



Brownfields – Property Recycling

Exploring Local Government Grant Opportunities for Brownfields
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Pristine, Green space...







Brown – What?



What is a Brownfield?

- ◆ “Abandoned, idled, or underused property where redevelopment is hindered by real or perceived environmental contamination.”
 - Offers pre-existing infrastructure
 - Site can be made suitable for the intended reuse while protecting public health and the environment
 - Reuse brings public benefit
 - Cleanup liability can be defined
 - Can compete with “greenfields”
 - Offers viable investment opportunity

A Brownfield



A Brownfield



A Brownfield



A Brownfield



A Brownfield





Typical Brownfield Sites

- ✓ Textile Mills
- ✓ Light and Heavy Industrial Properties
- ✓ Automobile Service Stations
- ✓ Manufacturing Facilities
- ✓ Machine Shops
- ✓ Dry Cleaners
- ✓ Junkyards or Salvage Properties



Brownfields Sites

- ◆ Typical projects come from Inactive Haz. Sites, Aquifer Protection Section, Haz. Waste. We **cannot** address:
- ◆ Other than Part 2A of Article 21A of Chapter 143 of the General Statute [i.e. Leaking Petroleum Underground Storage Tanks Sites]
- ◆ Remediation under the Comprehensive Environmental Response, Compensation & Liability Act of 1980 (CERCLA) [i.e., NPL Sites]



How do we encourage nonresponsible parties to cleanup?

- ◆ Recognize Sites as Possible Profit Opportunities
- ◆ Liability Protection (a brownfields agreement)
- ◆ Cleanup for “Safe Reuse” rather than a standard
 - DENR lists necessary actions in brownfields agreement
 - liability protection contingent on completion
- ◆ Local Property Tax Phased in over 5 years
 - Year 1 - Assessed at **10%** of improved value
 - Year 2 - **25%**
 - Year 3 - **50%**
 - Year 4 - **70%**
 - Year 5 - **90%**



How do I get a Brownfields Agreement?



Source: explodingdog.com



Brownfield Process Summary

1. Submit Brownfields Property Application
2. Perform Eligibility Screen
 - Redevelopment of an abandoned, idled, underutilized property
 - Contamination hinders redevelopment
 - The Prospective Developer (PD) did not cause or contribute
 - PD needs a BFA to buy or sell the property
 - There is public benefit commensurate with liability relief provided
 - PD has financial capability to conduct actions under the agreement
 - BFA is at Secretary's discretion



Brownfield Process Summary

3. Submit Site Information to Identify Data Gaps
4. Perform Assessment Work, as needed
5. Evaluate Site Risks for Land Use
6. Draft & Negotiate Brownfield Agreement
7. Submit for 30-Day Public Comment Period
8. Implement Brownfield Agreement

That's great, but how
long will this process
take?



- ❖ This is truly PD dependent



Land Use Restrictions

- In every BFA
- Run with the land.
- Require annual certification, LURU.
- Recorded at Register of Deeds on NBP.



And....who pays for what?

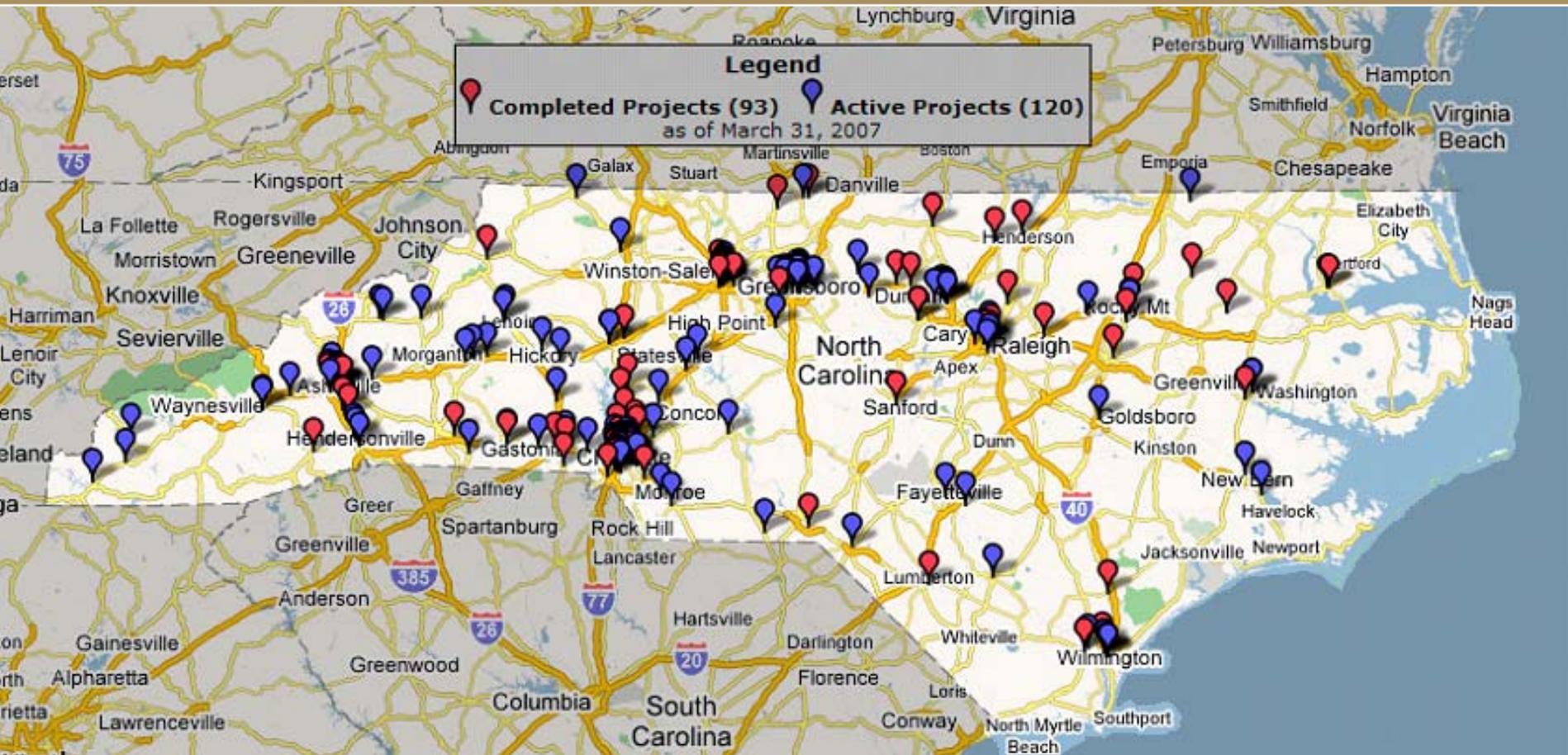
Private Sector:

- ✓ All assessment costs
- ✓ All cleanup costs
- ✓ All development costs

State:

- ✓ Oversight of project to ensure protection of public health and environment.
- ✓ Estimated average at \$12-15k per site

Where are they?





Win, Win, WIN!

For DENR...

- Risk reductions on Brownfields properties
- Land reuse is SMART GROWTH
- A brownfield reused is a greenfields preserved = Sustainability

For Local Government...

- Increased tax base
- Job creation
- Quality of life benefits

For the Developer...

- Liability is defined, therefore uncertainty is reduced
- Redevelopment for profit



Brownfields Web Site

www.ncbrownfields.org

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Your Western North Carolina Brownfields Resource

Don't hesitate to call me!!

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Questions

