



Federal Resources for

Brownfields Redevelopment

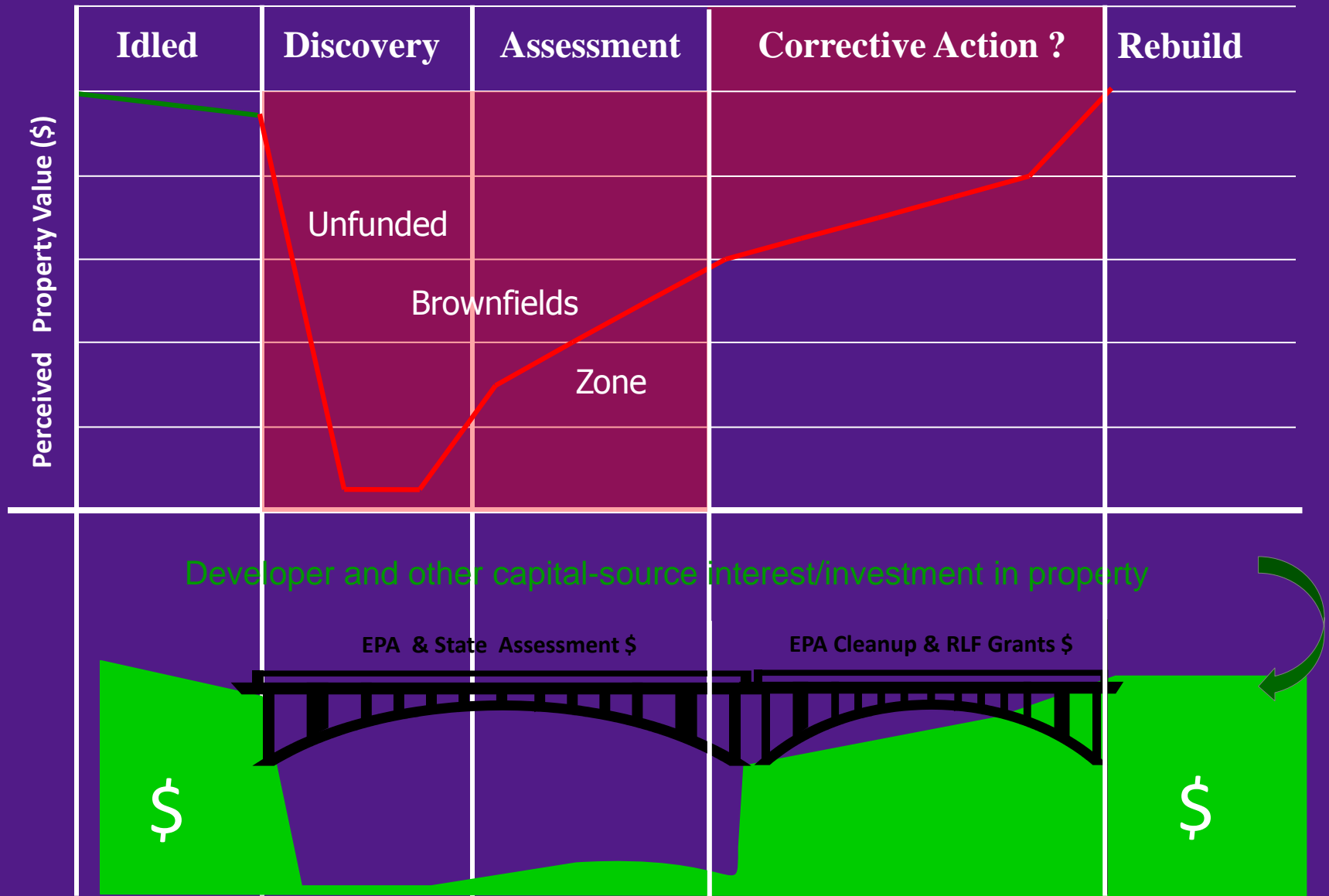
Margaret Renas, P.E., LEED AP

Senior Manager, Delta Institute

Public Sector Finance Role

- Provide resources directly
 - Competitive or formula grants; forgivable loans
 - In-kind technical assistance
- Reduce private financing risk and costs
 - Loan guarantees; companion loans
 - Interest-rate reductions or subsidies
- Improve the borrower's financial situation
 - Re-payment grace periods; tax abatements and incentives; training credits and funding
- Promote Public-Private Partnerships

Often essential, but not intended to be the full solution



Commonly Used Federal Resources/Funds

- USEPA (Grants & Tech. Asst.)
- USDA
- HUD: CDBG
- EDA
- DOT
- Tax code incentives



USEPA Funds - Grants

- Assessment, Cleanup & Revolving Loan Fund Grants (ARC)
 - Annual Competition Announced in October 2016 with a Deadline of December 20th.
- Area Wide Planning Grant (AWP)
 - Next Competition 2018
- Environmental Workforce Development Job Training Grants (EWDJT)
 - Next Competition October 2016

Assessment Grants

- Provide funding to plan, inventory and assess brownfields contaminated with hazardous substances, pollutants, contaminants and petroleum products, conduct community involvement, and cleanup/redevelopment planning.
- Who is eligible?
 - State, local, and tribal governments
 - General purpose units of local governments
 - Regional councils or redevelopment agencies

Assessment Grants Cont'd

Funding in Fiscal Year 2017

- **Community-Wide Proposals:**
 - Up to \$200,000 for hazardous substances, or
 - Up to \$200,000 for petroleum product, or
 - Up to \$300,000 for hazardous substances AND petroleum in the same competition cycle
- **Site-Specific Proposals:**
 - Up to \$200,000
 - May seek waiver and request up to \$350,000
- **Assessment Coalition Proposals:**
 - Up to \$600,000
- **Award ~150 grants annually**



Next Solicitation: October
2016

Grant Sections

1. Community Need (50 points)
2. Project Description (50 points)
3. Community Engagement & Partnerships (35 points)
4. Project Benefits (25 Points)
5. Programmatic Capability (40 points)

Total Points: 200

Cleanup Grants

- Provide funding for remediation of brownfields contaminated with haz substances, pollutants, contaminants and petroleum products.
- Who is eligible?
 - *Applicants must own the property at time of proposal submission*
 - State, local, and tribal governments
 - General purpose units of local governments
 - Regional councils or redevelopment agencies
 - *Non-profit organizations*
- Funding:
 - Up to \$200,000 per site (total of 3 sites)
 - Requires a 20% cost share
 - Award ~60 grants annually

Next Solicitation:
October 2016

Revolving Loan Fund (RLF) Grants

- **Funding capitalizes a revolving loan fund - provides loans and subgrants to carry out cleanup of brownfield sites contaminated with haz substances, pollutants, contaminants and petroleum products.**
- **Who is eligible?**
 - State, local, and tribal governments
 - General purpose units of local governments
 - Regional councils or redevelopment agencies
- **Funding:**
 - Up to \$1,000,000 (\$800,000 in past years)
 - Requires a 20% cost share
 - Award ~12 RLFs biennially
 - Provide supplemental funding annually to ~30 existing high performing RLFs

Next Solicitation:

- Supplemental RLF: January 2016
- RLF: Summer/Fall 2018

Requirements to Submit a Proposal

- Learn how to submit a proposal via www.grants.gov
 - Review the Applicant Tools & Tips on the www.grants.gov website.
- Obtain the organization's DUNS number and register in www.sam.gov **NOW**.
- Even if already registered in www.sam.gov make sure the account is active and will be active by the deadline.
 - The account must be renewed annually by the E-Business Point of Contact (E-Biz POC).
- Ensure the **correct** Authorized Organization Representative (AOR) submits the proposal.
 - The AOR must be designated by the E-Biz POC.

Area-Wide (AWP) Planning Grants

- **Provide assistance for community involvement and reuse planning.**
 - Applicants select a focus area that is affected by Brownfields (e.g., a neighborhood, district, city block, corridor, etc.).
 - Applicants must identify at least one catalyst, high priority site and any other brownfield sites in the focus area.
 - **Grant funds used to research existing conditions and involve the community in activities that will lead to development or an area-wide plan, including implementation strategies.**
- **Who is eligible?**
 - State, local, and tribal governments
 - General purpose units of local governments
 - Regional councils or redevelopment agencies
 - *Non-profit organizations*
- **Funding:**
 - Up to \$200,000
 - Award ~20 grants biennially

Next Solicitation: 2018

Environmental Workforce Development and Job Training (EWDJT) Grants

- Provide funding to recruit, train, and place unemployed and under-employed residents of communities affected by solid and hazardous waste.
- Support training in various environmental programs across EPA (such as solid waste, Superfund, brownfields, emergency response, waste and stormwater, chemical safety, etc...).
- **Who is eligible?**
 - States, counties, municipalities, tribes, and U.S. territories
 - Colleges and universities
 - Community job training organizations
 - **Non-profit training centers and Workforce Investment Boards**
- **Funding:**
 - **Up to \$200,000 each**
 - **Award ~16 grants annually**

Next Solicitation:
October 2016

USEPA Technical Assistance

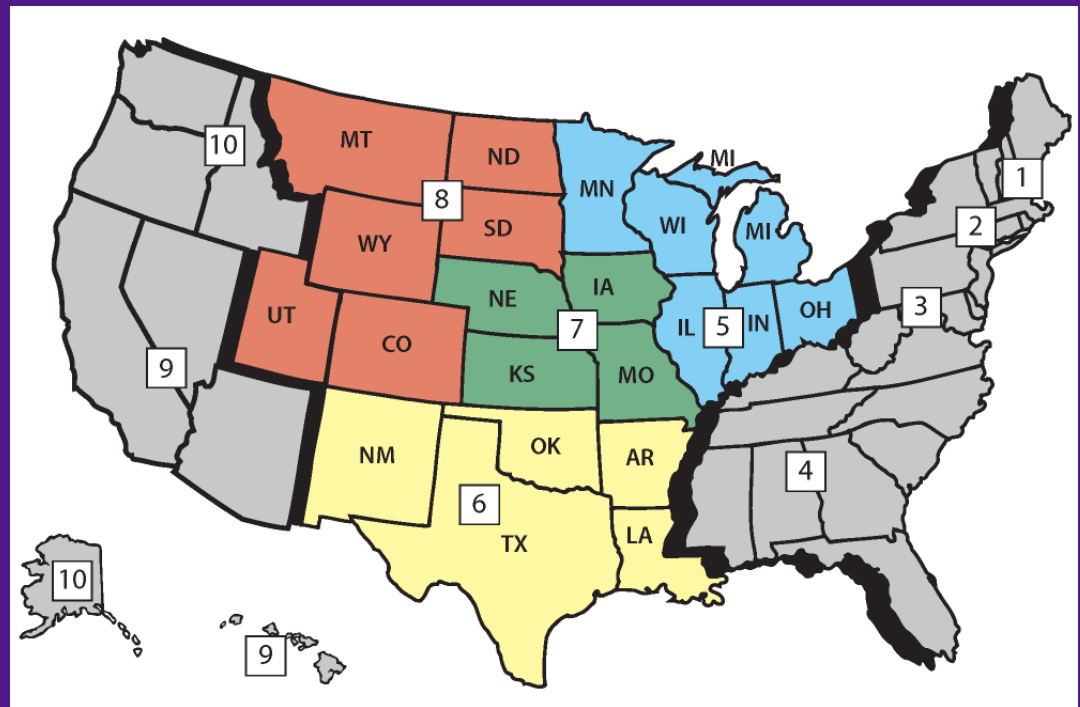
- Targeted Brownfield Assessments (TBA).
- Technical Assistance for Brownfields (TAB)
- Tribal Technical Assistance Grant

Targeted Brownfields Assessments (TBA)

- *EPA performs* environmental assessments for a community using a contractor
- Especially useful for small and rural communities as well as environmental justice communities
- Requests are accepted by regional EPA offices on a rolling basis
- Non-competitive (i.e., not a national competition)

Technical Assistance to Brownfield (TAB) Program

- Assistance with brownfields redevelopment
- Free to local governments and Tribes
- Funded by EPA
- K-State assists in EPA Regions 5, 6, 7 and 8
- Pre-review of ARC grant application.



TAB Tools: Brownfields Inventory Tool (BIT)

The screenshot shows a web browser window with the URL <https://www.kstatob.org/tools/bit/bittoolbox/>. The browser tabs include "Projector | Timesheet", "(307 unread) - margaretren...", "BIT Toolbox", and "US EPA TABEZ and ARC Grant Pro...". The search bar contains "ksu tab".

In This Section:

- Site Inventory Data
- Import Data (Tables)
- Generate Reports
- Data Search / Export
- View Sites on Map

Quick Links:

- BIT Tutorial
- Help

Bit Toolbox
BIT Home > Bit Toolbox

Instructions:
Select the option you wish by clicking on the appropriate icon below. **Site Inventory Data** is the section in BIT where you will manage information about sites in your brownfields program(s). By selecting **Import Data** you may upload documents and/or data. **Generate Reports** allows you to generate reports using report templates in BIT. **Data Search/Export** allows you to search for specific data and to export the selected data.

The main content area features four icons with arrows indicating a workflow:

- Site Inventory Data**: Represented by a grid icon.
- Import Data**: Represented by a grid icon with a green arrow pointing to it from Site Inventory Data.
- Generate Reports**: Represented by a document icon with a yellow 'R'.
- Data Search/Export**: Represented by a magnifying glass over a grid icon with a red arrow pointing to it from Generate Reports.

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TAB is brought to you by the U.S. EPA and the Center for Hazardous Substance Research in the College of Engineering

Address bar: <https://www.kstatob.org/tools/bit/bittoolbox/siteinventorydata/>

Taskbar: Windows 8.1 icons for Internet Explorer, Chrome, Mail, Firefox, File Explorer, Word, and PowerPoint. System tray shows 98% battery, signal strength, and the date/time: 10:36 AM 6/3/2014.

TAB Tools: Brownfields Inventory Tool (BIT)

Projector | Timesheet x (308 unread) - margareten... x BIT Forms x US EPA TABEZ and ARC Grant Pro... x

https://www.ksub.org/tools/bit/bittoolbox/siteinventorydata/forms/?IdSite=5764&IdProgram=768&fid=6

BIT

In This Section:

Site Data

- **Site Information**
- Site Assessment
- Sampling
- Cleanup
- Institutional Controls
- Redevelopment/Reuse

Site Admin Info

- Complaints
- Inspection/Oversight
- Enforcement
- Funding Summary
- View/Upload Documents
- Activity Log
- Back to Site Inventory

Quick Links:

- BIT Tutorial
- Data Search / Export
- Generate Reports
- Import Data (Tables)
- Site Inventory Data
- View Sites on Map

Site 1: Site Information

BIT Home > Bit Toolbox > Site Inventory Data > Site Data > Site Information

Instructions: Items marked in dark blue are not required Property Profile Form fields and are optional. [Click here](#) for more helpful hints.

Site Details | Ownership | PPF Status and Approvals | Comments

Site Name: Site 1

Site Status: [dropdown]

Site Type: [dropdown]

ACRES Property ID (if available): [text]

Address

Street Address/P.O. Box: [text]

City: [text]

State: Please Select [dropdown]

Zip Code: [text]

County: [text]

Legal Description (Optional)

Township: [text]

Part of Section: [text]

Name/Number of Principal Meridian: [text]

Section: [text]

Range: [text]

Current Use/History/Past Ownership: [text area]

Prominant Past Use(s): [text area]

10:39 AM 6/3/2014

TAB Tools: TAB EZ for EPA Grant Writing

Projector | Timesheet x (307 unread) - margareten... x TabEZ Grant Applications Home x US EPA TABEZ and ARC Grant Pro... x +

https://www.ksutab.org/tools/tabez/Grant_Applications/Grant_Applications_Home.php

ksu tab

Welcome, Margaret Renas
> Help > Log Out

TABEZ

In This Section:

- Grant Applications Home
- Start New Application

Quick Links:

- Sample Grant Applications
- Tutorial
- Definitions
- Acronyms
- All Assessment Helpful Hints
- All Cleanup Helpful Hints
- Statistics/Census Information

Grant Applications Home

Home > **Grant Applications Home** Please Read!

My Grant Applications			
Application Name:	Owner:	Last Contributor:	Date:
test	Margaret Renas	Margaret Renas	01/01/2014 EDIT DELETE

START A NEW GRANT APPLICATION

HOW DO I START A GRANT APPLICATION?

SAMPLE GRANT APPLICATIONS

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10:34 AM 6/3/2014

Tribal Technical Assistance Grant



- Provides technical assistance to tribal communities addressing brownfields issues, including assistance with:
 - Understanding and building a Tribal Response Program,
 - Finding funding resources for cleanup and reuse,
 - Reviewing historical information,
 - Designing an investigation or sampling and analysis, and
 - Cleanup and redevelopment planning.

- TA Provider will be announced early 2017.
- Who is eligible to be a TA Provider?
 - State, local, and tribal governments
 - General purpose units of local governments
 - Regional councils or redevelopment agencies
 - **Non-profit organizations**
- Funding: Up to \$2,000,000 for one grant award

Solicitation:
September 2016

Other Research, Training and Technical Assistance Grantees

The following four TA grantees will continue to work with communities through September 2019...

Council of Development Finance Agencies (CDFA)

- Offers free technical assistance to any community interested in how to finance economic development on brownfields.
- Resources include: financing toolkit, webinar series (with archives of past sessions available), and more information on direct TA opportunities that connect brownfields project and development finance experts through project marketplaces and on-site project response teams.
- **Project Marketplace!**

Other Research, Training and Technical Assistance Grantees Cont'd

Hazardous Materials Training and Research Institute (HMTRI)

- HMTRI offers and promotes educational opportunities, partnerships, and training programs related to Brownfields cleanup and redevelopment. *Great resource for Environmental Workforce Development & Job Training grantees.*



Other Research, Training and Technical Assistance Grantees Cont'd

Groundworks USA

Provides free technical assistance to communities who are trying to incorporate equitable development and environmental justice into their brownfields projects. Groundwork can support:

- Feasibility assessments of projects and opportunities identified through community planning efforts,
- Design and sequencing of near and long-term place-based strategies, and
- Aid development of tactical, locally based work groups and partnerships that jointly lead efforts on brownfield redevelopment which is responsive community needs.

Assistance includes: One-on-one, direct TA opportunities (communities request assistance [via form on GW USA Website](#). Quarterly webinar series and conference workshops.

Other Research, Training and Technical Assistance Grantees Cont'd

University of Louisville

- The research investigates and will develop a brownfield benefits tool that communities can use to see where it makes the most economic and environmental sense to invest their brownfield resources.
- The team will develop and pilot test a Brownfields Community Benefits Assessment Toolkit (BCBAT).
- This benefits calculation toolkit will be designed to be used by communities to better project and track a wider variety of community benefits associated with brownfield redevelopment than has previously been possible.

USDA-RD Funds

Supporting Brownfield Redevelopment

- Eligible activities include:
 - Planning for redevelopment or revitalization – for businesses and community facilities (which could include brownfield projects)
 - Site clearance/preparation, including demolition – key brownfield reuse/redevelopment activities
 - Rehabilitation/improvement of sites or structures – which might need to include removal or remediation of contamination as part of project
 - Construction of real estate improvements
 - Installation of amenities to enhance development

Case Study Potosi WI (700)



- Brewery built 1852, abandoned 1972
- Asbestos, lead paint, etc.
- WI DNR seed grant approx. \$30K
- **USDA \$3.3 million guaranteed loan**
- **Department of Commerce, American Breweriana Association, FHWA National Scenic Byways Program, Jeffris Family Foundation, Dubuque Racing Assoc.**
- Transformed Potosi's main street; community involvement key
- Refurbished as micro-brewery, brewing museum and library
- 50 new jobs, **4 new beers!!**



Housing and Urban Development (HUD)

Entitlement and State/Small Cities CDBG Programs

- Cities over 50,000 people get annual formula allocations
- Each state gets an annual funding allocation from HUD to meet small cities' (less than 50,000 population) community development needs
- CDBG funds must meet one of HUD's 3 broadly defined program objectives:
 - addressing the needs of low- and moderate-income people (at least 51% of funds)
 - addressing slums and blight
 - meeting an urgent community need



CDBG Eligible Activities

Linking to Brownfield Needs



- Demolition and removal
- Rehabilitation of public and private buildings
- Planning
- Construction or reconstruction of infrastructure, neighborhood centers, recreation/public works facilities
- Can include coping with contamination as part of site preparation or infrastructure development
- Can be lent to private companies in some circumstances
- For the state/small cities program –
 - Each state sets its own project funding priorities, defines its own program requirements, within these objectives and activities

Economic Development Administration (EDA)



- EDA typically puts 50%+ of its resources into small/mid-sized towns and rural areas
- Key EDA investment Priorities
 - **Collaborative Regional Innovation** - Initiatives that support the development and growth of innovation clusters based on existing regional competitive strengths. Initiatives must engage stakeholders; facilitate collaboration among urban, suburban, and rural (including tribal) areas; provide stability for economic development through long-term intergovernmental and public/private collaboration; and support the growth of existing and emerging industries.
 - **Public/Private Partnerships** - Investments that use both public- and private-sector resources and leverage complementary investments by other government/public entities and/or nonprofits.
 - **National Strategic Priorities** - Initiatives that encourage job growth and business expansion related to advanced manufacturing; information technology (e.g., broadband, smart grid) infrastructure; communities severely impacted by automotive industry restructuring; urban waters; natural disaster mitigation and resiliency; access to capital for small, medium-sized, and ethnically diverse enterprises; and innovations in science and health care.

Economic Development Administration (EDA)



- Key EDA investment Priorities (Continued)
 - Global Competitiveness
 - Environmentally-Sustainable Development
 - Economically Distressed and Underserved Communities
 - POWER for coal plant communities
- Must be included in Comprehensive Economic Development Strategy – CEDs.

Case Study Plainview AR (755)

- Lumber/pressure treating facility, shut down in 1986
- Declared superfund site in 1999
- Redeveloped as specialty steel plant
- EDA public works - \$763,000 for site preparation, construction, infrastructure as part of \$1.1 million financing package
- 25 new jobs, significant tax revenues for community



Transportation Programs



- DOT highway/transit construction programs can support related revitalization by:
 - Helping upgrade existing facilities
 - Offer transportation amenities that improve access to and marketability of Brownfield sites
 - Fund facilities and structures that serve as part of the remedial solution
- Transportation funds can be used for cleanup integral to transportation system development/upgrades
- Must work through state / local transportation agencies

Case Study Arterial Access Road, The Quarter East Moline, IL (21,302)

- Brownfield Funding
 - EPA Pilot Assessment, \$200,000
 - EPA Supplemental Pilot, \$150,000
 - IEPA Brownfield Grant, \$120,000
 - IEPA Brownfield Grant, \$120,000

Redevelopment Funding

- ~\$600,000 Corps of Engineers Public Assistance to States
- **\$3.2MIL DOT roadway grant gave critical gateway access**



Case Study Quad Cities Multimodal Station

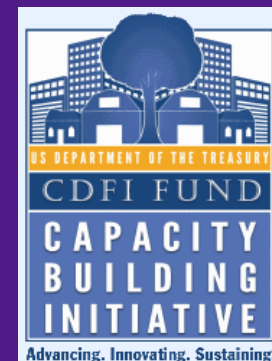
(Transit Oriented Development Case History)

- Need for multimodal system to serve Quad Cities metro region with arrival of high speed rail
- Opportunity to transform existing urban Brownfield site (O'Rourke Building)
- State secures brownfield grant funding to convert 65,000 sq. ft station in Moline
 - \$10 million in federal **TIGER II funds**
- Station includes
 - Extended stay hotel
 - Amtrak station
 - Social amenities
 - Bus Station (Greyhound and bus transit system)
 - Connection to bike trail, river walk, bus transit system
- Future
 - Working to link with airport via IL-92
 - Smart car stalls, car-sharing access



Demonstrates how **transit-oriented development** spurs transportation accessibility & connectivity and thus achieves LRTP vision

New Markets Tax Credit



- The NMTC program provides a tax incentive for private sector investment into economic development projects and businesses located in low-income communities.
- Program overseen by U.S. Department of the Treasury and directly administered by the Community Development Financial Institutions (“CDFI”) Fund <https://www.cdfifund.gov/programs-training/Programs/new-markets-tax-credit/Pages/default.aspx>
- NMTCs are allocated by the CDFI Fund to community development entities (“CDEs”)
- CDEs offer NMTCs to investors in exchange for qualified equity investments (“QEIs”) for the purpose of making loans to qualified active low-income businesses (“QALICBs”)
- Sweet spot - \$5-10M loans

Case Study Avenue of the Arts Grand Rapids, MI (188,000)



- Arts-related mixed-use redevelopment project in an area largely abandoned since the 1950's
- Martineau Division-Oakes, 12,000-square-foot commercial space is occupied by the art department of Calvin College and a café
- 23 spaces for artists to live and work
- Once the project got off the ground, the city committed \$2 million improvements in the development's

Key Elements;

- CDFI Hot Zone
 - 52% poverty rate
 - Family income 50% of area median income
- SBA Hub Zone
- **NMTC \$8.7 million from private investors**
- 40 construction jobs, 21 permanent jobs

Rehabilitation Tax Credits



- Historic Preservation Credit
 - Federal
 - Limited application State credit
- Taken the year renovated building, in service
- Credit for certified rehabilitation work done on historic structures
 - 20% Federal rehab credit
 - 10% Federal credit for work on “non-historic” structures build before 1936; no certification required



McGregor, Iowa in Clayton County
Former Sullivan Opera House

TAB Contact

For Free Technical Assistance:

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