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Brownfields Project
Manager

What is a Brownfield site?

“...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 may be abandoned, idle or under utilized properties or vacant land.

Cleaning up and reinvesting of these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.”

Source: Public Law 107-118 (H.R. 2869)
Small Business Liability Relief Brownfields
Revitalization Act signed into law January 11,
2002

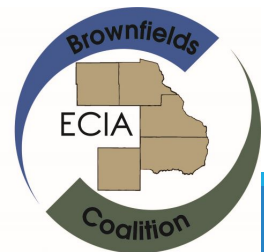


Brownfield Redevelopment

Why all the Hype?

It's important to not only identify potential Brownfield sites in your community and but to prioritize sites. Identified sites should be included in area wide planning efforts as to how your community would like to reuse or redevelop these underutilized and/or abandoned sites within the community. Benefits of identification and prioritization:

- Increase property value and tax base
- May utilize existing infrastructure (cost savings)
- Mitigate public health and safety concerns
- Improve the community image



ECIA Brownfields Coalition Programs

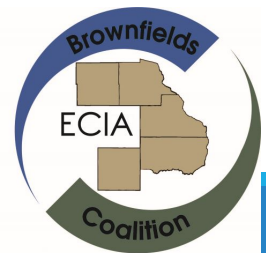
Mission: ECIA is committed to working in partnership with communities to restore potentially contaminated properties to productive use, while ensuring that cleanups are fully protective of public health and environment.

ECIA partnered with local counties to form the ECIA Brownfields Coalition (ECIABC) and applied for U.S. Environmental Protection Agency (EPA) Brownfields funding. EPA awarded the ECIA Brownfields Coalition the following:

- EPA Brownfields Assessment Grant
- EPA Brownfields Revolving Loan Fund Program

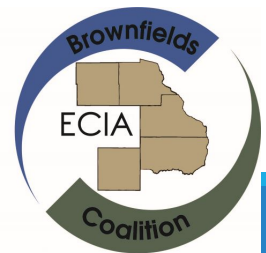
Funds are available in communities located in Cedar, Clinton, Delaware, Dubuque, & Jackson Counties

ECIABC will use the funding to provide support for efforts to perform Brownfields environmental assessment, planning and clean up throughout the region.



EPA Brownfields Assessment Grant

- Applicant must be a government entity or non-profit organization
- Funds are 100% free to use, no match requirement
- Site(s) do not need to be owned by the applicant
- Activities funded under the grant:
 - Phase I
 - Phase II
 - Asbestos and/or Lead Inspection
 - Planning

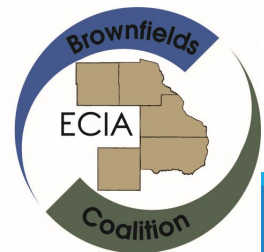


Phase I Environmental Site Assessment

Phase I Environmental Site Assessments is a review of federal, state, local and historical records of site along with a visual inspection to identify any potential contaminants. It may include interviews of current and past owners as well as neighboring property owners. A Phase I does **NOT** include any sampling or laboratory analysis of the site.

- Reduce environmental uncertainties that may be preventing a community from redeveloping a site.
- Aid potential buyers in evaluating whether environmental risks exist on a site
- Aid in avoiding responsibility for cleanup under the federal Superfund law (CERCLA)
- Average cost \$3,500-\$5,000

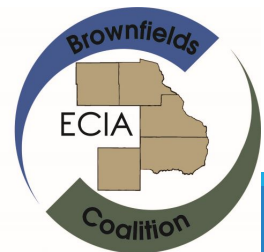
NOTE: A Phase I has a shelf life – it is considered stale after 6 months. In order to qualify for certain funding and liability protection it needs to be done prior to transfer of property ownership.



Phase II Environmental Site Assessment

Phase II Environmental Site Assessment is the second step in providing environmental due diligence of a site, typically performed after a Phase I has identified potential environmental concerns. It includes sampling and/or testing.

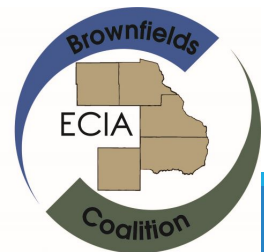
- Further reduce environmental uncertainties that may be preventing a community from redeveloping a site.
- Aid potential buyers in evaluating whether environmental risks exist on a site
- Aid in avoiding responsibility for cleanup under the federal Superfund law (CERCLA)
- Cost may be significantly more than a Phase I
- Supplemental assessment work may include cleanup planning/remediation recommendations for the site based on planned reuse of the site



Asbestos &/or Lead Inspection:

A Phase I may indicate the presence of asbestos or lead on the property. Depending on the reuse plans for the site an asbestos and/or lead inspection may be recommended.

- Average cost \$1,500-\$3,500/assessment
- Provide recommendation for cleanup of property

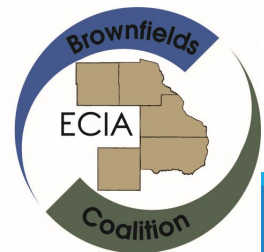


Planning Activities:

Once a community has identified potential brownfield sites and determined its community goals, grant funds can be utilized for planning activities to initiate brownfields revitalization and to prepare brownfields sites for redevelopment. Activities covered under the grant:

- Site Reuse Assessment
- Land Use Assessment
- Site Reuse Vision
- Revitalization Plan
- Resource Roadmap

Average cost: \$10,000-\$50,000/planning activity. Planning can help in developing vision for the site. What does the community need? How would the community like to see the site developed or used? Community support of a site vision can help the project become successful.



ECIA Brownfields Revolving Loan Fund:

- Loan Applicant may be government entity, non-profit organization or a for-profit entity
 - Grant funds available for government and non-profits
- Match cost required: 20% for government entity or non-profit organization; 30% for for-profit entity
- Initial interest rate: 0%, tiered interest rate adjusting annually for remainder of the term
- Funds to be used for cleanup of contaminants onsite



Former Meat Locker 200 Main St, Ryan IA

BEFORE – FRONT & BACK OF PROPERTY



AFTER – COMMUNITY PAVILION



Former Dyersville Gasoline Factory

146 2nd St, Dyersville, IA

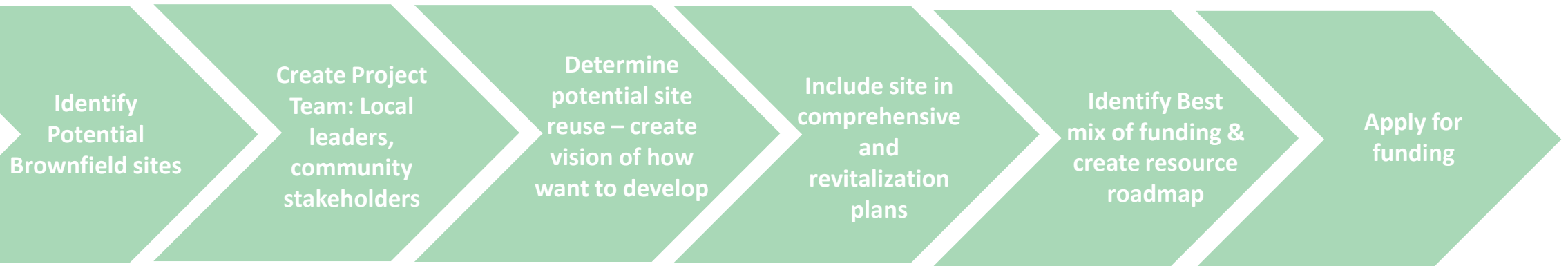
BEFORE – EXTERIOR & INTERIOR



AFTER – TEXTILE BREWING COMPANY



Next Steps:

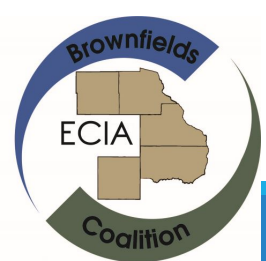


IMPORTANT additional action steps:

- Encourage community involvement/feedback along every step
- Share your vision – create briefing sheet on the project & tell everyone about your project
- Celebrate your success – one project may be the catalyst for your next project



Thank you to our Brownfields Program Partners:



Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA.

ECIA Brownfields Coalition

EPA Brownfield Assessment Grant

Clinton County

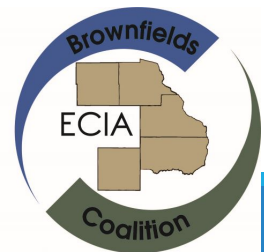
Delaware County

Jackson County

EPA Brownfield Revolving Loan Fund

Cedar, Clinton, Delaware, Dubuque & Jackson
County

Andover, Asbury, Bellevue, Calamus,
Camanche, Cascade, Charlotte, Clinton,
Delmar, DeWitt, Dubuque, Dundee, Durant,
Dyersville, Earlville, Edgewood, Goose Lake,
Grand Mound, Greeley, Holy Cross, Lost
Nation, Lowden, Luxemburg, Maquoketa,
Mechanicsville, Peosta, Preston, Ryan, Sabula,
Stanwood, Tipton, West Branch, Wheatland,
Worthington



Questions?

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