Brownfield Redevelopment Opportunities and Successes

Catherine Jones

July 2018
The Acronym Jungle Begins...
# Brownfield Redevelopment Process

<table>
<thead>
<tr>
<th></th>
<th>Setting the Stage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Build a Time Line</td>
</tr>
<tr>
<td></td>
<td>Start with the End in Mind</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Community Engagement / Build Partnerships</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Outreach</td>
</tr>
<tr>
<td></td>
<td>Notification and Gather Input</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Discover</td>
</tr>
<tr>
<td></td>
<td>Locate and List Potential Brownfields</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Phase I</td>
</tr>
<tr>
<td></td>
<td>History of Site and Ownership</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Site Characterization</td>
</tr>
<tr>
<td></td>
<td>Complete Further Sampling and Analysis</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Remediation or Corrective Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Cleanup</td>
</tr>
<tr>
<td></td>
<td>Address Source of Contamination</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Redevelopment / Institutional Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Leave Residual Contamination in Place if Necessary</td>
</tr>
<tr>
<td></td>
<td>Long-term Stewardship (LTS) / Environmental Covenants</td>
</tr>
</tbody>
</table>
Stages of Redevelopment

1. Setting the Stage
2. Community Engagement / Building Partnerships
3. Inventory
4. Assessment
5. Planning / ABCA
6. Remediation or Corrective Action
7. Redevelopment - Institutional Controls
<table>
<thead>
<tr>
<th>Setting the Stage</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Build a Time Line</td>
<td>Gather Resource Information</td>
</tr>
<tr>
<td>Start with the End in Mind</td>
<td>Throughout the Project</td>
</tr>
</tbody>
</table>
Activities at this first stage include:

- Basic work in identifying your ultimate redevelopment outcome
- Key words association
- Begin by researching and gathering information about potential resources
- Build a timeline

Assistance available:

- Yourself
- Other like-minded people
- Community leaders
Gathering Information and Building Partnerships
Community Engagement / Build Partnerships

<table>
<thead>
<tr>
<th>Outreach</th>
<th>Identify Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notification and Gather Input</td>
<td>Leverage Resources</td>
</tr>
</tbody>
</table>
Activities at this second stage include:

- Outreach to the community members
  - Notification
  - Request input
- Building partnerships and identifying leveraged dollars and in-kind services

Assistance available:

- K-State TAB
- Missouri Community Betterment
- CDFA Technical Assistance Program
- Sustainable Strategies DC
- Missouri Main Street Program
- EPA Office of Community Revitalization
- Regional Councils of Government
Vertical Innovations – Silo Farms
Aurora
<table>
<thead>
<tr>
<th>3</th>
<th>Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>Discover</td>
<td>Screening</td>
</tr>
<tr>
<td>Locate and List Potential Brownfields</td>
<td>Identify Suspected Contamination</td>
</tr>
</tbody>
</table>
Activities at this third stage include:
– Discovery of brownfield locations
– Screening for potential problems

Assistance available:
MoDNR Brownfield Area Wide Inventory
EPA Brownfield Assessment Grant Competition
Area Wide Inventory
St. Joseph
<table>
<thead>
<tr>
<th>Assessment</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I</td>
<td>Phase II</td>
</tr>
<tr>
<td>History of Site and Ownership</td>
<td>Sample for Contaminants</td>
</tr>
</tbody>
</table>
Activities at this fourth stage include:

– Phase I and Phase II Environmental Assessments

Assistance available:

MoDNR Site Specific Assessments
EPA Brownfields Assessment Grant Competition
EPA Targeted Brownfield Assessments
The Link Auditorium (The Learning Center)
4504 Westminster at Taylor, St. Louis
MoDNR
Phase I
EPA
Phase II
<table>
<thead>
<tr>
<th>Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Characterization</strong></td>
</tr>
<tr>
<td>Complete Further Sampling and Analysis</td>
</tr>
</tbody>
</table>
Activities at this fifth stage include:

- Phase III Environmental Assessments
- Updated Assessments
- Site Characterization
- Analysis of Brownfields Cleanup Alternatives

Assistance available:

MoDNR Brownfields Assessment Program
EPA Targeted Brownfield Assessments
EIERA Loans and Grants
Alliance Medical Warehouse
Russellville

Before

After
Remediation or Corrective Action

Cleanup

Address Source of Contamination
Activities at this sixth stage include:
- Cleanup / Remediation / Protection

Assistance available:
- EIERA Loans and Grants
- MoDNR Water Protection Program
- MoDED State Tax Credits – Brownfields
- EPA Cleanup Grant Competition
- USDA Rural Development
- U.S. DOT – BUILD Discretionary Grants
Peabody Opera House
St. Louis

Before

After

23
<table>
<thead>
<tr>
<th>7</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Redevelopment / Institutional Controls</strong></td>
</tr>
<tr>
<td><strong>Leave Residual Contamination in Place if Necessary</strong></td>
</tr>
<tr>
<td><strong>Long-term Stewardship (LTS) / Environmental Covenants</strong></td>
</tr>
</tbody>
</table>
Activities at this stage include:

- Redevelopment
- Implementation of Institutional Controls if necessary

Assistance available:

State Historic Tax Credits
Federal Historic Tax Credits
Community Development Block Grants (CDBG)
Housing and Urban Development (HUD)
Federal Historic Preservation Tax Credits

Began in 1976
20% tax credit

Since that time, the National Park Service (NPS) has administered it in partnership with the Internal Revenue Service (IRS) and with State Historic Preservation Offices (SHPOs).
River Revitalization Project Canton

Before

After

CANTON OBSERVATION STRUCTURE
Many other organizations have funds or technical assistance available. Your project may be eligible for one of these opportunities.
Related Organizations/Opportunities

- Petroleum Storage Tank Insurance Fund (PSTIF)
- Federal Leaking Underground Storage Tank (UST) Fund
- Missouri Works Program
- Opportunity Zones
- MoDED - Energy Revolving Fund
- State Parks Outdoor Recreation Grants
More Resources and Opportunities

• Governmental Opportunities
• Non-Governmental Organizations
• Utility Companies
• Insurance Policies
• Many Additional Sources

– Keep Searching
Lots of assistance is available – you just need to think outside the box and keep looking.
Every Little Bit Helps!
parkpacific
St. Louis
park pacific
St. Louis

Before

After
Empire Theatre/Mainstreet Theatre
Kansas City
The Arcade Building
St. Louis
Hermann Electrical Light Plant
Hermann
North Street Gas Station – Moniteau County Jail
California
Village Development
Lebanon
Kemper Military Academy
Boonville
Union Station Power House Building
Kansas City Ballet
Kansas City
RENEWING COMMUNITIES
ONE SITE AT A TIME

Catherine Jones
573-526-4725
Catherine.Jones@dnr.mo.gov

• Conduct workshops
• Meet with local government and community groups
• Meet with developers and investors

MoDNR website: dnr.mo.gov
BVCP page: MissouriBrownfields.com