Removing Obstacles to Redevelopment

BROWNFIELDS FINANCIAL TOOLS
What IS a “Brownfield”?  
Any site where future development may be complicated by environmental contaminants
Brownfields Mission

Protecting Health and the Environment

- Upcycling Land and Buildings
- Promoting Partnerships
- Facilitating Revitalization
Today’s Topics:

• Overview of Brownfields
• Resources
  • Assessments
  • Cleanup Loans
  • Case Studies
• Eligibility Requirements
• Q&A
History of Brownfields

CERCLA (the Superfund law) amended in 2002 to include Brownfields:

- Providing grants to assess and cleanup sites
- Providing liability exemptions
- Financial Support to create state voluntary response programs

The BUILD (Brownfields Utilization, Investment, and Local Development) Act passed in March 2018:

- Reauthorizes Brownfields until 2023
- Greater flexibility for municipalities
- Broadens the definition of nonprofit
Brownfields Redevelopment Impacts

**Environmental**
Addresses potential threats to human health and the environment

**Social**
Decreased urban sprawl and inner city blight

**Economic**
Increased property values and city tax revenues
ABRO By the Numbers

- 7 Grants awarded totaling over $2.57 M
- Assessed and Cleaned up over:
  - 95 properties
  - 1,047 Acres
- Created 396 local, full-time jobs
- Leveraged $360,205,175
Brownfields Resources

- Free Environmental Site Assessments
- Free Technical Assistance
- Low-cost Cleanup Loans
Environmental Assessment Tools

• Phase I ESA
  • Historical Records Review & Site Visit

• Phase II ESA
  • Collect Environmental Samples, Assess Extent of Contamination

• Cleanup Planning

• Technical/Regulatory Guidance
Eligibility for Brownfields Services

• Any public or private, non-federal entity
• Must provide access to property
  • Consent from current owner
• Exact date and method of acquisition
• Revitalization Plan
Eligibility for Brownfields Services

• Any project in City of Austin or ETJ
• Provides community benefit, such as:
  • Affordable housing
  • Parkland & Community Gardens
  • Services needed by the community (grocery stores, health services, etc.)
  • Creates jobs
  • Access to public transportation and greenspace
Phase I & II Assessment: Montopolis Recreation Center

- Aging recreation center in East Austin
- Asbestos and lead-based paint assessment performed on building
LSI: Live Oak Foundation Communities

- Phase I ESA
- Debris removal
- Abandoned water well to P&A

- Leveraged $12M in additional funding
- 58 affordable housing units
- 6 supportive housing specialists
East 11th Street Block Assessments

- 24 Phase I ESAs
- 19 Phase II ESAs
- 2 Supplemental LSIs
Phase I & LSI: Pioneer Crossing

- Parkland Dedication, connects with hike and bike trails around Austin
- On-site historic Illegal dumping, Adjacent to Sprinkle Landfill
- Surface soil and water samples collected
- No impacts detected
Phase I & LSI: Fair Market

- Off-site dry cleaner found as REC
- Completed Soil-gas survey to see if indoor air was affected
- No issue identified
Phase I & LSI: East 12\textsuperscript{th} St. Affordable Housing

- Joint investigation with TCEQ for historical illegal dumping
- Site investigation for Voluntary Cleanup COC
- Metals above TRRP Tier 1, calculated Tier 2 PCLs
Joint Assessment: Holly Shores

- ABRO, TCEQ & EPA coordinated assessment
- Former fish hatchery ponds, now community gardens and food forest near RBJ campus
Joint Assessment: Plaza Saltillo

CapMetro, TCEQ, EPA, and other agencies have coordinated on this revitalization project.
Phased Cleanup: Red Bluff Soil Removal

• Undeveloped land
• Scenic overlook in East Austin
• Historic illegal dumping
• Removed:
  • Asbestos
  • Debris, used oil, tires
  • Asphalt piles
  • Soil with heavy metal and TPH contamination
• Performed confirmation sampling
• Property will be transferred to Parks Department for public asset
Phase II & Cleanup: 22nd Street Soil Removal

• Elevated concentrations of lead in soil

• Phase II ESA – horizontal lead delineation

• Cleanup – Vertical delineation completed in field using XRF during excavation, laboratory samples confirmed delineation.

• Property will be redeveloped into affordable student housing
Environmental Cleanup Loans

- Loans have **flexible** terms
- **Low-interest rates** below prime
- **Interest-only** payments during cleanup
- **Discounted loans** available for nonprofits
Loan Eligibility

✓ Any public or private entity with control or access to the Brownfields site
✓ Must own property before cleanup
✓ Contamination identified
✓ Redevelopment Plan
What Strings Are Attached?

- 20% match
- Davis Bacon applies to skilled labor rates
- ABRO handles federal grant requirements:
  - Community Relations Plan
  - Quality Assurance Planning
  - Qualified Environmental Professional review
Matching

Example:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Cleanup Cost</td>
<td>$100,000.00</td>
</tr>
<tr>
<td>Brownfields Cleanup Loan</td>
<td>$80,000.00</td>
</tr>
<tr>
<td>Applicant Match</td>
<td>$20,000.00</td>
</tr>
</tbody>
</table>

***20% match can be in-kind OR equity***
Cleanup Loan Process

- 30 day Public Notice for community
- Council Approval
Cleanup Loan: Mabel Davis Park

- 25 acre historical landfill in Southeast Austin
- 50 acre park including 2 acre pond
- Brownfields Loan assisted cleanup
What next?

• We are looking for environmental projects in need of funding to assist with cleanup
  • Contamination confirmed
  • Compatible Schedule/Timeline
• Share Brownfields program and contact information
Contact us!

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