Brownfield Financial and Other Assistance

Catherine Jones

July 2018
### Funding and Other Assistance

Another Litany of Acronyms

<table>
<thead>
<tr>
<th>DNR</th>
<th>TAB</th>
<th>NPS</th>
<th>EDA</th>
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<tbody>
<tr>
<td>BVCP</td>
<td>CDFA</td>
<td>SHPO</td>
<td>FEMA</td>
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<tr>
<td>EIERA</td>
<td>MCB</td>
<td>PSTIF</td>
<td>HUD</td>
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<tr>
<td>EPA</td>
<td>TBA</td>
<td>MSP</td>
<td>CDBG</td>
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<tr>
<td>USDA</td>
<td>DED</td>
<td>WOTC</td>
<td>SBA</td>
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Many sources available during different stages.
## Brownfield Redevelopment Process

<table>
<thead>
<tr>
<th>Step</th>
<th>Setting the Stage</th>
<th>Community Engagement / Build Partnerships</th>
<th>Inventory</th>
<th>Assessment</th>
<th>Planning</th>
<th>Remediation or Corrective Action</th>
<th>Redevelopment / Institutional Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Build a Time Line</td>
<td>Gather Resource Information</td>
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<td></td>
<td>Start with the End in Mind</td>
<td>Throughout the Project</td>
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<tr>
<td>2</td>
<td>Outreach</td>
<td>Identify Partners</td>
<td>Notification and Gather Input</td>
<td>Leverage Resources</td>
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</tr>
<tr>
<td>3</td>
<td>Inventory</td>
<td></td>
<td>Locate and List Potential Brownfields</td>
<td>Identify Suspected Contamination</td>
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</tr>
<tr>
<td>4</td>
<td>Assessment</td>
<td></td>
<td>Phase I</td>
<td>History of Site and Ownership</td>
<td>Sample for Contaminants</td>
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<tr>
<td>5</td>
<td>Planning</td>
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<td>Site Characterization</td>
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<tr>
<td>6</td>
<td>Remediation or Corrective Action</td>
<td></td>
<td>Cleanup</td>
<td>Address Source of Contamination</td>
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<td>7</td>
<td>Redevelopment / Institutional Controls</td>
<td></td>
<td>Leave Residual Contamination in Place if Necessary</td>
<td>Long-term Stewardship (LTS) / Environmental Covenants</td>
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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
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
## Community Engagement / Build Partnerships

<table>
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<th>Outreach</th>
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<td>Leverage Resources</td>
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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
Kansas State Univ. Technical Assistance to Brownfield Communities (TAB) Program

TAB provides free technical assistance with brownfields redevelopment efforts.

TAB Brownfields workshops, webinars and online training and tools are FREE and designed to help you:

• Gain a better understanding of what a Brownfield is.
• Learn how Brownfield revitalization can be a part of your community’s economic development strategy.
• Hear from local, state and national leaders on resources available to your community.

chsr@k-state.edu
ksutab.org
1-800-798-7796
Missouri Community Betterment Program

The Missouri Community Betterment (MCB) program is designed to help Missouri communities enhance their life through:

– Community Development
– Planning
– Implementation

Technical assistance to communities for improvement projects such as brownfield redevelopment.

P.O. Box 105997, Jefferson City, MO 65110
Teresa@MOCommunityBetterment
Phone:660.383.1034
Council of Development Finance Agencies (CDFA)

Brownfields Technical Assistance Program

• Financing Toolkit
• Webinar Series
• Project Marketplace
• Project Response Teams

CDFA.net
Emily Moser  emosher@cdfa.net  614-705-1305
Sustainable Strategies DC

Sustainable Strategies DC provides local governments, nonprofits, coalitions and others with strategic consulting, funding support, grants advocacy, and more.

Focus on:

- Community revitalization
- Sustainable community development
- Brownfield redevelopment

Sustainable Strategies DC
strategiesdc.com
Missouri Main Street Connection

Enhancing the economic, social, cultural and environmental well-being of historic downtown business districts in Missouri.

Missouri Main Street Connection
P.O. Box 1066
Branson, MO 65615-1066
info@momainstreet.org
417-334-3014
EPA Office of Community Revitalization

The Office of Community Revitalization (OCR) (formerly the Office of Sustainable Communities) supports locally-led, community-driven efforts to revitalize local economies and improve environmental and human health outcomes.

Provides technical assistance in response to community requests:

- Local Foods, Local Places;
- Healthy Places for Healthy People;
- Cool & Connected;
- Building Blocks;
- Greening America’s Communities;
- Governors’ Institute on Community Design;

https://www.epa.gov/aboutepa/about-office-policy-op#OCR
Councils of Government

Missouri Association of Councils of Government (MACOG)

19 regional planning commissions and councils of governments represent the entire State of Missouri and are committed to enhancing the state’s regions.

To find the Council serving your area go to:

http://macogonline.org/rpcs.htm
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<td><strong>Discover</strong></td>
<td><strong>Screening</strong></td>
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<td>Locate and List Potential Brownfields</td>
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</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
MoDNR Area Wide Inventory

Available to communities and non-profits through the Brownfield Assessment Program

Provided as a service - Under a statewide contract
No cost to the recipient or the applicant
Area-wide inventories; with/without emphasis

Brownfields/Voluntary Cleanup Program
573-526-8913
MissouriBrownfields@dnr.mo.gov
MissouriBrownfields.com
U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants

Available to:

• Local governments
• Quasi-governmental agencies
• State agencies
• Not-for Profits (new)

Reimburses grantees for costs associated with:

• Area-wide inventories
• Planning Activities
• ASTM Phase I and Phase II Environmental Assessments
• And more

No cost to the recipient - No Match required

National competition - apps usually due in November

Information available at: epa.gov/grants
<table>
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<th>Phase II</th>
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<td><strong>Sample for Contaminants</strong></td>
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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
MoDNR Site Specific Assessments

Available to communities and non-profits through the Assessment Program

Communities can partner with private investor

Provided as a service - Under a statewide contract

• No cost to the recipient or the applicant
• ASTM Phase I Environmental Assessments
• ASTM Phase II Environmental Assessments

Brownfields/Voluntary Cleanup Program
573-526-8913
MissouriBrownfields@dnr.mo.gov
MissouriBrownfields.com
EPA Targeted Brownfield Assessments

Available to communities and non-profits

Communities can partner with private investor

Provided as a service through a contractor

• No cost to the recipient
• ASTM Phase I Environmental Assessments
• ASTM Phase II Environmental Assessments

Todd H. Davis at EPA Region 7
913-551-7749
davis.toddh@epa.gov
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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
EIERA Loans and Grants

Environmental Improvement and Energy Resources Authority (EIERA)

• Launched March 2006

• $1,000,000 EPA grant funded loan and grant program
• Provide low interest loans for cleanup activities
• Available to non-responsible party owners
• Recipient has to be the owner or pending owner
• 40% of fund can be as grants - special conditions

Kristin Allan Tipton  573-751-4919
eiera@eiera.mo.gov   EIERA.mo.gov
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
MoDNR Water Protection Program

- Provides funding to communities for projects that improve drinking water and wastewater infrastructure
- Available to municipalities, counties, public water and sewer districts, and political subdivisions
- Up to 20 years terms

MoDNR Water Protection Program
800-361-4827 or 573-751-1300
http://dnr.mo.gov/env/wpp
Brownfields Redevelopment Program (State Tax Credits)

Missouri Department of Economic Development
Available to the entity paying the remediation costs.
New job creation of 10+ or job retention of 25+

Site has to enroll in the MoDNR BVCP
Environmental cleanup costs are recoverable
State tax credits are sellable
May be carried forward for 20 years

573-522-8004
dedfin@ded.mo.gov
ded.mo.gov
EPA Cleanup Grant Competition

Available to local governments and non-profits
Not available to responsible parties of contamination

• Recipient has to be the owner
• Reimburses grantees for environmental cleanup costs
• 20% match required (award + match = 120%)
• National competition - applications usually due November

Information available at: epa.gov/grants
U.S. Department of Agriculture
Rural Development (USDA/RD)

Business Programs, Community Facilities Loans, Grants, and Loan Guarantees

To: Rural public bodies and nonprofit corporations
- Construct, enlarge, extend or otherwise improve essential community facilities
- Pollution control and abatement
- Site preparation

573-876-0995
rd.usda.gov/mo

There are many area and sub-area offices around the state.
Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grants program.

BUILD Transportation grants are for investments in surface transportation infrastructure and are to be awarded on a competitive basis for projects that will have a significant local or regional impact. BUILD funding can support roads, bridges, transit, rail, ports or intermodal transportation.

https://www.transportation.gov/BUILDgrants
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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)
State Historic Preservation Office
Tax Credits

For: Properties listed on the National Register of Historic Places or contribute to the significance of a certified historic district

Costs must exceed 50% of the acquisition cost of the property

Up to 25% of the eligible rehabilitation costs

https://dnr.mo.gov/shpo/

800-361-4827 or 573-751-7858
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).
Community Development Block Grants (CDBG)

Purpose is to develop viable communities by expanding economic opportunities, principally for persons of low- and moderate-income.

To: units of general local government that carry out development activities.

The State must ensure that at least 70 percent of its CDBG grant funds are used for activities that benefit low- and moderate-income persons over a one-, two-, or three-year time period.

hud.gov or ded.mo.gov
U.S. Department of Housing and Urban Development

Office of Community Planning and Development
https://www.hud.gov/states/missouri/working/cpd

Summary of HUD's major programs:

Kansas City Regional Office
913-551-5546

St. Louis Field Office
314-418-5400
Many other organizations have funds or technical assistance available. Your project may be eligible for one of these opportunities.
Petroleum Storage Tank Insurance Fund (PSTIF)

- Covers insured and other eligible sites
- Both under- and above ground tanks are eligible
- $10,000 deductible
- Will pay for up to $1 million of cleanup costs per incident

Petroleum Storage Tank Insurance Fund
800-765-2765   pstif.org
Federal Leaking Underground Storage Tank (UST) Fund

- Provides for state oversight of petroleum site cleanups
- Cleanup cost recovery is possible for sites with no viable responsible party
- For high-priority sites with a public threat
- Eligibility is for federally defined petroleum USTs

DNR Tanks Section
573-751-3176

dnr.mo.gov/env/hwp/tanks/index.html
Missouri Works Program

The Missouri Works Program facilitates the creation of quality jobs by targeted business projects.

Program benefits are (a) the retention of the state withholding tax of the new jobs and/or (b) state tax credits, which are refundable, transferable and/or saleable. The program benefits are based on a percentage of the payroll of the new jobs.

Opportunity Zones

The Opportunity Zones program encourages long-term investment and job creation in low-income areas of the state, by allowing investors to re-invest unrealized capital gains in designated census tracts. The state of Missouri submitted the 161 Opportunity Zones listed below to the federal government for inclusion in the program.

https://ded.mo.gov/content/opportunity-zones
MoDED - Energy Revolving Fund

The Low-cost loans for energy efficient public buildings

- City and county governments and public schools
- Pay-back is through energy cost savings
- Retrofitting existing buildings
- Incremental cost of higher efficiency systems in new buildings

Missouri Department of Economic Development
Division of Energy
ded.mo.gov/division-of-energy
855-522-2796
energy@ded.mo.gov
State Parks Outdoor Recreation Grants

Land and Water Conservation Fund (LWCF) Grants
- Grants for outdoor recreation projects,
- Local, city, and county governments and public schools
- Maximum of $250,000 per project, minimum $10,000
- A minimum 50 percent match required

Recreational Trails Program
- Grants for outdoor trails projects, $100,000 maximum
- Requires a 20 to 50% match
- Projects must be open to the public.
- Applications are usually due in February

Missouri State Parks Grants Management Section
573-751-8462
lwcf.rtp@dnr.mo.gov
Other Governmental Opportunities

- MoDED – Low Income Weatherization
- Federal Energy Tax Credits
- Work Opportunity Tax Credits (WOTC)
- Economic Development Admin. (EDA)
- Small Business Administration (SBA)
- Federal Emergency Management Agency (FEMA)
- Department of Conservation
- National Endowment for the Arts
Non-Governmental Organizations

- Trust for Public Land
- Project for Public Spaces
- Wildlife Habitat Council
- National Fish and Wildlife Foundation
- Ducks Unlimited
- The Land Trust Alliance
- National Foundations
Utility Companies

Many utility companies offer funds for redevelopment. Check with the local utility companies and cooperatives for energy efficiency grants.

• Electric
• Gas
• Water
• Telecommunications
Insurance Policies

• Cleanup cost cap
• Remediation stop loss
• Pollution legal liability
• Contractor’s pollution liability
• Contractor’s professional liability
• Institutional control
Additional Sources

- Lions, Elks, Moose, Eagles
- Masons, Jaycees, Chamber of Commerce
- Audubon Society
- Major corporations in or near your local area
- Missouri Humanities Council
- Universities and community colleges for technical assistance
- EPA Community Resource Guide
- Others – Keep searching!
Lots of assistance is available – you just need to think outside the box and keep looking.
Every Little Bit Helps!
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