

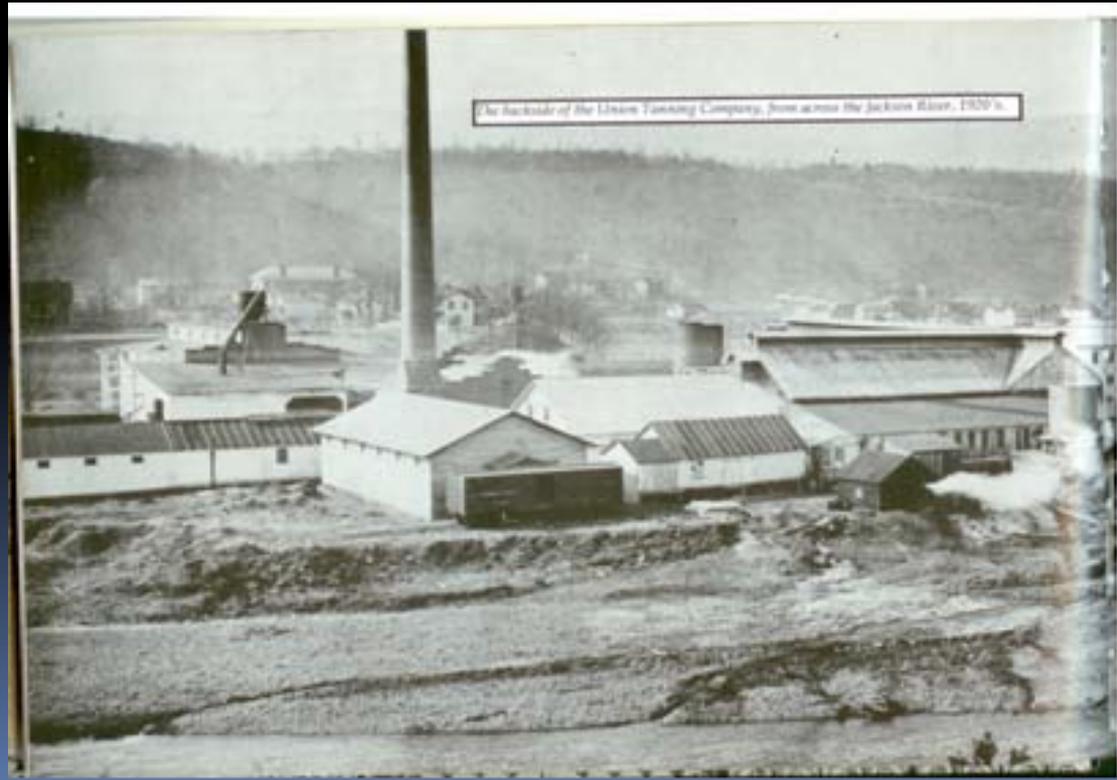
Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund

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Brownfields – the definition

- "Brownfield" means 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.



§ 10.1-1231. Brownfield Restoration and Land Renewal Policy and Programs

“It shall be the **policy of the Commonwealth to encourage remediation and restoration of brownfields by removing barriers and providing incentives and assistance whenever possible.** The Department of Environmental Quality and the Economic Development Partnership and other appropriate agencies shall establish policies and programs to implement these policies, including a Voluntary Remediation Program, the Brownfields Restoration and Redevelopment Fund, and other measures as may be appropriate.”

Federal and State Brownfield Programs Background

- Voluntary Remediation Program Statutes 1995
- VRP Regulations 1997
- Federal brownfield law passed in 2001
- State brownfield law passed in 2002
- MOA with the EPA in 2002
- Non-enforcement oriented
- Incentives & protections
- Designed to facilitate property reuse



Why Does Government Care About Brownfields Redevelopment?

- Economic Development - brownfield redevelopment provides communities many important benefits
 - Jobs created, jobs saved, increased tax revenue, increased property values, helps reverse concentric blight effect, effective use of existing infrastructure



Why Does Government Care About Brownfields Redevelopment?

- Helps everybody understand and correct environmental situations as part of property redevelopment
 - Is there contamination?
 - How much?
 - How bad?
 - What are the risks? The lenders are concerned as much as any party at the table
 - How can you mitigate and reuse the property?
- Community redevelopment and social-economic benefits
 - Reuse of property for the community is a priority
 - Parks
 - Recreational fields
 - City infrastructure and dual use



Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund

- 10.1-1237 Code of Virginia
- Fund established 2002 by legislation
- \$1M available July 1 for FY2012
- Virginia Economic Development Partnership's Budget – VEDP to develop guidance in consultation with DEQ
- Guidelines for award of contracts are being developed
- Virginia Resources Authority to administer
- Push is to get this money on the streets and to measure results

Re-Capitalization of the Derelict Structures Fund

- \$3M Budgeted for the Derelict Structures Fund
- Dept of Housing and Community Development
- DEQ has met with DHCD to ensure interagency communication for complimentary funds
- The Program Design is being developed
- Targeted toward economically distressed communities, urban and rural

Brownfields Fund

Development of Guidelines and Application Process Underway

- Streamlined application process – a Goal!
- Will consider Economic challenges the community faces
- Will consider Environment issues of the site
- Evaluation of the Potential for Redevelopment
- Localities' measurement of Success will also be important

Use of Brownfields Fund

- Environmental assessment of property prior to purchase to know what you are buying
- Evaluation and Cleanup of property for releases to the environment once under ownership
- Fund to defray environmental costs to assist with purchase, sale, or to facilitate brownfield property redevelopment
- Focus on economically stressed communities
- Initial projections are to award +/- \$50,000 contracts
- Requirements for a 1:1 match

Types of Brownfields Sites

- Refer to the definition a Brownfield by the General Assembly
- A “site” could be a former manufacturing property, the classic brownfield site that comes to mind
- However, it could be a strategically located parcel that has some minor known or only suspected environmental issues
- Strategy may be to not focus on the biggest site in a locality but one that can be “fixed” in relatively short period of time – some localities have taken that approach

Proposed Schedule

- Develop guidelines and request proposals as soon as possible within staff limitations
- Award contracts by fall 2011
- Preliminary report on progress by end of year

Recommendations or Take Away Points:

- Due to compressed schedule the process will move quickly
- Start the internal evaluation to see if there is interest and to evaluate potential candidate sites

Thank You

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