RIDEM Brownfields Assessment Programs

Application Deadline:
October 3, 2011

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Office of Waste Management
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

<table>
<thead>
<tr>
<th>Grant Title</th>
<th>Hazardous Substance</th>
<th>Petroleum only **</th>
<th>Time Period</th>
<th>Eligible Communities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Targeted Brownfields Assessment 128(a)</td>
<td>$100K – Mostly Allocated</td>
<td>NA</td>
<td>Annually 10/1 – 9/30</td>
<td>Statewide</td>
</tr>
<tr>
<td>20011 EPA Assessment Grant ( SubK)</td>
<td>$200K Not allocated</td>
<td></td>
<td>10/1/11 – 9/30/14</td>
<td>Statewide</td>
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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:  
ZIP: 
CONTACT PERSON: 
EMAIL:  
STATE: 
PHONE: 

* 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
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!
3.b AMOUNT OF DELINQUENT PROPERTY TAXES (if any): $ 
ASSESSED 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 ☐ PURCHAE 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 CONDUCT SITE ASSESSMENT ACTIVITIES? ☐ YES ☐ NO 
EXPLAIN:
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:
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)
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 !!
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….

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
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.
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!!!
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 within 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/](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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