

# **Solutions for Redeveloping Brownfields in Small Communities**

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# Presentation Outline

- ⦿ Brownfields 101
- ⦿ Addressing Brownfields
- ⦿ Brownfields in Rural Communities
- ⦿ How to Start a Brownfields Project
- ⦿ FTDD Case Study
- ⦿ How to Know if You're Ready to Apply
- ⦿ Resources to Move Forward

# Brownsfield?



# Brownfields 101

Formal EPA definition of a brownfield.

*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 in TN



# How to Address Brownfields

- ◉ Find out what was there (Phase I Environmental Assessment)
- ◉ Find out what is there (Phase II Environmental Assessment)
- ◉ Clean up and Redevelopment!
- ◉ EPA Grants are available for Assessments and Clean up!

# Types of Grants Available

- ◎ **Assessment (coalition or a single entity)**
  - 1. Site-Specific or Community Wide**
  - 2. Hazardous Substances and/or petroleum**
- ◎ **Cleanup**
  - › **Must own property to apply**

# What's in it for ME?



- ◉ Remove Eye Sores
- ◉ Remove Environmental Stigma and Encourage Redevelopment
- ◉ Preserve Green Space
- ◉ Protect Human Health & the Environment
- ◉ Put Properties Back on the Tax Roles

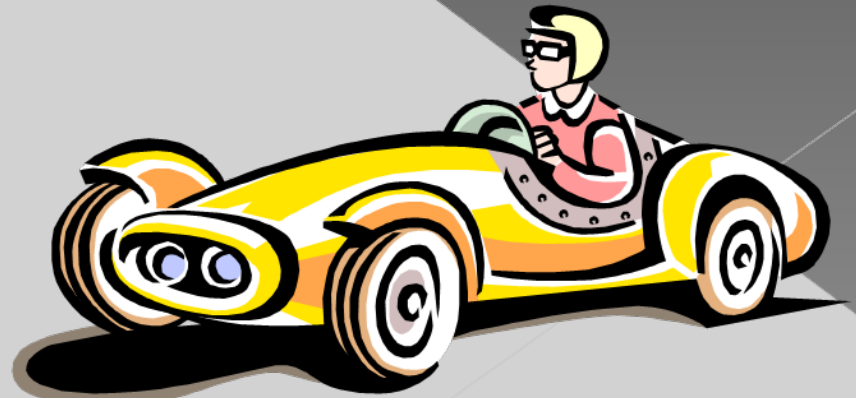
# But I'm no Knoxville...

- ◎ Things that challenge small communities:
  - > Limited Staff and Resources
  - > Smaller Target Area
- ◎ Partner with your Development District
- ◎ Apply for a Community-Wide Grant



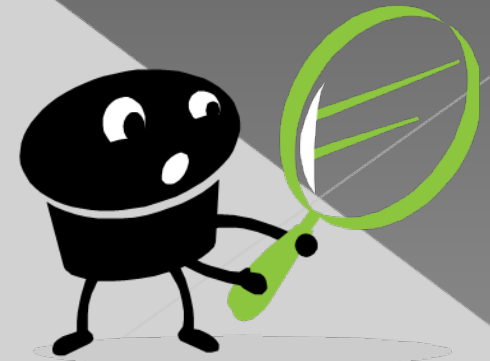
# Where do I Start?

- Talk about the program
  - > Educate your Community
  - > Develop a Team
- Create partnerships
  - > Mayors
  - > Industrial Boards
  - > Environmental groups and Watershed Alliances
- Design a project to fit your community
- Have a few sites in mind and build your inventory
- Submit an EPA Grant Application



# So What Am I Looking For?

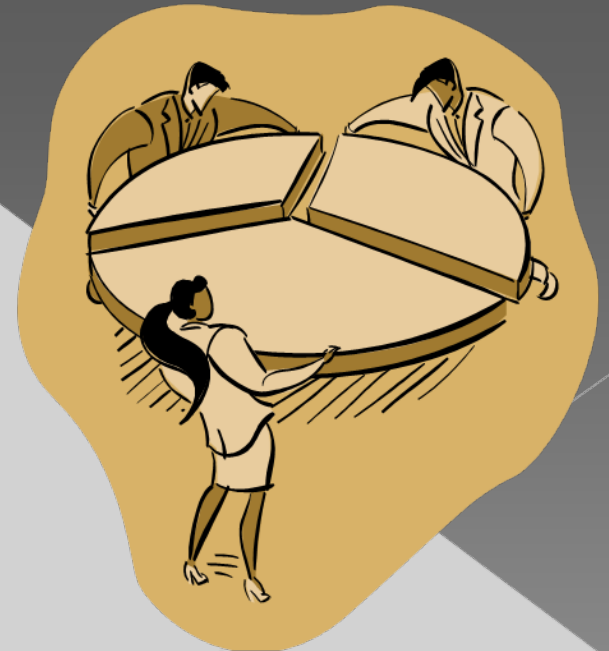
- Redevelopment Potential
  - > Transaction Potential
    - For Sale
    - Considering Sale
    - Foreclosure
  - > Publically Owned
- Site Access
- Interested Buyer
- How to Start Inventory
  - > Mayors
  - > Property Assessors
  - > Industrial/Economic Development Groups
  - > Real Estate Agents
  - > Window Inventory



# Strategies to Apply for Brownfields Grants

## ◎ Work together!

- > Development Districts
- > Private Sector
- > Coalitions



# Case Study: FTDD

- Spread the Word
- Create Partnerships
- Talk About Your Community Needs and Set a Goal
  - › Our Goal: to find sites with potential reuse for industrial or community needs and remove the environmental stigma to spur development
- Start a List of Potential Sites
- Submit an EPA Application
  - › \$400,000 Assessment Grant
  - › Petroleum & Hazardous Substance
  - › Community Wide – All 8 Counties

# ARE YOU READY TO RUMBLE...

Questions  
to  
Consider

- ◎ **Can you name any specific sites?**
  - › This is your starting inventory
- ◎ **Do you have a cooperative owner?**
  - › Publically Owned
  - › Private Property with Transaction Potential and Site Access
- ◎ **Does the site have potential for a future use?**
  - › Location
  - › Physical Assets

# ARE YOU READY TO RUMBLE...

Questions  
to  
Consider



- ◎ Do you have someone who can dedicate time to the project?
  - > Grant Application
  - > Administration
- ◎ If you had 4 yes', you're ready!!!
- ◎ If you said 'no,' there's still more time.

Back to you Paula...



# Resources



- ◎ Brownfields Redevelopment in Tennessee Toolbox:  
[www.tn.gov/environment/dor/toolbox](http://www.tn.gov/environment/dor/toolbox)
- ◎ Workshops throughout the state (July-August 2010)
- ◎ EPA Webinar and conference call (fall 2010)

# Contact Information

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