

Steps for Successful Brownfields Redevelopment

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Minnesota Brownfields – What We Do



Workshops, Trainings, On-call assistance (U.S. EPA TAB Program)

What is a Brownfield?

“...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.”*

Practical implication: Brownfields are everywhere!

*(Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002).

What is a Brownfield?

Real estate deals with an environmental twist

- Properties caught between clean and nasty
- Redevelopment spurs environmental cleanup
- Local Government plays a leading role



Typical Brownfield



Typical Brownfield



Abandoned Service Station

Brownfield?



Vacant Lot

Brownfields Law & Incentives

Help address the environmental issues for property transactions & expansions

Liability protection

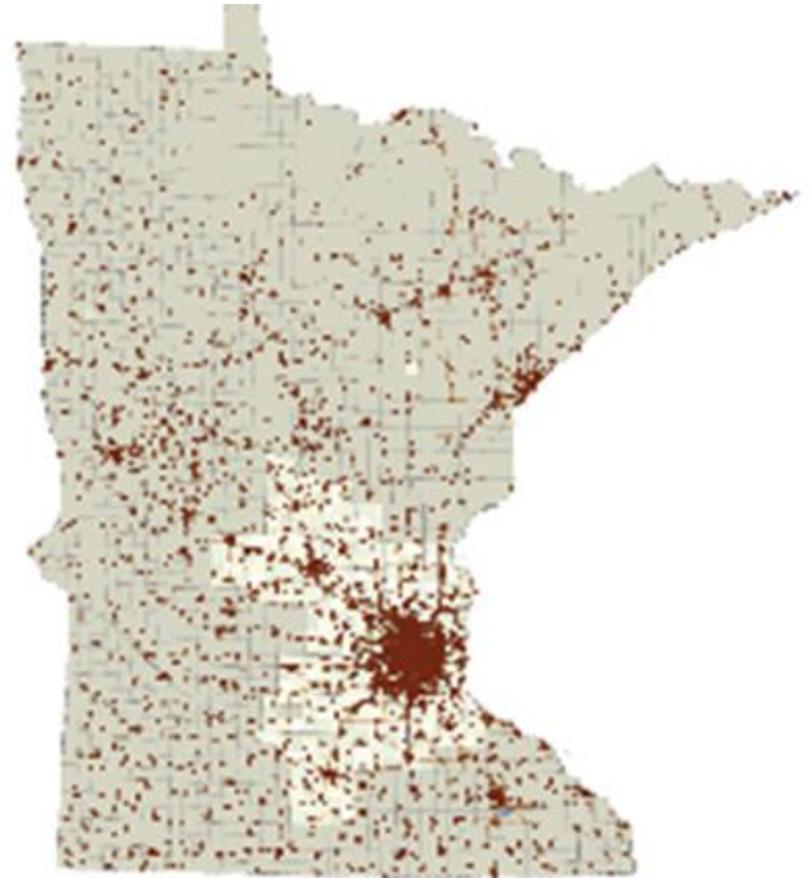
- *For prospective purchaser, contiguous landowners, and others*
- *Perform Phase I environmental assessment before purchase and cooperate in addressing environmental issues*

Funding for

- *Assessment*
- *Cleanup*
- *Redevelopment (primarily non-EPA sources)*
- *Eligible sites and entities*

Practical Face of Brownfields in MN

- Yes, you do have them!
- They can be public property –or– private real estate.
- Friendly arena in which to resolve problems.



Brownfields Redevelopment Process

1. Set Redevelopment Goals & **Identify** Brownfields
2. **Investigate** – Phase I/II site assessments
(environmental due diligence)
3. **Clean-up**, if necessary
4. **Redevelop**

1. Identify Brownfields

Make a list of potential sites

- Are environmental unknowns a barrier to redevelopment?
- Is current owner viable/liable for ongoing state or federal environmental actions?

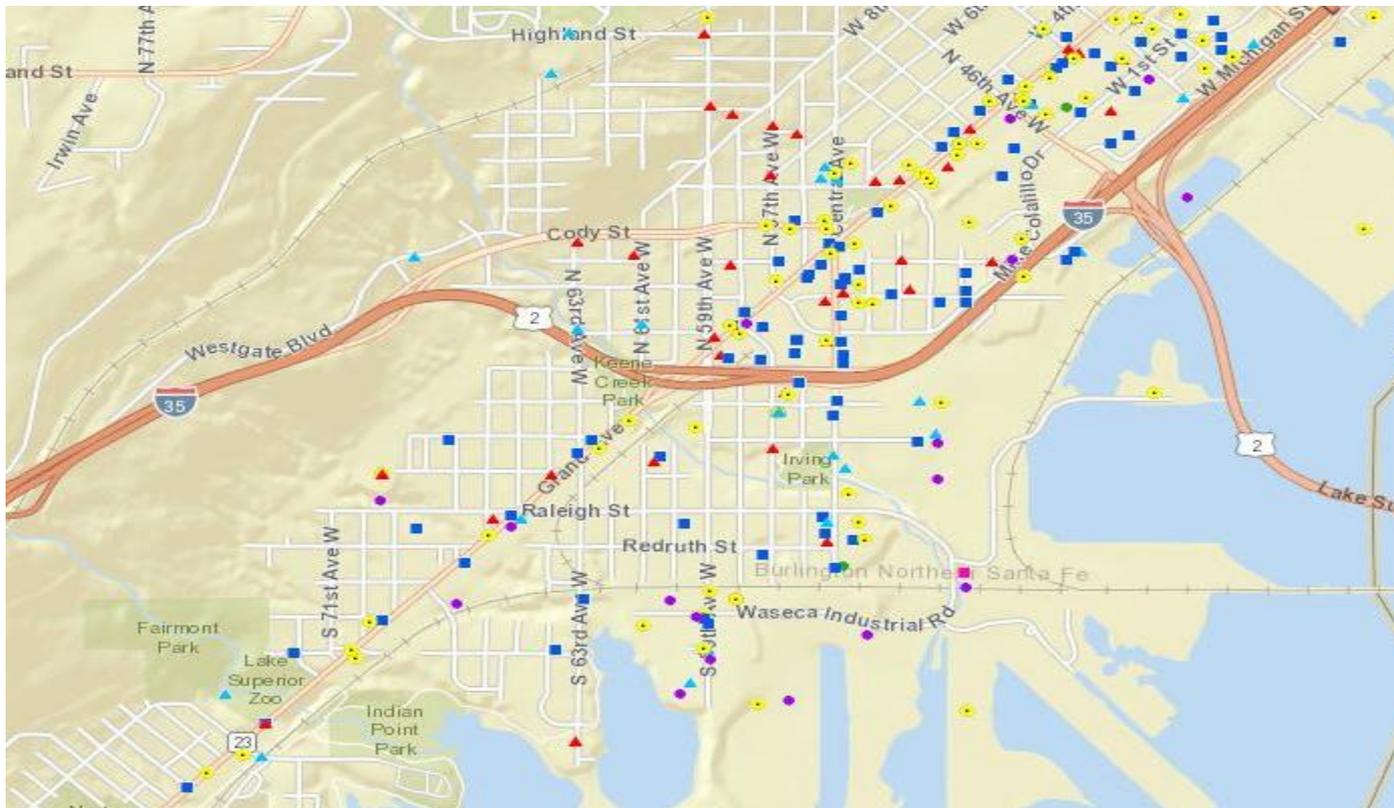
Record information about suitability for redevelopment

Generate ideas about potential re-use

[Delta Institute Priority Tool](#)

1. Identify Brownfields

Visit the Minnesota Pollution Control Agency's (MPCA) *What's in My Neighborhood* website to search for potentially contaminated sites and closed sites



2. Investigate

Perform Phase I/II Environmental Site Assessments (ESAs)

- to identify environmental risks before purchase
- evaluate whether environmental risks are worth accepting / correcting in a case where contamination is discovered
- avoid responsibility for cleanup under CERCLA as an “innocent landowner”

Environmental Due Diligence

Properly conducted Phase I ESA satisfies EPA's All Appropriate Inquiry Rule

- Almost always required for commercial property purchases, and most major improvements and expansions
- Protects prospective purchasers and contiguous landowners from CERCLA liability

Phase I ESA

Identifies potential or known recognized environmental conditions

Involves:

- Records review
- Site reconnaissance
- Interviews
- Report



Phase II ESA

Evaluates known or potential conditions

Tailored to site-specific situation

- Limited sampling and laboratory analysis to confirm or rule out concerns
- Extensive sampling and analysis to define nature and extent of contamination
- Recommendations regarding cleanup



3. Brownfields Cleanup

Risk-based cleanups to standards for future use and/or resource protection

- Industrial
- Commercial
- Residential

Prevent contaminant exposures

- Treatment, removal, containment
- Land use controls (if residual contaminants remain)

4. Redevelopment



Importance of Redevelopment Planning Process

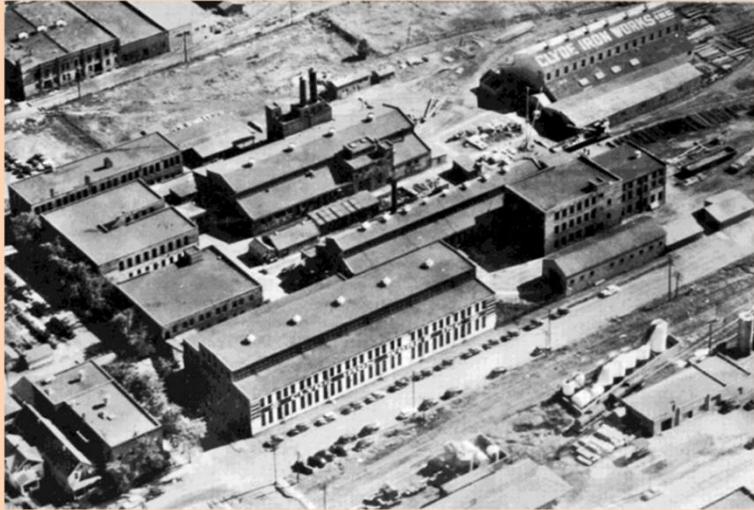
Vision development

Stakeholder coordination

Eligibility for incentives

Long-term Implementation

Case Study- Clyde Iron Works



Clyde Iron Works



Clyde Iron Works



Benefits of Brownfield Redevelopment

Short-term and long-term job creation

Local economic growth and investment

Creation of green jobs

Revitalization of tax base/tax revenue

Reduced sprawl

Renewed use of existing industrial properties

Air and water quality improvements

Efficient use of existing infrastructure

Reduced threats to public health

Property value increases

Neighborhood revitalization

Economic Benefits

Short and long-term job creation



Renewed use of existing properties



Revitalization of tax base/tax revenue

Local economic growth and investment



Community Benefits

- **Properties located within a ¾-mile radius of a redeveloped brownfield site realize between a 3-15% increase in property value.**
- **Access to healthy food, improved public health outcomes (asthma, COPD, etc.).**
- **Efficient use of infrastructure: costs for greenfield development are 5-6 times greater than infrastructure costs related to development on brownfield sites**
- **Health benefits- removal of hazardous contaminants from site & impact to surrounding area**

COMMUNITY PLANNING OBJECTIVES



Environmental Benefits

Reduced Sprawl - 1 redeveloped brownfield acre conserves 4.5 greenfield acres

Compared to greenfield development, brownfield redevelopment contributes to a **reduction in greenhouse gas emissions** by 20-40%, and an estimated 32-57 % **reduction in vehicle miles traveled**.

Brownfield redevelopments **reduce stormwater runoff** by 47-62%.

So What? The High Cost of Doing Nothing on Brownfields

Idle and blighted brownfields create negative consequences:

Limited local job opportunities and tax base

Lack of community activity and vibrancy

Increased potential for crime

Increased risk of exposure to contaminants

Depressed property values and housing vacancy rates

Increased public infrastructure and health care costs

Sprawl -> more traffic and air pollution

Diminished local and regional economic competitiveness

So How Does this Get Paid For?



Brownfield Funding Sources

- MPCA Targeted Brownfields Assessment Program

- The MPCA hires contractors to perform assessments, including Phase I and Phase II Environmental Site Assessments and Response Action Plans at no cost to the participating communities.

- MN DEED

- EPA Federal Grant Programs

- Brownfields Area-Wide Planning
 - Assessment Grants
 - Cleanup Grants





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