TAB: Technical Assistance to Brownfield Communities

Beth Grigsby, LPG
TAB
Technical Assistance to Brownfields
Outreach Program Coordinator
ACRONYMS

- **TAB**: Technical Assistance to Brownfields Communities (What I do)
- **CRED**: Center for Regional Economic Development (Where I’m housed at the University)
- **Region V, EPA**: In, Il, Mi, Mn, Wi, Oh (where I work)
- **LPG**: Licensed Professional Geologist
WHY TAB?

- EPA sponsors the nation-wide program to provide unbiased technical assistance to communities
- Technical issues associated with Brownfield Redevelopment can be complex and overwhelming to smaller towns and communities
What is 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 contamination.” (US EPA) including sites contaminated by controlled substances, petroleum or petroleum products and mine-scarred lands.
Brownfield Properties

- Estimated 500,000 in the United States
- Most sites known by community and not listed
- Brownfields in every county, urban and rural
Brownfield Redevelopment

Why?

- Increases (RENEW) property value and local tax base
- Reduces the need to develop greenfields
- Uses existing infrastructure (cost savings)
- Mitigates public health and safety concerns
- Improves the community image
Drill down... Brownfields—a community definition

EPA provides the guidance, but it is the community that identifies a property as a Brownfield

- Abandoned property
- Active but Underutilized
- Real estate turnover complicated by real or perceived contamination
- Property use—Blighted—significantly conflicts with a master plan
Approximately $132 million has been awarded to Region 5 Brownfield grantees resulting in...

- 1,094 properties undergoing redevelopment
- 4,463 acres ready for reuse
- 2,590 redevelopment and cleanup/construction jobs

*EPA measures success in jobs, property redeveloped, leveraged funds*
# Funding to States in EPA Region 5

<table>
<thead>
<tr>
<th>R5 States</th>
<th>R5 Total # Apps</th>
<th># funded applicants per State</th>
<th>Funding awarded per State in R5</th>
<th>Funding % State</th>
</tr>
</thead>
<tbody>
<tr>
<td>In</td>
<td>13</td>
<td>2</td>
<td>$400,000</td>
<td>1.83%</td>
</tr>
<tr>
<td>Il</td>
<td>10</td>
<td>4</td>
<td>$1,600,000</td>
<td>7.31%</td>
</tr>
<tr>
<td>Mn</td>
<td>6</td>
<td>5</td>
<td>$2,600,000</td>
<td>11.87%</td>
</tr>
<tr>
<td>Wi</td>
<td>6</td>
<td>3</td>
<td>$3,000,000</td>
<td>13.70%</td>
</tr>
<tr>
<td>Mi</td>
<td>30</td>
<td>17</td>
<td>$6,345,000</td>
<td>28.98%</td>
</tr>
<tr>
<td>Oh</td>
<td>24</td>
<td>12</td>
<td>$7,950,000</td>
<td>36.31%</td>
</tr>
<tr>
<td>Total</td>
<td>89</td>
<td>43</td>
<td>$21,895,000</td>
<td>100%</td>
</tr>
</tbody>
</table>
Warsaw Indiana (courtesy of QEPI, Inc)
Petroleum sites
Indiana Brownfields?

Nappanee

Muncie
Brownfield?....

Tippecanoe County

Delaware County Greenways

Courtesy of Hull & Associates
THE BAD NEWS ABOUT BROWNFIELD ELDS....

- CROSSING TURF LINES
- UPSIDE DOWN DEALS
- LIABILITY ISSUES CONFUSING
THE GOOD NEWS ABOUT BROWNFIELD ELDS

- EPA GRANTS RANGING FROM $200,000 TO $1,000,000 FOR ASSESSMENT, CLEANUP AND REVOLVING LOAN FUNDS FOR COMMUNITIES AND NOT FOR PROFITS

- LOCAL AND STATE FUNDING PROGRAMS AVAILABLE TO LOCAL COMMUNITIES
Former Cab Company, Indpls
(courtesy QEPI, Inc)

- Abandoned Cab Company facility will be transformed into Condominiums
Swayne Robinson and Company
(courtesy Keramida Environmental, Inc)
Swayne Robinson and Company transformed Wayne County Jail (courtesy Keramida Environmental, Inc)
EVANSVILLE PLATING WORKS

VACANT FOR 12 YEARS

COUNTY JUST SOLD FOR $236k

September 2005
Frankfort Community Public Library Project
ASSISTANCE TAB CAN PROVIDE AT NO COST

- PROGRAM GENERAL
- COMMUNITY SPECIFIC
- PROJECT SPECIFIC
- TECHNICAL
Online tool simplifies and provides more accessibility to the EPA Brownfield Assessment Grant application process.

Can be found at [www.mhsrc.org](http://www.mhsrc.org) -- just click on the new pilot software announced on the Home Page
THE COMMUNITY VISION

September 2005
Contact Information

Beth Grigsby, LPG
TAB
Technical Assistance to Brownfields
Outreach Program Coordinator

Purdue University,
West Lafayette, Indiana
765-494-9938

bgrigsby@purdue.edu
www.mhsrc.org