

What is a **Brownfield**?

A “**brownfield**” is a property that is, or may be perceived to be, **contaminated**. Brownfields are vacant and underutilized properties previously used for industrial or commercial activities that may have resulted in contamination from petroleum or hazardous substances. Often seen as eyesores, these sites may consequently stall an area’s progress and development. Brownfields can also be seen as **redevelopment opportunities** with the potential to transform community liabilities into assets through revitalization that brings new life to an area.

Property Owner Fact Sheet

Brownfield Site Reuse & Revitalization Program

NVDA Coalition

How is this program **funded**?

The project is funded by \$600,000 of Brownfields Assessment Grants awarded by the U.S. Environmental Protection Agency (EPA) to a Coalition led by the Northeastern Vermont Development Association (NVDA) and supported by the Town of St. Johnsbury and Newport City.

The Coalition will work with property owners, developers and other community stakeholders to identify and prioritize brownfield sites in need of environmental site assessments (ESAs) and/or cleanup/reuse plans to support redevelopment.

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

What are the **benefits of brownfield redevelopment**?

Property owners, business owners, and developers who cleanup and reuse brownfields provide benefits to themselves and their communities, including:

- Removing unknowns regarding site conditions that might hold up a sale or redevelopment.
- Increasing return from the property by making it more valuable and marketable.
- Contributing to economic prosperity and environmental restoration in the community.
- Making neighborhoods safer and healthier.
- Avoiding actions by regulatory agencies that may impose penalties and costly cleanups.
- Reducing potential impacts from and to adjacent properties.

How can you **use grant funding for your property**?

Funding is available to parties interested in completing Environmental Site Assessments (ESAs) and Regulated Building Materials (RBM) surveys and/or developing site cleanup/reuse plans in support of property sale or redevelopment. Property owners, business owners, and developers are encouraged to take advantage of this funding opportunity that will further economic development initiatives, protect public health, and restore the environment!



Frequently Asked Questions

What can grant funds be used for?

Grant funds can be used for Environmental Site Assessments (ESAs), Regulated Building Materials (RBM) surveys, and cleanup planning.

- **Phase I ESA:** A research study intended to gather information to assess environmental conditions and identify potential areas where substances may have been released.
 - Assess potential impacts from petroleum or hazardous substances.
 - Establish baseline for liability protection.
 - Support property sale/acquisition.
 - Provide documentation required by lenders for securing loans.

Estimated Value: \$5,000+

Estimated Timeline: 1-2 Months

- **Phase II ESA:** A physical study where environmental samples are collected and analyzed to characterize the type, distribution and extent of substances (if present) in the environment.
 - Evaluate the findings of the Phase I ESA (if contamination is suspected).
 - Determine if a release has occurred.
 - Delineate the extent of contamination.
 - Support efforts to obtain regulatory closure from the State.

Estimated Value: \$25,000+

Estimated Timeline: 2-3 Months

- **RBM Survey:** A physical study where building material samples are collected and tested to confirm if hazardous substances are present.
 - Determine asbestos, lead paint, mold, polychlorinated biphenyls (PCBs), mercury or other regulated substances are present in building materials.
 - Evaluate regulations that apply to the disturbance or disposal of confirmed hazardous materials before undertaking a building remodel, renovation or demolition.

Estimated Value: \$5,000+

Estimated Timeline: 1-2 Months

- **Site Cleanup/Reuse Plan:** A detailed analysis of cleanup alternatives, cost estimates and implementation plan.
 - Evaluate cleanup alternatives with reuse plan and redevelopment strategy.
 - Select preferred cleanup alternative.
 - Detailed plan and cost estimate to implement preferred cleanup method.

Estimated Value: \$7,500+

Estimated Timeline: 1-2 Months

Do I own a brownfield site?

If you answer yes to either of the questions below, you may own a brownfield site.

- Is your land idle, vacant, or less productive than it ought to be?
- Are concerns about historic use or environmental contamination contributing to the problem?

Will an ESA affect the value of my property?

No, the assessment itself does not affect property value. Property values are often affected by uncertainty regarding site history and the financial and legal risks of potential environmental impacts. ESAs allow property owners to quantify the amount of contamination on a property (if any). For properties with little to no contamination, this knowledge may increase marketability. For sites with significant contamination, property owners can realize increased value through cleanup, tax incentives and reduced liabilities.

Which sites are eligible for grant funds?

In general, the property must be potentially impacted by petroleum or hazardous substance, underutilized and meet the following criteria:

- Exhibits high potential for redevelopment and/or other opportunities to benefit the community.
- Is not included on the EPA National Priority "Superfund" List, under a Consent Decree with the state, or targeted for any federal or state enforcement action.

Will an ESA trigger a requirement that I take action?

Information collected during a Phase I ESA is generally not reported to regulatory agencies. In rare cases, Phase II ESA results may trigger a reporting requirement with the state environmental oversight agency.

Will I have control over the work done?

The program is voluntary. You will have the right to stop participation in the program at various phases of the assessment process. You will be asked to grant access to your property to an environmental consultant from Stantec Consulting Services Inc. You will receive an electronic copy of all final reports.

How do I nominate a site for grant funding?

Stakeholders are encouraged to nominate sites for grant funding by completing a Site Nomination Form (available on the project website below).

How do I obtain additional information?

For more information or to submit a site for grant funding consideration, contact:

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Northeastern Vermont Development Association
Phone: 802-748-5181 | Email: dsnedeker@nvda.net
Website: www.nvda.net/brownfields.php

