REVITALIZING COMMUNITIES & PROTECTING HUMAN HEALTH AND THE ENVIRONMENT: BROWNFIELDS FUNDING OPPORTUNITIES
Brownfields are 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.
Brownfields are also… Redevelopment opportunities that result in viable economic and community development projects and provide environmental protection while reducing urban sprawl and greenspace development.
‘As brownfields advocates and consultants we have focused on protecting public health and the environment as we beat blight, cleanup properties and strengthen local economies. Increasingly, we turn our attention to creating healthier and livable communities. It is essential that we begin to look at the ways the community engagement, assessment, and brownfields cleanup process can improve sustainability, health, environmental justice, preparedness and resilience.’

-brownfields conference 2015 materials
MARYSUDIK WELL FROM NEAR-BY DERRICK
IT IO BIG WILD OIL WELL, OKLA CITY OIL FI
# BARRIERS TO REDEVELOPMENT

<table>
<thead>
<tr>
<th>Description</th>
<th>Implication</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Value Exceeds Cleanup Costs</td>
<td>Private Market Completes Cleanup &amp; Redevelopment</td>
</tr>
<tr>
<td>Value Close to Covering Development &amp; Cleanup Costs</td>
<td>Targeted Public Investment Can Make Project Feasible</td>
</tr>
<tr>
<td>Environmental Liability Far Exceeds Property Value</td>
<td>Requires Significant Public Investment or Market Change</td>
</tr>
</tbody>
</table>
AN INTEGRATED APPROACH

- Redevelopment assessment
- Future use vision
- Design and **funding**
- Community involvement
- Environmental assessment
- Administrative pathways
- **Funding** and cleanup
- Risk management
MANAGING RISK

STRUCTURE OF THE DEAL
- Due Diligence – Phase I/II etc.
  - Price Reduction
- Release & Indemnification
- Shared Risk / Cost Allocation
- Environmental Insurance

ADMINISTRATIVE PATHWAY
- Voluntary Cleanup
- Local government tools

CLEANUP
- Dig & Haul
- Pump & Treat
- In Situ Treatment
- Capping
- Monitored Natural Attenuation

FUNDING
- State & Federal Grants
- Cost recovery
- Tax increment tools
- Historic Insurance Recovery
- Low Interest Loans
- Contribution Claims
FEDERAL FUNDING OPPORTUNITIES FOR BROWNFIELDS

- **US Economic Development Administration**: Planning and Local Technical Assistance programs assist eligible recipients in creating economic development plans and studies. Applications are accepted on a continuing basis.

- **US Housing and Urban Development**: Community Development Block Grants for economic/community development, planning, support services, housing.

- **US Department of Agriculture**: Rural development grants, applications accepted on a continuing basis.

- **US Department of Transportation**: Transportation Investment Generating Economic Recovery (TIGER) competitive grants. $500 million in available funds announced in September 2017.

- **New Market Tax Credits and Low Income Housing Tax Credits**: Federally issued tax credits that are sold to investors with a guaranteed return on investment. Work best with very high project size. In addition, the need for funding through these programs far exceed the available capital.
STATE FUNDING OPPORTUNITIES FOR BROWNFIELDS

- State Brownfields Tax Credits and Incentives
- Petroleum Storage Tank Funds, Indemnity Funds, Cost Recovery
- Drycleaner Programs and Funds
- State Brownfields Programs and Voluntary Cleanup Programs
USEPA BROWNFIELDS PROGRAM

- USEPA brownfields program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to inventory, assess, safely clean up, and sustainably reuse brownfields.

- The program provides financial and technical assistance for brownfields revitalization, including grants for:
  - Environmental Site Assessments (community-wide and site specific)
  - Site Cleanups
  - Job Training
  - Area-Wide Planning
  - Revolving Loan Fund Program for cleanup
USEPA BROWNFIELDS PROGRAM: ELIGIBLE APPLICANTS

- General Purpose Unit of Local Government (GPUG)
- Land clearance authority or other quasi-governmental entity under the control of a GPUG
- Government entity created by state legislature
- Regional council or group of GPUG state-sanctioned or chartered redevelopment agency
- State
- Indian tribe other than Alaskan
- Alaska native regional corporation, Alaska native village corporation, and Metlakatla Indian community
- Non-profits for cleanup grants and RLF subgrants
USEPA BROWNFIELDS PROGRAM: ASSESSMENT & CLEANUP GRANTS

ASSESSMENT
- Inventory, assess, characterize, and conduct cleanup planning and community involvement
- Applicant can apply in ONE community-wide assessment proposal for up to $200,000 hazardous substance and/or $200,000 petroleum, for a maximum of $300,000

CLEAN UP
- Up to $200,000 per property for hazardous substances or petroleum contamination. May apply for up to 3 properties.
- Cost share requirement of 20% must have FEE SIMPLE TITLE of the property.
EPA BROWNFIELDS PROGRAM: ASSESSMENT & CLEANUP GRANTS

REVOLVING LOAN FUND

- Make low interest loans and sub-grants to carry out cleanup activities at brownfields properties.

- Up to $1,000,000 per eligible entity. Coalitions may apply. (Minimum) 60% loans, (maximum) 40%-cleanup sub-grants. Cost share requirement of 20%.

AREA-WIDE PLANNING

- Helps to identify community priorities related to brownfields near- and long-term revitalization.

- Evaluate existing environmental conditions, local market potential. Develop strategies for brownfields site cleanup and reuse. Leverage opportunities to help implement the plans, specific strategies for public and private sector investments. $200,000 typical award.
USEPA BROWNFIELDS PROGRAM
TIPS FOR GRANT SUCCESS

- USEPA Brownfields Grants are competitive.
- Grants are available once a year, typically in the fall. With grant funding typically awarded in the spring for a three-year grant term.
- Have a plan for redevelopment success.
- Have additional leveraged funds.
- Involve the community.
- Incorporate sustainable design and green remediation into the brownfields process.
- Integrate redevelopment plan into the cleanup plan.
- Tell a good story!
- 20+ acre site, old commercial corridor and undisclosed construction and demolition landfill

- City provided $180,000 in brownfields assessment funds for Phase I ESAs, Phase II ESAs, Asbestos Surveys and Cleanup Planning

**KING’S CROSSING**
KING’S CROSSING

- Modifications to site plan
- Asbestos abatement of structures, debris and soil
- Soil removal and disposal in vicinity of the historic drycleaner
- Vapor barrier and mitigation system
- Solid waste disposal
KING’S CROSSING

- Estimated $90 million redevelopment
- New grocery store, retail, offices and housing to serve as community hub
- New Market Tax Credits, non-profit funding, private funding, state & local government incentives
- Complicated by environmental, geotechnical, and financial challenges.
PAGE WOODSON SCHOOL

- Built in 1911, served the once segregated students of the east side of Oklahoma City
- City provided $33,000 for environmental assessment of school site and $4,000 to assess surrounding property
- $500,000 cleanup (asbestos abatement) underway by developer
PAGE WOODSON SCHOOL HOUSING

- $25 million project will restore and renovate the Page Woodson building into residential units and a community hub

- Refurbished auditorium, 68 residential units, additional 68 units in an adjacent building

- Will be rented as affordable housing. With residents earning no more than sixty percent of the City’s median income
IN CLOSING...
LEVERAGE AND LAYER

- Redevelopment and funding are often carried out in partnerships with the private sector, or to leverage private participation.
- Strength and success in coordinating efforts with federal agencies and opportunities.
- Redevelopment strategies always incorporate multiple funding sources.
- Look for funding in the full scope of the redevelopment not just the environmental components.
THANK YOU.