



RIDEM Brownfields Assessment Programs

Application Deadline:

October 3, 2011

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RIDEM Brownfields Assessment & Cleanup Programs

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

RIDEM Brownfields Assessment Program

DEM currently has EPA grant funding available **Statewide** to conduct **Environmental Site Assessments** for:

- **Municipalities**
- **Non-profit organizations**
- **Tribes**

All applications are competitive and sites selected based on scoring priority and available funding

Application deadline for next round of site selection is **October 3rd, 2011** .

Any applications not selected during this round will be held for possible future funding.

RIDEM Brownfields Assessment Program

What kind of sites are we looking for?

- Property you own or don't own
- Tax delinquent – especially more than 2 years
- Underutilized with a cooperative owner
- For redevelopment by the applicant
- To sell to a developer for redevelopment
- For redevelopment into industrial, commercial, residential, public or non-profit use, open space
- No outstanding EPA or RIDEM enforcement actions
- Applicant is not the responsible party

Petroleum Only Stipulations

- 1. Must be low priority site**
- 2. Current and immediate past owner cannot be liable party**
- 3. If current or immediate past owner is liable, cannot be financially viable (i.e. must be in bankruptcy)**

RIDEM Brownfields Assessment Program

Grant Title	Hazardous Substance	Petroleum only **	Time Period	Eligible Communities
Targeted Brownfields Assessment 128(a)	\$100K – Mostly Allocated	NA	Annually 10/1 – 9/30	Statewide
20011 EPA Assessment Grant (SubK)	\$200K Not allocated		10/1/11 – 9/30/14	
		\$200K Not allocated	10/1/11 – 9/30/14	Statewide

RIDEM Brownfields Assessment Program

Assessments Conducted by RIDEM through
Technical Assistance Contractors:

- **Phase I Environmental Site Assessments** (ASTM E1527-05)
 - Required for financing
 - Necessary to prevent CERCLA liability
 - Required to be eligible for EPA Cleanup Grants
- **Phase II Environmental Site Assessments**
 - Equivalent to an RIDEM required Site Investigation Report
 - Required to be eligible for EPA Cleanup Grants
- **Clean-up Planning & Remedial Action Work Plans**

TBA Application

1. APPLICANT ORGANIZATION NAME*:

ADDRESS:

CITY:

STATE:

ZIP:

CONTACT PERSON:

PHONE:

EMAIL:

* If Non-Profit;

a. Please confirm that your organization is not an Association of Community Organizations for Reform Now (ACORN) affiliate, subsidiary or allied organization: confirmed

b. Please attach a support letter from municipality where property is located: attached

TBA Application

2. SITE NAME: Check with me to see if site is already in our database

SITE ADDRESS:

ASSESSORS PLAT AND LOT: be sure to include all of the lots you
want assessed

CITY

STATE ZIP:

3.a CURRENT SITE OWNERSHIP: from current tax assessors records

NAME

CONTACT

ADDRESS

CITY

STATE

ZIP

PHONE:

EMAIL: if you don't know, find out!

TBA Application

3.b AMOUNT OF DELINQUENT PROPERTY TAXES (if any) : \$
ASSESSSED VALUE \$: APPRAISED VALUE \$:

Question 3.b Amount of delinquent property taxes (if any):

If no taxes are delinquent	= 0 points
Less than \$25,000 in delinquent taxes	= 5 points
Great than \$25,000 in delinquent taxes	= 10 points

3.c IF PROPERTY OWNED BY APPLICANT, ACQUISITION BY:

FORECLOSURE EMINENT DOMAIN PURCHASE PRICE: \$

OTHER DATE OF ACQUISITION:

IF "OTHER", EXPLAIN:

**3.d IF PROPERTY NOT OWNED BY APPLICANT, DOES APPLICANT ENVISION
DIFFICULTY IN OBTAINING LEGAL PERMISSION TO ENTER THE PROPERTY TO
CONDUCT SITE ASSESSMENT ACTIVITIES?** YES NO

EXPLAIN:

TBA Application

4.a IS APPLICANT OR ANY OTHER PARTY UNDER ORDER FROM EPA OR STATE AGENCY TO CONDUCT SITE ASSESSMENT AND/OR CLEANUP?

YES (describe below) NO UNKNOWN

4.b BRIEFLY DESCRIBE ANY HISTORICAL OR CURRENT INVOLVEMENT/ROLE OF STATE ENVIRONMENTAL AGENCY IN ENFORCEMENT AND OVERSIGHT OR FUNDING OF ASSESSMENT/ CLEANUP OF CANDIDATE SITE:

If you don't know, try to find out. Ask the owner. Ask DEM. Find out as much as you can.

TBA Application

5. **SITE ZONING:** **TOTAL ACREAGE OF SITE:**
(attach site map, or plat map)

Question 5. Site Zoning/Total Acreage of Site:

Greater than 50 Acres	= 0 points
10 – 50 acres	= 5 points
Less than 10 acres	= 10 points

6. **BUILDINGS ON SITE** **SQUARE FOOTAGE** **CONDITION** (e.g.,
usable, partially razed, gutted by fire, etc.)

Is demolition of any building needed? If so, explain:

Question 6. Buildings/Demolition needed:

Demolition needed:	= 0 points
No demolition needed	= 5 points

TBA Application

7. PAST SITE USES (type of manufacturing, etc.) APPROXIMATE DATES

Question 7. Past Site Uses:

No past industrial use or use unknown = 0 points

Past use was industrial = 5 points

8.a **PRIOR SITE ASSESSMENT ACTIVITIES:** NONE UNKNOWN

ASTM PHASE I DATE: OTHER - List reports and dates:

If you don't know, try to find out. Ask the owner. Ask DEM.

8.b **TYPE OF CONTAMINATION:** PETROLEUM ONLY HAZARDOUS SUBSTANCES

If Petroleum only, talk to me about site before finalizing application.

DESCRIBE CONCLUSIONS OF PRIOR SITE ASSESSMENT ACTIVITIES (or attach "conclusion" section of reports). IF REPORTS ARE UNAVAILABLE, IDENTIFY CONSULTANT, CLIENT, AND APPROXIMATE DATE OF STUDY:

TBA Application

9. **SITE ASSESSMENT NEEDS: DESCRIBE SITE ASSESSMENT ACTIVITIES BEING REQUESTED AND ESTIMATED COSTS:**

Example:

- Phase I Assessment in accordance with ASTM E1527-05
- Phase II site assessment in accordance with the Rhode Island Site Investigation requirements under Section 7.0 of the Rhode Island Remediation Regulations, including remedial alternatives and cost estimates
- Abutter Notification/Public Notice, limited remedial design investigation and report, Remedial Action Work Plan and Remedial Planning, Soil Management Plans, and draft Environmental Land Usage Restriction

It is currently anticipated that costs for completing these activities will be approximately: \$XX,XXX (talk to me if you don't know funding amount)

TBA Application

10.a ANTICIPATED FUTURE USE: RESIDENTIAL RECREATIONAL/OPEN SPACE
 COMMERCIAL/RETAIL INDUSTRIAL

Question 10 a. Anticipated Future Use

Not recreational/Open Space = 0 points

Recreational /Open Space = 5 points

**** Try to include an open space component to the future use**

10.b DESCRIBE APPLICANTS PROPOSED REUSE PLAN. PROVIDE COPIES OF PERTINANT SECTIONS OF APPROPRIATE DOCUMENTS (I.E. TOWN COMPREHENSIVE PLANS, AFFORDABLE HOUSING PLANS, COMMUNITY REDEVELOPMENT PLANS, ETC.):

Questions 10 b. Proposed Reuse Plan:

No reuse plan available = 0 points

Informal reuse plan available = 5 points

Formal reuse plan available = 10 points

Try to submit some kind of documentation !!

TBA Application

10.c DESCRIBE INCLUSION OF SUSTAINABLE REUSE IN APPLICANTS PROPOSED REUSE PLAN:

Examples: Energy efficiency (what kind), stormwater management BMPs, reuse/recycling of demo materials, use of green/recycled building materials, green remediation, green roofs....

http://epa.gov/brownfields/policy/BF_Sustain_Tifold.pdf

www.usgbc.org/LEED

<http://www.epa.gov/region1/topics/envpractice/index.html>

Question 10 c. Sustainable Reuse Proposed:

- | | |
|--|--------------------|
| No sustainable reuse planned or unknown | = 0 points |
| Sustainable reuse considered | = 5 points |
| Sustainable reuse planned | = 10 points |

TBA Application

- 10.d DESCRIBE ANY FINANCIAL INCENTIVES PLANNED BY APPLICANT TO SPUR DEVELOPMENT (tax incentives, etc):

Question 10 d. Financial Incentives available:

No financial incentives available	= 0 points
Not applicable (Town or non-profit to develop)	= 5 points
Financial Incentives available	= 10 points

- 10.e DESCRIBE PROPOSED FUNDING SOURCES AND AMOUNTS FOR SITE CLEANUP. PROVIDE COPIES OF PERTINANT SECTIONS OF APPROPRIATE DOCUMENTS AS SUPPORT. (This application is for site assessment only, no cleanup money is being offered as part of this program)

Question 10 e. Proposed funding sources for site cleanup:

No cleanup funding available at this time	= 0 points
Some cleanup funding acquired/all cleanup funding proposed but not acquired	= 5 points
All cleanup funding acquired	= 10 points

Try to show some level of cleanup funding allocated !!

TBA Application

10.f PROVIDE PROPOSED SCHEDULE FOR SITE CLEANUP AND REDEVELOPMENT. PROVIDE COPIES OF PERTINANT SECTIONS OF APPROPRIATE DOCUMENTS AS SUPPORT.

Question 10 f. Proposed Schedule for cleanup and redevelopment:

No schedule proposed = 0 points

To begin in greater than 2 years = 5 points

To begin in less than 2 years = 10 points

10 g: IS SITE LOCATED WITHIN AN ENVIRONMENTAL JUSTICE FOCUS AREA ? YES NO

Go to: <http://www.dem.ri.gov/maps/index.htm> , then Environmental Resource Maps, open the Regulatory Overlay layer and click on Environmental Justice Zone, then zoom in to your site to find out.

TBA Application

11. BRIEFLY DESCRIBE ANY PUBLIC INTEREST AND/OR **COMMUNITY INVOLVEMENT** IN SITE REUSE PLANNING ACTIVITIES TO DATE. IF PUBLIC MEETINGS HAVE BEEN HELD, PROVIDE DATES, AGENDAS AND OTHER SUPPORTING DOCUMENTATION:

Question 11. Community Involvement

No community involvement = 0 points

Informal community involvement (regular town meetings, etc.) = 5 points

Formal community involvement (special town meetings, hearings, comment period) = 10 points

Provide supporting documentation!!!

TBA Application

- Questions 12, 13 & 14 – yes or no question.
If you don't know the answer to any of these,
call me!

Submittal Deadline 10/3/11

- Signed application can be emailed by COB on 10/3/11 with hard copy to follow within one week (by COB 10/10/11).

Conditions if your site is selected

- DEM Access Agreement: Applicants must obtain signatures from the property owner and applicant prior to final approval w/in 60 days of selection.
- Applicants will be required (with our help) to carry out Community Engagement activities which may include, but not be limited to, notification to community members and hosting informational meetings to explain the site assessment process, findings, and cleanup/reuse plans.
- Sign Hazardous Materials Release Notification form if contamination is found during Phase II assessment.

Other BF Funding Availability

- RIDEM TBA funding & limited cleanup funding
- EPA Brownfields Assessment & Cleanup Grants:
 - Guidelines should be out any day now!
 - Deadline end of October/early November
 - Highly competitive
 - Award announcements early spring for fall award
 - Municipalities & tribes eligible for assessment grants \$200K - \$350K
 - Municipalities, tribes and non-profits eligible for cleanup grants up to \$200K per lot, maximum of 3 lots (\$600K)
- **Attend EPA Tips & Tricks Workshop here at DEM on 10/13/11 @ 9am**
 - <http://www.epa.gov/region1/brownfields/>
 - **Sign up for Brownfields What's New!**

RIDEM Brownfields Assessment & Cleanup Program

**For more information or to obtain an RIDEM
Brownfields Assessment or Cleanup
application please contact:**

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