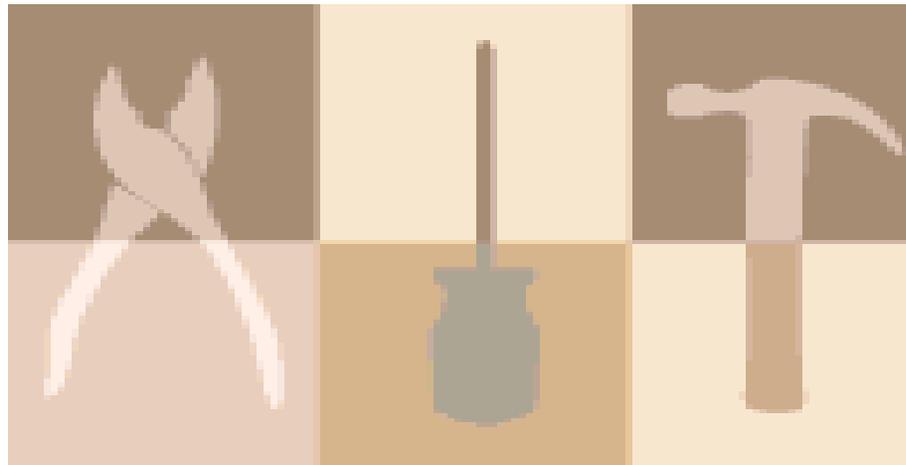


# North Carolina Brownfields Redevelopment Toolbox Tools for the Trade

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# The NCBP Message

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- ❖ Facilitate safe redevelopment of Brownfields.
- ❖ Goal is to work as a team.
- ❖ Reduce environmental liabilities to alleviate lender concerns.
- ❖ Program staff can provide guidance, technical expertise, and a variety of project experience.

# Do I Need a Wrench or a Hammer?

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- ❖ Step by step guidance
- ❖ Frequently asked questions
- ❖ Lists of resources
  - Federal, State, Regional.
  - Housing, Energy Efficiency, Regulatory, Historic Preservation...



# The Four Step Process

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Step 1: Getting Started – Property Identification, Project Planning, and Marketing

Step 2: Determine If You Have Contamination on Your Property

Step 3: Cleaning Up Your Property

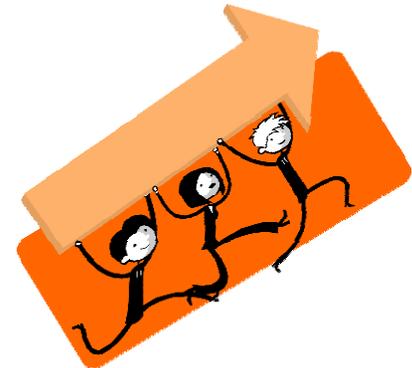
Step 4: The Finish Line – Redevelopment of Your Property

# The Four Step Process

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## Step 1: Getting Started - Property Identification, Project Planning, and Marketing

- ❖ Evaluate Your Specific Situation
  - We know we have Brownfields....
  - We think we might have Brownfields....
  - Do we have any Brownfields?
  
- ❖ Approach to dealing with them?
  - Put a team together
  - Public or private redevelopment
  - Types of reuse
  - What's marketable?



# The Four Step Process

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## Step 2: Determine If You Have Contamination on Your Property

- ❖ Phase I Environmental Assessments – AAI Compliant
  
- ❖ Phase II Assessments
  - Sampling and risk assessment – based on planned use
  - Adhere to State guidance & regulations
  - Obtain input from State
  
- ❖ Remember EPA grants, NCBP, Rural Center and others can provide assistance.



# The Four Step Process

## Step 3: Cleaning Up Your Property

- ❖ The NCBP will identify cleanup needs, if any, based on the nature of the contamination and planned future use.
- ❖ Requirements will be outlined in the Brownfields Agreement.
- ❖ Liability protection in the form of a covenant-not-to-sue.
  - Provided with executed Brownfields Agreement
  - In effect once safe-making actions are complete
- ❖ Loans and Grants available
  - EPA Cleanup Grant
  - EPA Revolving Loan Fund



# The Four Step Process

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## Step 4: The Finish Line

### Redevelopment of Your Property!

- ❖ You've gone through all the steps as needed.
- ❖ You had the team, the plan, and the tools.
- ❖ Now its time to break ground and revitalize!



# Tips for Success

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1. Establish and maintain a well-rounded Brownfields property redevelopment team.
2. Establish clear goals that gain stakeholder buy-in to your process.
3. Identify and use available tools.
4. Make sure the site is marketable before you make it “shovel ready.”
5. Market your site from the *beginning*.