



# EPA Grants Fuel the Redevelopment of Petroleum-Contaminated Brownfields

## Petroleum Theme

**A**cross the nation, there are a great number of former gas pump and service station properties that lay idle for years because of perceived or actual contamination. Often their owners do not know the extent of the contamination (if any), and are unable to sell the property to a redeveloper because of liability concerns. Many of these properties contain underground storage tanks (USTs) that may not have been properly sealed and are leaking into the surrounding soils.

In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed, making properties with petroleum contamination eligible for EPA Brownfields funding. Since then, more than 450 EPA grants have been awarded to states, regional governments, and local municipalities for the assessment and cleanup of petroleum brownfields. Across the country, abandoned gas stations are being converted into new uses such as restaurants, community gardens, residences, and municipal facilities such as police or fire stations.

### *Escambia County, Florida*

For more than 25 years, D&D Cycles has been a widely recognized motorcycle sales and service center throughout the southeast, providing repairs and service for European motorcycles. Founded in the early 1980's by a father and son team, D&D Cycles has grown from a simple repair shop behind their house to a commercial property. As business has grown in recent years, the company looked to expand their showroom and repair shop, and identified an adjacent property—a former gas station and auto repair facility with potential environmental contamination. Known as the Old Fairfield Street property, the half acre property in Pensacola was located within the Englewood Community Redevelopment Area and had been designated a brownfield by Escambia County in September 2006. This designation led to an EPA Brownfields Program grant that funded environmental assessments on the half-acre property.

In December 2006, three USTs were removed from the property using funds from an Escambia County Community Development Block Grant. A subsequent UST Closure Assessment Report found no evidence of significant release of petroleum. By June 2007, cleanup on the property was complete and ownership transferred from a local citizen to D&D Cycles. In August 2008, the Escambia Board of County Commissioners approved a Commercial Facade, Landscape, and Infrastructure Grant Program Funding Agreement that granted D&D Cycles \$10,000



*Vent pipes from the UST prior to removal at Swifty Serve gas station in Moss Point, Mississippi.*

## JUST THE FACTS:

- D&D Cycles leveraged more than \$60,000 in funding from EPA Brownfields grants and Community Development Block Grants.
- The planned parking lot for the Mississippi Pelican Landing Convention Center will use pervious pavement materials to protect the nearby bayou from contaminant runoff.

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for parking lot expansion onto the adjacent lot. By the end of 2008, D&D Cycles had completed their expansion which included improved driveway access for vehicles with trailers, a larger repair shop, and more showroom space. This has given them the opportunity to service more bikes as well as hold a larger inventory of bike parts, accessories and apparel.

### ***Rochester, New York***

For 70 years, the property at 935 West Broad Street in Rochester, New York operated as a gas and service station. In 1994, the Caribbean Service Station and Auto Body Shop closed and in the fall of 2003, the city acquired the property through tax foreclosure. Due to the property's history, petroleum contamination was suspected and the city removed all USTs, piping, waste containers, and structures on the property.

In 2005, the City of Rochester conducted environmental assessments on the property that revealed Volatile Organic Compounds (VOC) in the groundwater exceeding New York Department of Environmental Conservation (NYDEC) standards.

Later that year, the city applied for and was awarded a \$200,000 EPA Brownfields Petroleum Cleanup grant to remediate the property. In February 2007, the city acquired the services of LaBella Associates, PC to perform the cleanup. Cleanup of the property involved the removal of contaminated soils and the installation of dissolved oxygen groundwater remediation. The former gas station has been redeveloped into a much-needed parking lot to serve spectators attending the 13,000 seat Rochester Rhino's Stadium built in 2006. The stadium is home to the Rochester Rhinos' First Division USL Soccer Men's and Women's Teams.

### ***Moss Point, Mississippi***

Sitting on the Pascagoula River in the southeastern corner of Mississippi, the City of Moss Point is in the midst of a transformation. At the turn of the millennium, the city built the Pelican Landing Convention Center, a stepping stone toward its future as an eco-tourism destination—aimed at attracting visitors to the river community of 20,000 people.

In 2002, the city—in accord with its Waterfront Plan—purchased a former gas station property adjacent to the Convention Center. In 2005, Hurricane Katrina destroyed the former gas station building, which allowed the city to request funds from the Federal Emergency Management Agency (FEMA) to aid in redevelopment. The city ultimately received \$285,000 from FEMA for this purpose. In 2007, the Mayor of Moss Point, Xavier Bishop, requested additional financial assistance—in the form of Targeted Brownfields Assessment (TBA) funding—from the Mississippi Department of Environmental Quality (MDEQ). This funding allowed the city to determine that the property's USTs were empty, but not properly capped; the city then selected a contractor to remove these tanks and associated piping, and “cap” the property with clean fill to ensure future safety.

Today, Moss Point's Pelican Landing Conference Center has been retrofitted as a Leadership in Energy and Environmental Design (LEED®)-certified building. A new parking lot for the Center is now in place on the former gas station property, providing enough space for 100 cars. According to [now former] Mayor Bishop, the MDEQ TBA Program provided critical funding that allowed the city to focus its limited resources on other areas of redevelopment within its Waterfront Plan.

## **CONTACTS:**

For more information visit the EPA Brownfields Web site at:  
[www.epa.gov/brownfields](http://www.epa.gov/brownfields)



*The Pelican Landing Conference Center in Moss Point, Mississippi.*