, for an eligible entity.

Brownfields Assessment Grant—an eligible entity may apply for a grant to assess contaminated properties within their jurisdiction (applications can be submitted and approved dealing with more than a single site).

NDEP

Targeted Brownfields Assessment—upon request, the NDEP can use their contractor to conduct an assessment at a site, free of charge, for an eligible entity.



Funding Cleanups

US EPA

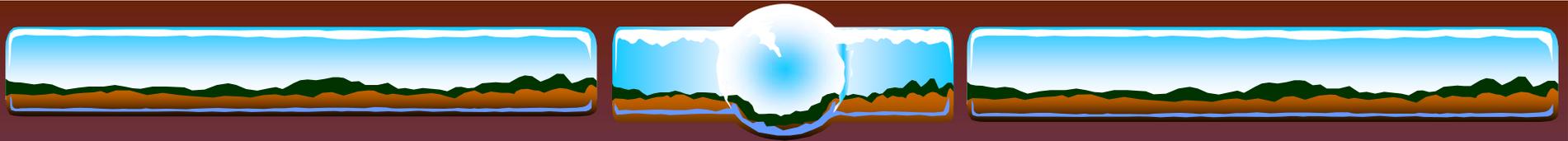
Brownfields Cleanup Grant—an eligible entity may apply for a grant to cleanup contaminated properties within their jurisdiction (applications can be submitted and approved dealing with more than a single site).

Brownfields Cleanup Revolving Loan Fund—an eligible entity may apply for a grant to administer a Revolving Loan Fund to assist in the cleanup of contaminated properties.

NDEP

Brownfields Cleanup Grant—the NDEP can use their Brownfield contractor to conduct a full or partial cleanup at a site.

Brownfields Cleanup Revolving Loan Fund—anyone not considered a responsible party may apply for a loan to assist in cleanup at a site.



NDEP's Program

- ❖ State Grant Program (128a)
 - ❖ Grants only to non-profits, public entities.
 - ❖ Must use State contractor
 - ❖ Services can be for assessments or cleanups
 - ❖ No financial disclosures
 - ❖ Maximum of \$200K and dependent on State budget
- ❖ Revolving Loan Program
 - ❖ Loans and subgrants to public and private entities
 - ❖ Applicant may use any qualified contractor
 - ❖ Money is for cleanups only
 - ❖ Financial disclosures part of process
 - ❖ \$2,000,000 fund



Redevelopment Assistance

The National Partnership Action Agenda resulted in a commitment by 22 federal agencies to support Brownfields redevelopment. Several of the larger agencies have set aside significant pots of money specifically for use at designated Brownfields sites. Also, the Brownfields designation can gain priority for many federal grants.

These monies are often very specific to the type of redevelopment you are planning and should be pursued on a case-by-case basis.





Applying for Funds

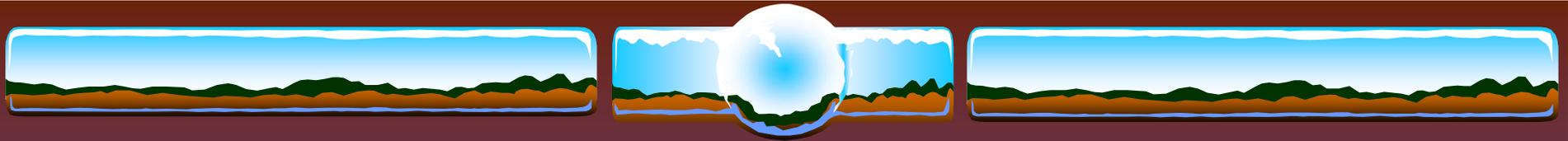
Differences in State and Federal Funding

State Funds

- Sites are accepted based on funding availability, usually first-come first-served basis
- Entities may apply for funding any time of year
- Funding is made available for single sites, though entities may submit several applications.
- Project budgets are usually small and appropriate for small to medium size projects.
- Very little paperwork.
- State contractors complete the environmental work, so the entity does not need to have extensive environmental or regulatory knowledge.

EPA Funds

- Entities apply for nationally competitive grants. Awards are made based on merit of application.
- Competitive grant funds awarded yearly.
- Entities may apply for funding for single site, multiple sites, or a community approach.
- Grants awarded are much larger and can help communities deal with very large properties.
- Extensive paperwork and documentation.
- Grants given to eligible entities may be used to pay programmatic costs of the recipient which can augment the existing environmental programs which they operate.



The State Process

- ❖ Submit Application found on website
- ❖ NDEP reviews application.
- ❖ NDEP approves and send approval letter
- ❖ Set up meeting with NDEP, applicant, contractor and others if necessary.
- ❖ Work begins using State's contractor
- ❖ Work is completed with final report
- ❖ NDEP pays the contractor. Applicant has final documents.

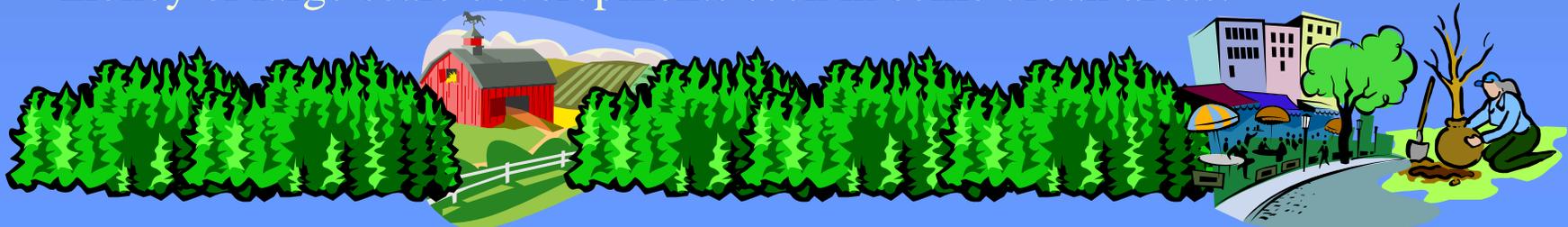


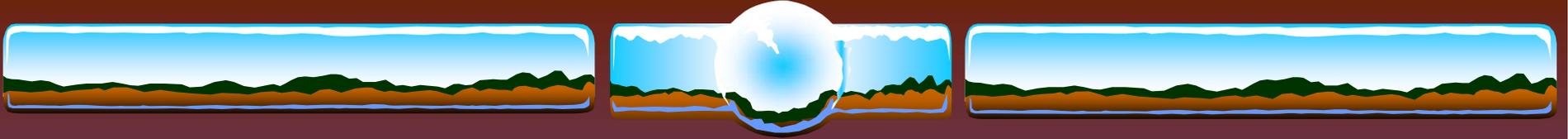
Rural Brownfields

The Brownfields concept really began in the urban centers of the Eastern US, and since the program has a large economic development aspect, many rural communities feel that they may not fit in the Brownfields program. This is not true.

Measures of success that the Brownfields program often use include the number of jobs created and tax dollars produced, but the program is more about helping communities. Ensuring a good quality of life for a community's citizens involves the creation of green spaces, parks, public buildings, as well as providing employment opportunities.

Rural projects are not ignored just because they don't involve the type of money or large scale developments seen in some urban areas.





Former Gabbs Recreation Center





Community Involvement

A key feature of the Brownfields Program is the importance of community involvement and the empowerment of local and community organizations. The intention of the Brownfields Program is not to force the cleanup of contaminated properties, but to allow for smart-growth and maintaining open, undeveloped, or agricultural lands.

The Brownfields Program provides funding and environmental/regulatory experience to local governments to help make their communities' visions come true. A Brownfields project cannot succeed without a local commitment to the process.

Demonstrating effective community involvement is key to submitting a competitive grant for a national Brownfields award.





Example Projects in Nevada

State Funded

Reno Downtown Events Center (assessment)

Washoe County RTC CitiCenter (assessment and planned cleanup)

City of Henderson Cornerstone Park Project (assessment)

Battle Mountain entryway park (assessment)

Tonopah Airport (assessment)

White Pine County Landfill (cleanup)

Belaustegui Park, Battle Mt. (cleanup)

Federally Funded

Ely Shoshone Tribe landfill (assessment)

Town of Hawthorne landfill (assessment and cleanup)

Nye County community-wide assessment grant

City of Las Vegas assessment and cleanup revolving loan fund grant

Gooseberry Mine Cleanup



Questions & Conclusions

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Websites:

www.epa.gov/brownfields

ndep.nv.gov/bca/brownfld.htm

