

**Unlocking the Potential of Brownfield Sites...  
Let us help you turn the key.**






## Brownfield Basics


**EPA Definition of a Brownfield:**  
A Brownfield, as defined by the EPA, is an “abandoned, idled, or under-used industrial or commercial property with real or perceived environmental contamination.”

Not a superfund site. Superfund sites are regulated under CERCLA and have high levels of contamination – usually placed on the National Priorities List (NPL).

## Brownfield Basics

Key Components to using Brownfield Funding:

- Someone must be interested in redeveloping the site as income-producing property or something that benefits the community.



**Examples:**

- Commercial Development
- Industrial Development
- Rental Housing
- Community Park
- Community Center

- Owner must allow access to the site.

## Brownfield Basics

**Eligibility Requirements for Funding:**

Site Characteristics:

- Abandoned or Underutilized Property
- Take Measures to Prevent further Contamination at the Site
- Not a Superfund Site
- Proposed Redevelopment



## Brownfield Basics

**Eligibility Requirements for Funding:**

Applicant Categories:


- Prospective Purchaser
- Innocent Landowner (contamination came from off-site)
- Current Owner performed *Phase I Environmental Site Assessment* prior to purchase
- Responsible Parties (local funding only; only for assessments)



## Brownfield Basics

### 1) Phase I ESA: Research Report

**Research** the site's past history and *current use* to identify any "recognized environmental concerns" (RECs; i.e., a potential source of contamination).




Generally includes:

- Historical information such as old aerial photos, Sanborn maps, permits;
- Interviews with people familiar with the history of the site (owner, neighbors, previous workers, etc.);
- Walking the site and taking photos.

## Brownfield Basics

### 1) Phase I ESA:


- For Brownfield site, the Phase I ESA must meet EPA's **All Appropriate Inquiries (AAI) standard (ASTM E1527-05)**. Note: Environmental assessments performed for a bank are not generally as extensive as an AAI Phase I ESA.
- Requires access to the site.
- Generally takes 30-60 days.



## Brownfield Basics

### 2) Phase II ESA: Sampling

- **Collect** soil, water and/or air samples and **Analyze** them for various hazardous substances.
- Goal of a Phase II ESA:
  - **Determine if contamination is or is not present**, and if it is,
  - Determine the **source, nature and extent**.
- Sampling Options: **RECAP**/ LDEQ Traditional Oversight or LDEQ Voluntary Remediation Program (**VRP**)



## Brownfield Basics

### 3) Site Reuse Plan: Conceptual plan of the proposed redevelopment

- Proposed type of redevelopment (residential, commercial, industrial) affects the cleanup plan
- Structures can also act as institutional controls




## Brownfield Basics

### 3) Site Cleanup Plan:

A Site Cleanup Plan details the necessary cleanup actions to meet LDEQ approved cleanup standards.

The Site Cleanup Plan is also called:

- Remedial Action Plan (RAP)**
- Remedial Action Work Plan (RAW)**
- Voluntary Cleanup Plan**



## Brownfield Basics

### 4) Remediation: Addressing Contamination

Remediation is **reducing exposure** to contamination at the site as detailed in the Remedial Action Plan. Remediation can include:


- Institutional Controls (for example, capping contamination with a parking lot)
- Treating contamination on-site or in situ (in the ground)
- Removing the contamination from the site.

**Louisiana Dept. of Environmental Quality  
(LDEQ) Oversight**

**Options for Phase II Assessment and Cleanups/  
Remediation:**

**RECAP:** Risk Evaluation/ Corrective Action Program

**VRP:** Voluntary Remediation Program



**Louisiana Dept. of Environmental Quality  
(LDEQ) Oversight**


**RECAP:** Risk Evaluation/ Corrective Action Program

- Site goes into one of LDEQ's General Oversight Programs:
  - Air
  - Water
  - Hazardous Waste, Solid Waste Underground Storage Tank
- Assess contamination only in Areas of Interest (AOIs):
  - Areas identified with recognized environmental conditions in the Phase I ESA
  - Areas with documented contamination above RECAP Standards (LDEQ-established standards for specific contaminants)
- Completed Cleanup receives a No Further Action Letter

**Louisiana Dept. of Environmental Quality  
(LDEQ) Oversight**

**VRP:** Voluntary Remediation Program

- Applicant defines the boundaries of the site to be assessed
- Assess the entire Site (as defined above):
  - Collect samples across the entire site
  - Analyze samples for RECAP volatiles, semivolatiles, and metals
  - Other parameters may be added based on the Phase I or initial Phase II sampling if performed
- Completed Cleanup receives a Certificate of Completion and a release of liability for all past contamination at the site (as defined above)- Transferable to future owners




 **Funding Options: Assessments**

**Grants for Environmental Assessments are available through:**

Regional Planning Commission (for projects within the parishes of Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany and Tangipahoa Parishes)

Louisiana Dept. of Environmental Quality: Brownfield & Voluntary Remediation Program

EPA: Brownfield & Land Revitalization Program

 **Funding Options: Cleanup**

**Funding Options for Cleanup/ Remediation include:**

- RPC (Cleanup Planning only)
- EPA Cleanup Grants (competitive competition)
- LDEQ (dependent on available funding)
  - Brownfield Cleanup Revolving Loan Fund
  - Cleanup Grants (government or nonprofit applicants)

**Contact Information**

Let us help you navigate projects through the environmental process



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