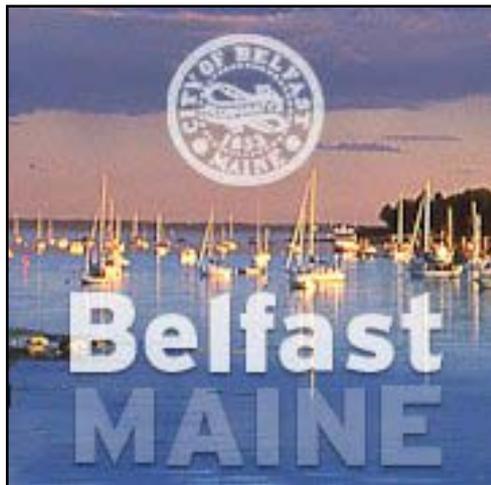


Rebuilding & Revitalizing Underutilized Properties through Belfast's Brownfields Program

Belfast Brownfields Public Informational Meeting
January 26, 2012



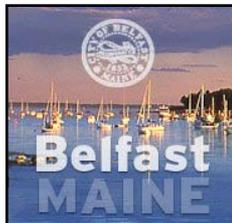
RANSOM
Consulting
Engineers
and Scientists

Presented by:

Thomas Kittredge, Belfast
Peter Sherr, Ransom
Nick Sabatine, Ransom
Kristin Gill, Ransom
Nick Hodgkins, MEDEP
Molly King, MEDEP

“This grant is another powerful economic tool that we are excited to be able to take advantage of. Oftentimes, just the perception of contamination at a particular site is enough to discourage any kind of redevelopment. By conducting these assessments and planning activities, we will be able to accurately ascertain the extent of contamination and costs of cleanup, if any, thereby removing a significant barrier to economic development.”

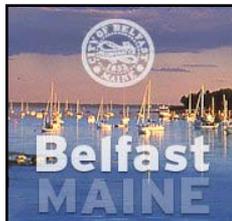
- Thomas Kittredge, City of Belfast
Economic Development Director



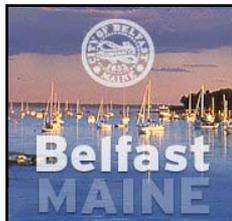
Presentation Overview



- Introductions & Project Team
- Brownfields 101
 - History/Brownfields Law
 - Available Brownfields Funding/Grants
 - Assessment, Cleanup, & RLF Grants
 - Other Grants
 - Key Components of Successful & Sustainable Brownfields Programs
 - Leveraging of Additional Funding, Resources, Contacts, & Developers
- Example Projects & Success Stories

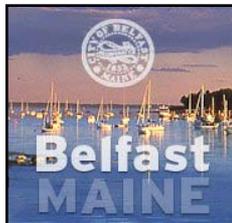


Belfast's Brownfields Team



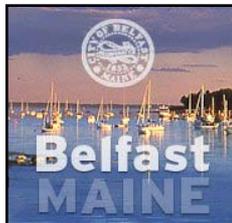


Brownfields 101



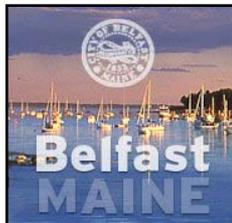
History of The Brownfields Law

- On January 11, 2002, the Small Business Liability Relief and Brownfields Revitalization Act (Public Law 107-118; H.R. 2869) was signed into law; which boosted funding for assessment and cleanup of Brownfield Sites, enhanced roles for State and Tribal response programs, and clarified environmental liability under the Superfund Law.
- The Brownfields Law provides federal funding and grants (to municipalities, tribes, state agencies, regional planning commissions, and nonprofit agencies etc.) for the assessment and cleanup of Brownfield Sites.



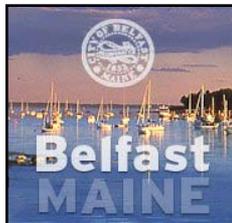
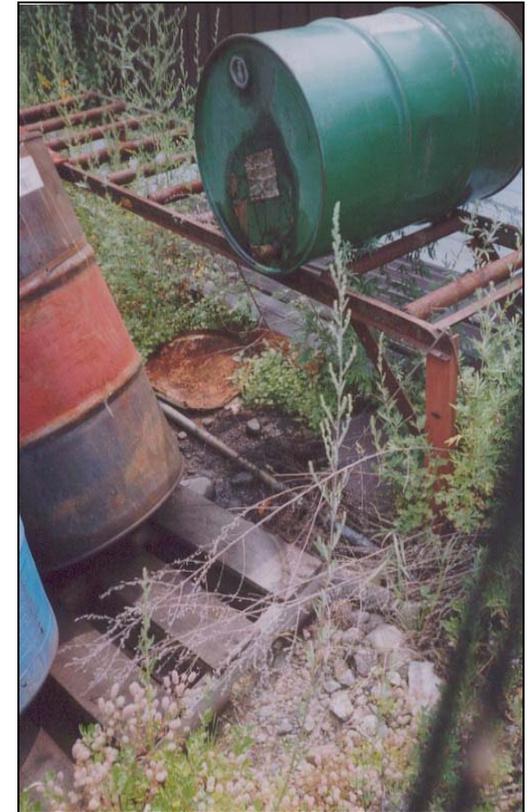
History of The Brownfields Law

- Unintended Consequences of Superfund Law
- Contaminated or “Potentially” Contaminated Sites were **not** Redeveloped
 - Developers would not consider them
 - Bankers/Lending Institutions would not lend money on them
- Old Laws Unintentionally Encouraged Sprawl
 - Underutilized infrastructure
 - Expansion of infrastructure
- US EPA’s Brownfields Program provides the needed funds and tools to help communities reach four primary goals:
 - Protecting the Environment;
 - Promoting Partnerships;
 - Strengthening the Marketplace (Real Estate & Business); and
 - Sustainable Redevelopment & Reuse Initiatives.

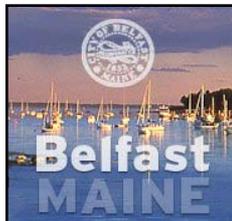
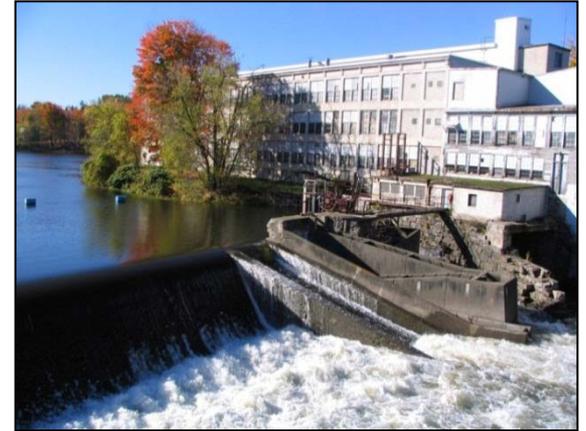
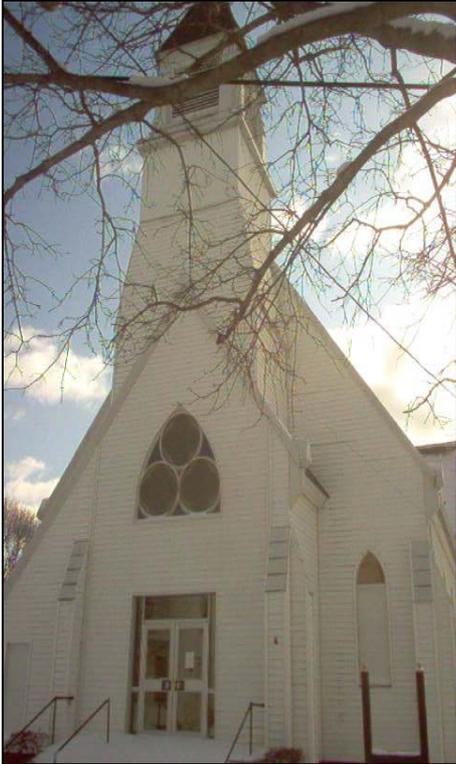


What is a Brownfield?

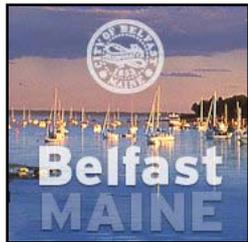
- EPA defines a Brownfield property as a *“real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”*
- Brownfields sites may be impacted with hazardous substances, petroleum contamination, asbestos, lead paint, controlled substances, mine-scarred lands, and other environmental contaminants.
- A Brownfield Site is **NOT** listed on the National Priorities List (NPL); currently subject to administrative orders, court orders, etc. under CERCLA; or under the jurisdiction, custody or control of the U.S. Government.
- EPA estimates that there are more than 450,000 Brownfield sites in the U.S.



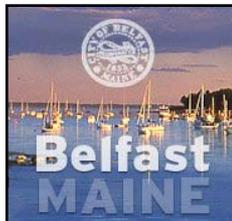
Which of these is a Brownfields Site?



Who is eligible for Brownfields grants?

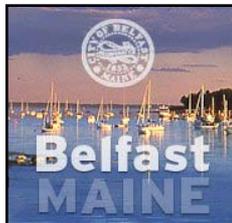


- General Purpose Units of Local Government (e.g., Municipalities, such as *Belfast*)
- Land Clearance Authorities or Other Quasi-Government Agencies
- Government Entities Created by State Legislature
- Regional Councils or Groups of General Purpose Units of Local Governments (e.g., Regional Planning Commissions)
- Redevelopment Agencies Chartered or Sanctioned by State
- Indian Tribes
- Non-profit Organizations (Cleanup, Job Training, and TBA Grants Only)



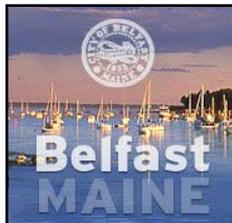
Available Brownfields Funding

- Assessment Grant (Petroleum/Hazardous Substance) – \$200,000 (Site-Specific Waiver up to \$350,000 & Coalition up to \$1,000,000)
- Cleanup Grant - \$200,000
- Revolving Loan Fund (RLF) Grants - \$1,000,000
- Job Training Grant - \$200,000
- Technical Assistance - Project Specific
- State and Tribal Response Programs – Project Specific
- Targeted Brownfields Assessments – Project Specific



How can the Grantee use the Brownfields funds?

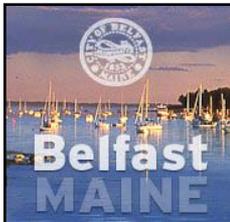
- Public Participation, Community Outreach/Education, & Developing Partnerships
- Assessment Grants
 - Site Inventories
 - Phase I ESAs (Petroleum & Hazardous Substance)
 - Phase II ESAs (Project QAPPs & SSQAPPs)
 - Remedial Planning/Master Planning
- Cleanup Grants & Revolving Loan Funds
 - Analysis of Brownfields Cleanup Alternatives (ABCAs) & Remedial Actions Plans (RAPs)
 - Community Relations Plans (CRPs)
 - Engineering Design & Bidding Documents
 - Permitting
 - Site Cleanup



Assessment Grants

The US EPA provides funding to inventory, characterize, assess, and conduct planning and community involvement related to Brownfields Sites. A typical Assessment Grant consists of the following:

- *Community Outreach, Public Involvement, and Property Owner Education*
- *Inventory Development and Site Selection*
- Well Planned and Designed Phase I and Phase II ESAs
- Comprehensive Remedial/Cleanup and Reuse Planning



Outreach & Owner Education

- Public Advisory Committee Meetings
- Public Notification and Involvement
- Community Outreach Forums
- Owner Education

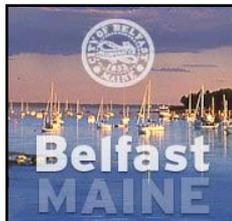
Who wants to do what with my property?

How much will it cost?

What happens if you find something?

What's in it for me?

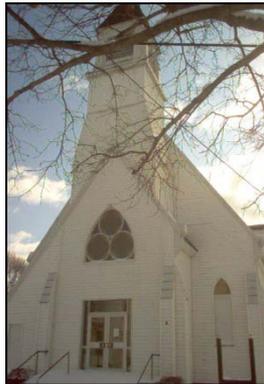
Is that site really a Brownfield?



Inventory and Site Selection

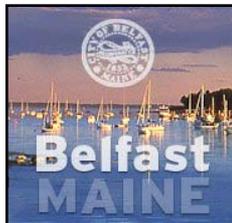
■ Brownfields Inventory

- ❑ Site Nomination
- ❑ State Database Review
- ❑ Windshield Survey
- ❑ Interviews with Communities
- ❑ Historic Map Review
- ❑ Previously-Identified Sites



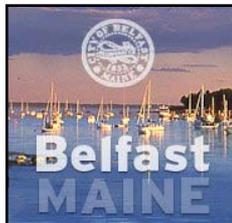
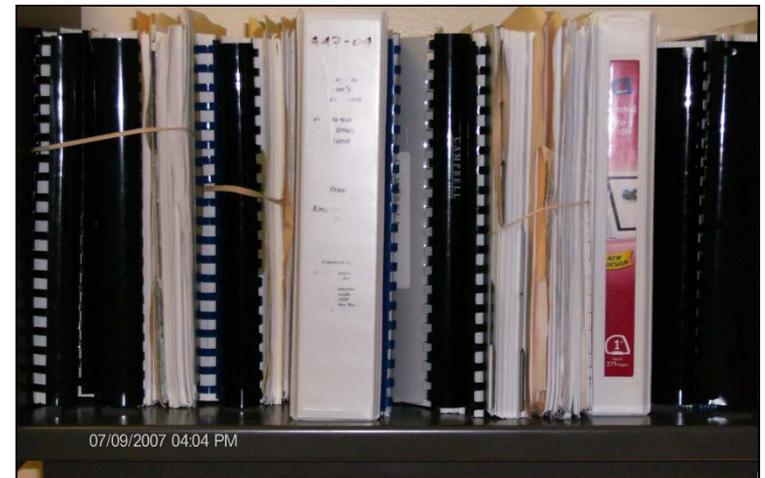
■ Site Selection

- ❑ Apply Threshold (Eligibility) Criteria
- ❑ Apply Ranking Criteria
- ❑ Prioritize/Select Sites
- ❑ Solicit Owner Buy-In
- ❑ Begin Assessments



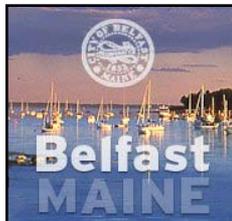
Phase I Environmental Site Assessments (ESAs)

- ASTM 1527-05 and All Appropriate Inquiry
- Identify Recognized Environmental Conditions (RECs)
 - Site Reconnaissance
 - Interviews
 - Records Review
 - Summary Report



Phase II ESAs/Investigations

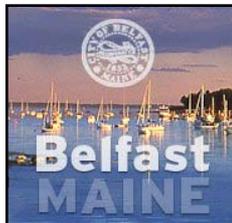
- Confirm RECs through Sampling & Gather Data for Remediation/Cleanup Planning
 - Soil
 - Groundwater
 - Surface Water & Sediment
 - Hazardous Building Materials
 - Air & Vapor Intrusion
- Conceptual Site Model (CSM)
- Site-Specific QAPP (Sampling Work Plan) w/ Biased Sampling Approach (i.e., not shotgun)
- Field Screening / Mobile Labs
- Underground Storage Tank Closures
- Hazardous Material Inventories (HMIs)
- Quality Control, Duplicate Analysis, Accuracy



Remediation/Cleanup Planning

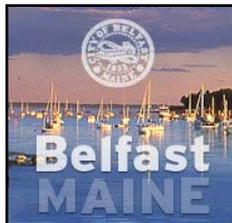


- Develop and Evaluate Cleanup Alternatives
- Integration of Remediation into Proposed Site Reuse
- Creating Real-world Cleanup Budgets
- Path to Site Closure & Liability Release under the MEDEP VRAP



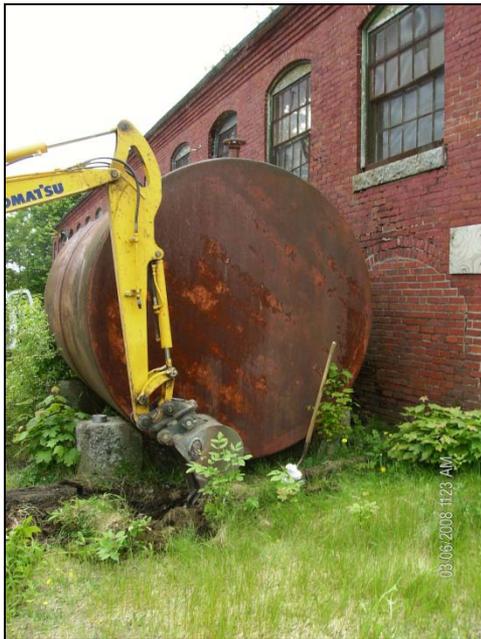
MEDEP VRAP

- Provides a Process for Evaluating Environmental Risks
 - Phase I Environmental Site Assessment
 - Phase II Environmental Site Assessment
- Provides Liability Releases/Protections
 - Environmental Issues Identified and Addressed
- Voluntary Program

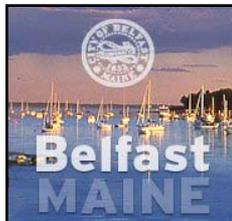


Cleanup Grants

The US EPA provides “grant” funding for the cleanup activities conducted at a Brownfields site.



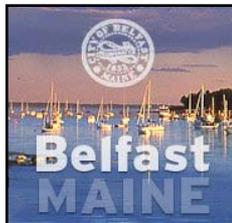
- Non-Profits Are Also Eligible
- Up to \$200,000 per Parcel (20% Match Required)
- Must Have ASTM or Equivalent Phase I & II ESAs Completed
- Specific Tasks Covered Include:
 - Public Meeting/Community Involvement
 - Preparation of Bidding Documents and Contractor Selection
 - Construction Oversight
 - Remediation Documentation and Final Reporting (VRAP)



Revolving Loan Fund (RLF) Grants

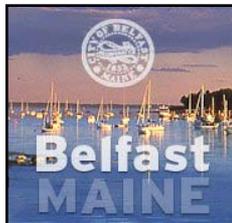
The US EPA provides revolving loan funding for the cleanup activities conducted at a Brownfields site.

- Up to \$1,000,000 for Low Interest Loans and Subgrants (Up To 50% of RLF & Up To \$200,000 per Parcel) to Finance Site Cleanups (20% Match Required)
- Loan is Revolving (i.e., Loan Repayment Provides Funding for New Loans)
- Specific Tasks Covered Include:
 - Remedial Alternatives Analysis & Cleanup Plan (If Not Already Completed)
 - Community Relations Plan
 - Engineering Design & Bidding Documents
 - Permitting
 - Site Cleanup (Remedial Actions)
 - Construction Oversight
 - Cleanup Confirmatory Sampling
 - Closure Documentation



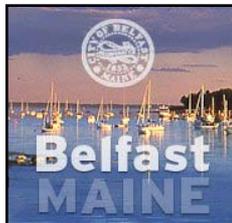
Other Brownfields Funding/Grants

- Job Training – Funding to Provide Specialized Work Force Training & Education.
- Technical Assistance – Funding for innovative training, research, and technical assistance projects that support Brownfields Revitalization.
- State and Tribal Response Programs – Financial assistance to increase the capacity of states and tribes to oversee and support Brownfields Projects.



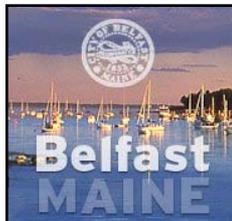
Other Components of a Successful & Sustainable Brownfields Program

- MEDEP Voluntary Response Action Program (VRAP)
- Sustainable Reuse & Growth (e.g., Smart Growth Principals)
- Risk & Liability Mitigation
- The “Green” Initiative (LEED) & Green Building Design/Construction
- Energy Conservation, Reuse, & Recycling
- Greener Remediation Technologies – “EPA Green Remediation Policy” (i.e., Generate Less Remedial Waste Bi-products)
- Section 106 Historical/Archeological Preservation
- Community/Site Master & Reuse Planning
- GIS Applications & Tools



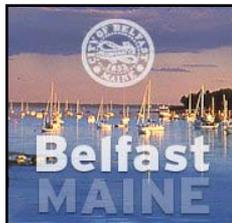
Keeping Momentum Going & Sustainable Brownfields Program

- US EPA BFs Assessment, Cleanup, RLF Grants
- US EPA BFs Job Training Grants
- MEDEP BFs Assessment & Cleanup Funds
- MEDEP GW Funds
- Private Funds
- Other Economic Development Funding Mechanisms (e.g., CDBG, TIFs, Historical Tax Credits, County Bonding, MSHA/HUD, RDA, EDA, Tourism, DOT, Riverfront & Trails Grants)



Example Projects

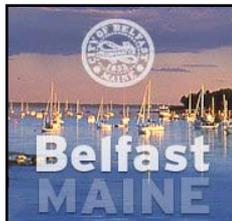
- Downtown Milo
- Three Rivers Hardware Store, Milo
- Brewer Schools
- Old Town Canoe, Old Town
- Webster's Mill, Orono
- Praver Block, Bath
- North Dam Mill, Biddeford
- Central Hall, Dover-Foxcroft
- Saint Michaels Church, South Berwick



Downtown Milo

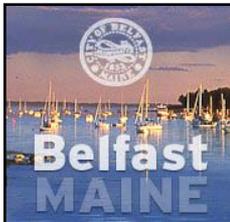


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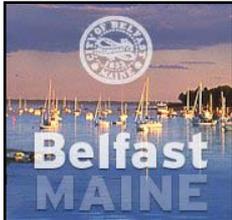


Downtown Milo

- 2008 Fire Destroyed 1/3 of Downtown Milo
- MEDEP Engaged Ransom to Conduct Phase I and Phase II ESAs
- Conducted a Hazardous Materials Inventory (HMI)
- Ransom Supervised Removal & Proper Disposal of Contaminated Demolition Debris

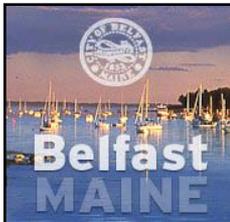


Three Rivers Hardware Store, Milo

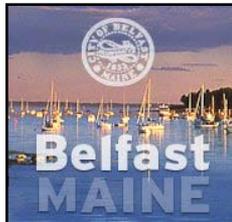


Three Rivers Hardware Store, Milo

- Historical Site Use/Report Review
- Phase II ESA and HMI Conducted Under PCEDC Brownfields Assessment Program
- Cleanup & Reuse Planning
- Developed Cost-Effective Conceptual Cleanup Options & Prepared Cost Estimates
- US EPA Success Story for Phase I Site Redevelopment – Phase II Redevelopment Pending

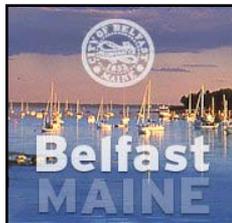


Brewer Schools

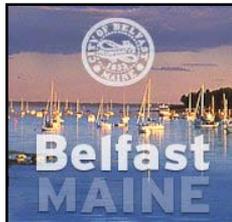


Brewer Schools

- MEDEP Engaged Ransom to Conduct a Phase I & II ESAs including Hazardous Materials Inventories (HMIs) for Asbestos, Lead-Based Paint, & Universal Wastes
- Underground Storage Tank (UST) Removal and Closure Assessment
- Cleanup & Reuse Planning

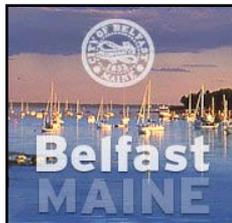


Old Town Canoe

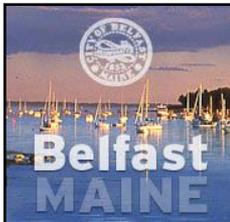


Old Town Canoe

- MEDEP Engaged Ransom to Conduct a Phase II ESA and Significant HMI Surveys
- Identified Asbestos and PCBs, Mercury Assessment
- Cleanup Planning w/ Preliminary Abatement Contractor Estimates
- Prepared an ABCA & RAP
- MEDEP VRAP Application
- Reuse Planning & US EPA BF Cleanup Grant Application

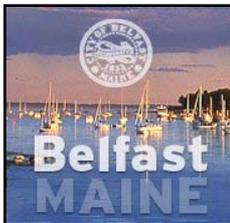


Webster Mill Orono

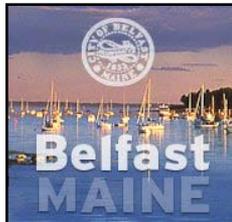


Webster Mill, Orono

- MEDEP-funded Assessments - Phase I/Phase II ESAs
- Asbestos Survey/HMI
- Remediation/Cleanup Planning
- Assisted Orono with a US EPA-Funded Cleanup Grant
- MEDECD BFs Cleanup RLF Grant
- Final Cleanup Design (Environmental & Geotechnical Engineering)
- MEDEP VRAP Program
- Construction Oversight & Closure Report

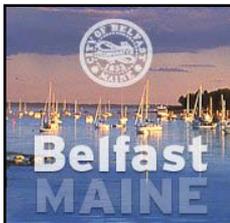


Praver Block, Bath

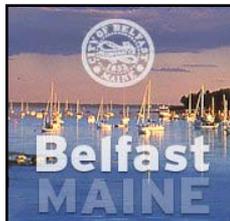
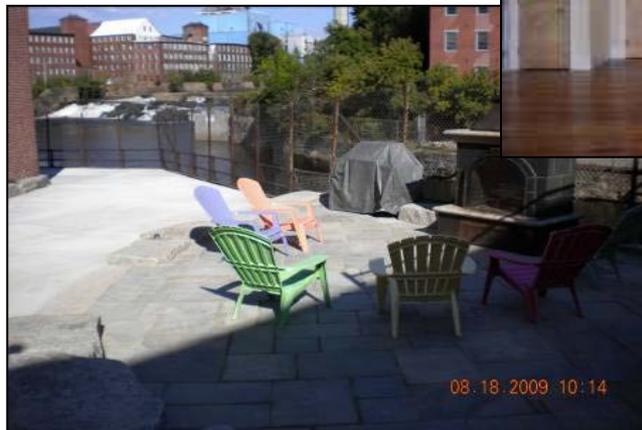
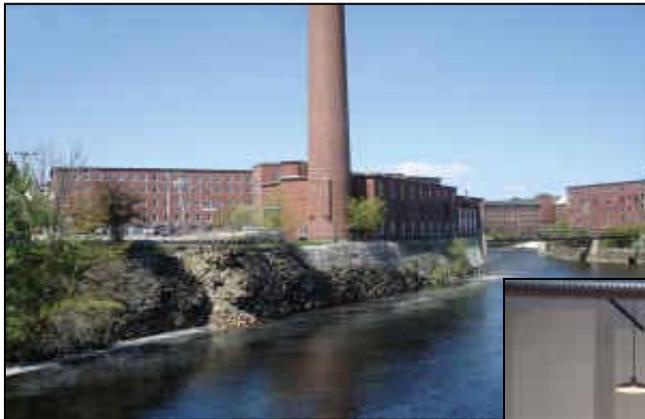


Praver Block, Bath

- Conducted Phase I & Phase II ESAs Under City of Bath BFs Assessment Program
- Remediation/Cleanup/Reuse Planning – ABCA & RAP
- MEDEP VRAP Program
- Cleaned Up using a Loan from the City of Bath BFs Cleanup RLF Program
- Redeveloped into Bath Hampton Inn

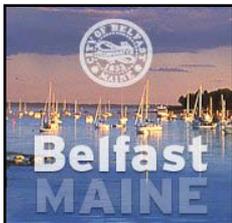


North Dam Mill, Biddeford

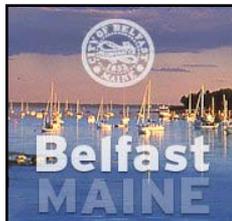


North Dam Mill, Biddeford

- Conducted Supplemental Phase II ESA & HMI Under SMRPC BF's Assessment Program
- Remediation/Cleanup Planning – ABCA & RAP
- Currently Conducting Abatement and Cleanup with Brownfields Loan Funds from SMRPC BF's Cleanup RLF Program and Private Funding
- Phased Construction Oversight/Inspections & Cleanup Documentation

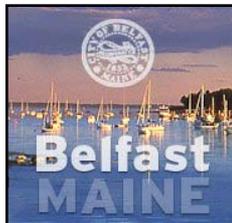


Central Hall, Dover-Foxcroft

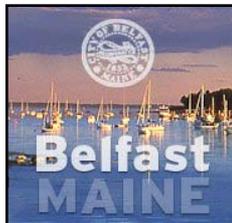


Central Hall, Dover-Foxcroft

- Phase I, HMI, & Supplemental HMI Conducted Under PCEDC BF's Assessment Program
- Remediation & Reuse Planning
- Prepared ABCA & RAP
- MEDECD BF's Cleanup RLF & CDBG Grants
- Final Design, Bidding, & Contractor Selection
- Currently Conducting Cleanup & Oversight

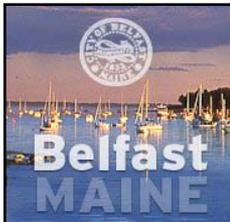


Saint Michaels Church South Berwick



Saint Michaels Church, South Berwick

- Conducted Phase I & Phase II ESAs for SMRPC
- HMI Identified Asbestos, Lead-Based Paint, & Other Universal Wastes
- Abated/Cleaned Up Using Cleanup Grant from SMRPC's Cleanup RLF Program
- Redeveloped into South Berwick Public Library



Thank You!

Contact Information:

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Director, City of Belfast**

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Phone: 338-3370

Website: www.cityofbelfast.org/brownfields

