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Brownfields Bulletin



Have a large former industrial property that is an eye sore, is becoming a drain on the neighborhood and no developer has ever expressed an interest?

It was the site of a former industrial plant; a brownfield site. 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" (EPA, 2002). Federal and State Brownfields funding can provide the impetus for removing the stigma of contamination that is scaring off potential developers.

Funding

The EPA Brownfields Program provides grant funding for the environmental assessment of a brownfield site. If contamination exists, EPA also provides funding for the cleanup of the site. In addition, EPA provides funding for revolving loans for brownfield site cleanup and job training dollars to train individuals from the impacted areas to be employed in an environmental field of work.

Other Federal agencies that also offer funding assistance in brownfields redevelopment include, but are not limited to, Housing and Urban Development (HUD), Economic Development Administration (EDA), and Department of Transportation (DOT). Furthermore, some states also have brownfield redevelopment funding programs.

The Brownfields law passed in 2002, Small Business Liability Relief and Brownfields Revitalization Act (Public Law 107-118; H.R. 2869) clarifies Superfund liability for prospective purchasers, innocent landowners, and contiguous property owners. For this reason, redeveloping a brownfield site doesn't have to be as risky as once thought. These sites should be marketed by communities just as other "greenfield" sites; however, brownfield site redevelopment potentially holds bigger benefits for the community and the developer.

Community Benefits

Cities, Counties, States and other governmental entities are eligible to apply to the EPA Brownfields Program for funding. Although brownfield sites require advance planning and, occasionally, testing

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Stanley Consultants

The Stanley Consultants environmental team includes engineers, environmental scientists, and planners actively engaged in brownfield redevelopment projects across the country. Many brownfield properties offer a higher potential for successful redevelopment due to their location in already developed areas with existing utilities and access to established amenities. Contact Stanley Consultants today to find out how you can be part of these opportunities for growth.



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and mitigation, the benefits can far outweigh the costs, especially in terms of revitalizing communities and bolstering local economies. Brownfield site redevelopment creates new jobs and tax revenue in an area which generally is economically depressed. In addition to the economic benefits to the community, the environmental benefits of brownfield redevelopment are considerable. Reusing existing infrastructure requires less materials and energy to develop than a greenfield site. In addition, redeveloping an inner city site provides long-term environmental benefits by reducing transportation impacts by those who use the site.

Brownfields and LEED.

Furthermore, the benefits of redeveloping brownfields sites with LEED-certified buildings is becoming recognized. Leadership in Energy and Environmental Design (LEED) is a third-party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. According to the US Green Building Council, LEED promotes sustainability in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. Brownfields redevelopment is an automatic one point toward obtaining LEED project certification. Studies show "green" buildings use less energy, consume fewer resources during construction, and minimize the impact on the surrounding environment and infrastructure. Based on recent research into LEED-certified buildings, occupants of green buildings can benefit from better health. Green buildings generally have better indoor air quality, potentially reducing absenteeism and illness among occupants.

In some areas of the country, legislation is being proposed to offer real-and personal-property tax abatement for LEED-certified buildings. Transforming your brownfield site into a model of sustainability by including LEED certification in the redevelopment process provides many benefits; most significantly, it preserves our nation's environment and resources for future generations!

Be progressive, not reactive. Call Stanley Consultants today and let us help you turn a financial drain into a financial gain.

If you would like more information on brownfield redevelopment funding opportunities, or grant writing please contact Cynthia Quast, P.E., Brownfields Redevelopment Department Manager at quastcindy@stanleygroup.com or 319.626.5316.

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Stanley consultants | University of Iowa | Oakdale Research Park | 2658 Crosspark Road, Suite 100 | Coralville | IA | 52241