Federal Resources for Brownfields Redevelopment

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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

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<thead>
<tr>
<th></th>
<th>Idled</th>
<th>Discovery</th>
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<th>Corrective Action ?</th>
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<td>Perceived</td>
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<td>Zone</td>
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Developer and other capital-source interest/investment in property

EPA & State Assessment $  
EPA Cleanup & RLF Grants $
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, contaminates 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 hazardous 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)
TAB Tools: Brownfields Inventory Tool (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.

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**Address**

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<tbody>
<tr>
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<tr>
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**Legal Description (Optional)**

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<th>Township</th>
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<tr>
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<td>Meters</td>
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<td>Section</td>
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**Current Use/History/Past Ownership**

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<th>Prominent Past Use(s)</th>
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[BIT website screenshot]
TAB Tools: TAB EZ for EPA Grant Writing
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 (HMTR)

• 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.
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.
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.
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
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](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 neighborhood.

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 built before 1936; no certification required

McGregor, Iowa in Clayton County
Former Sullivan Opera House
TAB Contact

For Free Technical Assistance:

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Web site: http://www.ksutab.org