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# Revitalizing Communities Through Successful Brownfields Funding

# *Welcome!*

We will get started  
soon.



EPA MID-ATLANTIC REGION 2022 SUMMIT

Working Together to Build a Better, More Equitable Region

3 PM

# Friendly Reminders Before We Get Started

Please **mute yourself** and **turn off your webcam** during presentations.

If you encounter technical difficulties during the meeting, you can:

- ✓ Put a request for help in the chat
- ✓ Call in to the meeting at +1 551 285 1373;  
Meeting ID: 161 872 4960
- ✓ Email Lauren Harris [Harris.Lauren@epa.gov](mailto:Harris.Lauren@epa.gov)

*This session is being recorded and will be made available after the summit.*

# Revitalizing Communities Through Successful Brownfields Funding



EPA MID-ATLANTIC REGION 2022 SUMMIT  
Working Together to Build a Better, More Equitable Region

## WVU TAB

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# EPA Brownfield Grant Funding

## MARC Grants

- Multi-Purpose Grants

- Assessment Grants

- Revolving Loan Fund (RLF) Grants

- Cleanup Grants

## Job Training Grants

# MARC Grants & Infrastructure Spending

\$1.2 billion in project grants over 5 years

Direct grants to cleanup **hundreds of brownfields**, assess **1800 sites**, train **3,650/place 2,550 people** in environmental jobs, and assist **hundreds of communities** in identifying equitable reuse options to cultivate healthy, resilient, livable neighborhoods

# MARC Grants & Infrastructure Spending

Grant Types	Regular Appropriated \$	Infrastructure \$*
Multipurpose Grants	Up to \$1M	Up to \$10 M
Assessment Grants	Up to \$500k, \$200k/site cap	Up to \$10M, no site cap
RLF Grants	Up to \$1M, 20% cost share	Up to \$10M, no cost share
Cleanup Grants	Up to \$650k (with waiver), 20% cost share	Up to \$5M, no cost share

\*Only \$600 M of the \$1.2 B is eligible for these larger dollar amounts. The remaining Infrastructure-funded grants must be made at the regular appropriated limits set in CERCLA.

# US EPA Brownfield Assessment Grants

- Provides funding for brownfield inventory, assessment, planning activities, preparation of site-specific cleanup plans, and community engagement

Regular Appropriated \$	Infrastructure \$
Up to \$500k, \$200k/site cap	Up to \$10M, no \$200k/site cap





# US EPA Brownfield Cleanup Grants

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- Eligible Entities
  - State, Local, and Tribal Governments
  - General purpose units of Local Government
  - Regional Council or Redevelopment Agencies
  - Quasi-governmental Agencies
  - Non-profit Organizations
- Applicants may submit one Cleanup Grant each cycle.
- Must own the property at time of application and have completed All Appropriate Inquiry (AAI) at time of transfer.
  - Owner must not be liable in any way for contamination at the site or affiliated with any other person potentially liable for the contamination

# US EPA Brownfield Cleanup Grants

- Cleanup activities at a single site or multiple sites
- Program reporting, cleanup oversight, environmental monitoring
- Redevelopment planning
- 3-year project period



Regular Appropriated \$	Infrastructure \$
Up to \$650k (with waiver), 20% cost share	Up to \$5M, no cost share

# US EPA Multi-Purpose Grants

Funding can be used for eligible assessment & cleanup activities with proposed target area:

- District
- Corridor
- Neighborhood
- Shared planning area

Grant applicants must demonstrate capacity to conduct range of eligible activities, such as:

- Preparing brownfield inventories
- Site assessments
- Developing cleanup and reuse plans

Regular Appropriated \$	Infrastructure \$
Up to \$1M	Up to \$10 M



# US EPA Brownfields Revolving Loan Funds

- Provide funding to capitalize a revolving loan fund that provides loans and subgrants to carry out cleanup of brownfield sites.
- Can apply as an individual entity or as part of an RLF Coalition

Regular Appropriated \$	Infrastructure \$
Up to \$1M, 20% cost share	Up to \$10M, no cost share

# US EPA Brownfields Revolving Loan Funds

- Can apply as an individual entity or as part of an RLF Coalition
- Two changes expected:
  - During the Fiscal Year 2022 RLF Grant competition, only those entities that do not have an open Brownfields RLF cooperative agreement will be eligible to apply for funding.
  - When current high-performing RLF recipients are selected for supplemental funding, EPA may choose to award a new grant, rather than extend the period of performance of the current cooperative agreement.

# US EPA Job Training Program



- Enables local governments, nonprofits and organizations to recruit, train, and place under-employed and unemployed residents within areas impacted by brownfield sites
- *Update: JT Program will focus competition on training activities which support assessment, cleanup and preparation of brownfield sites for reuse*

# Targeted Brownfields Assessments

- TBAs are conducted by an EPA contractor on behalf of an eligible entity.
- Services include site assessments, cleanup options and cost estimates, and community outreach.
- Services are for an average of \$100,000.
- Selected locally, on a rolling basis.
- Eligible activities:
  - An ASTM Phase I;
  - A full site assessment; and
  - The determination of how much more investigation is needed; and/or
  - the establishment of cleanup options and cost estimates based on future uses and redevelopment plans.

Region 3 TBA Contact:

[Mike Taurino](#)

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# Land Revitalization Technical Assistance

- Handled through Region 3 Staff
  - EPA Contractors available to support broader planning work at brownfield sites
  - Simple application process
  - Proposed TA needs to clearly connect to one or more contaminated or potentially contaminated sites and advance the community's LR goals.
  - Must support site reuse for a brownfield or other contaminated, non-NPL property.
  - The per-project budget is up to \$100K in contractor assistance.
- Example activities:
    - Market analysis, labor market and economic research
    - Site reuse assessment; identify site assets & barriers
    - Financial feasibility and/or implementation plan for site reuse
    - Conceptual site design
    - Climate resiliency & sustainable reuse
    - Rapid Health Impact Assessment
    - Developing, testing, advancing an innovative approach



# Technical Assistance to Brownfields



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The Technical Assistance to Brownfields (TAB) Program provides technical assistance to communities and stakeholders to help address their brownfield sites and to increase their understanding and involvement in brownfields cleanup, revitalization and reuse.

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The TAB Program is funded by EPA and available to all stakeholders.

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Region 3 TAB resources are available through West Virginia University.

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# WVU TAB

Independent resource providing support and guidance to help communities understand:

- Acquiring, assessing, cleaning up and redeveloping brownfield properties;
- The health impacts of brownfield sites;
- How science and technology are used for site assessment, remediation, redevelopment and reuse; and
- How to comply with voluntary cleanup requirements.

# Services

- Brownfields Education
- Resource Identification
- Community Capacity & Local Brownfields Program Support
- Project Development & Design Assistance

# Upcoming Events

## Online Webinars

- Put it on My TAB
  - June 3
- BIIIL and Brownfields
  - June 30

## Conferences

- VA Brownfields Conference
  - June 22-23
  - St. Paul & Norton, VA
- National Brownfields Conference
  - August 16-19
  - Oklahoma City, OK
- WV Brownfields Conference
  - September 13-15
  - Huntington, WV

# Contact Info

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# Great Teamwork Building Brownfields Success Video

- <https://www.youtube.com/watch?v=iKApAkTaCTM>

**Juan Garrett**  
**Executive Director**  
**Riverside Center for Innovation**

A GRAND OPEN HOUSE

# ROXIAN THEATRE

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The historic Roxian Theatre in McKees Rocks, PA celebrated a grand reopening on May 10, the date celebrated the 90th anniversary of the venue's original opening in 1929 as a vaudeville theater.

\$11,000 from its EPA Brownfields assessment grant to conduct a phase I environmental site assessment and asbestos inspection to assist the McKees Rocks Community Development Corporation (MRCDC).



The Roxian Theater offers local musicians and touring acts a venue within the 800 to 1,500 seat range, which is difficult to find in the greater Pittsburgh area.



Vacant since 2003, the Roxian Theater reopening is anticipated to usher in a new era of vibrancy to the downtown business district of this EJ community, in conjunction with a recent \$1.9 million PennDOT first phase streetscape grant.



ROXIAN  
THEATRE  
DAVID HEATH



ROXIAN

WELCOME

ROXIAN  
THEATRE  
LIVE FROM THE  
STAGE

Marvin Six - Executive Director, Business Development Corporation of the Northern Panhandle

Jacob Keeney- Assistant Executive Director, Business Development Corporation of the Northern Panhandle

# Beech Bottom Industrial Park

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*Brownfield to Job Field*



# About Beech Bottom Industrial Park



- Facility was built 1912-1918 as a multipurpose steel manufacturing plant
- Operated by Wheeling Corrugating for the production of expanded metal, steel sheet, roof decking, and other steel products
- Wheeling Corrugating's parent company went bankrupt in 2012, laying off 237 employees
- The BDC with assistance from a venture capital firm acquired the property at bankruptcy auction in 2012



# Challenges & Successes



- Former manufacturing facility with years of deferred maintenance
- Significant employment loss from plant closure
- Contaminated soils and asbestos throughout facility
- Facility is eligible for inclusion to National Registry of Historic Places



# Challenges & Successes



- Through partnered support the facility has a phased renovation plan.
- The facility now hosts 5 business tenants comprising 120 full time employees with livable wages and full benefits
- The site has been issued a Certificate of Completion through WV DEP's VRP utilizing USEPA TBA Assessment and Cleanup dollars.
- BDC has collaborated with WV SHPO to preserve historic integrity during renovations.



# Leveraging the Capital Stack



- 2012 – BDC utilized venture capital group Hackman Capital to acquire the property (\$4.4MM)
- 2012 - Jupiter Aluminum moves into the facility (14MM Investment – 20 jobs)
- 2014 – 2016 BDC Received TBA awards and cleanup grants for assessment and remediation at the site (\$510,000)
- 2018 – BDC was awarded USEDA Grant for 1<sup>st</sup> phase of building renovations (\$2.4MM USEDA / 1.2MM Match Loan)
- 2019 – Jupiter Aluminum begins additional facility expansion (\$5MM Investment – 20 jobs)
- 2021 - The Village of Beech Bottom received a Congressionally Directed Spending award from Senator Joe Manchin for public water infrastructure to the facility to begin construction in 2022-23 (\$2MM)
- 2021 – Jupiter Aluminum begins installation of additional paint line. (\$5MM Investment – 25 jobs)
- 2022 – BDC completed 1<sup>st</sup> phase building renovation, applied for 2<sup>nd</sup> phase building renovation USEDA Grant (\$9MM)

# Partners in Project



- U.S. Environmental Protection Agency
- U.S. Economic Development Agency
- West Virginia Department of Environmental Protection
- West Virginia Development Office
- Claude Worthington Benedum Foundation
- Northern West Virginia Brownfields Assistance Center
- Brooke County Commissioners
- Village of Beech Bottom
- West Virginia Northern Community College
- Business Development Corporation
- Hackman Capital
- Jupiter Aluminum



# Impacts

## Community

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- Rejuvenated the Village of Beech Bottom through increasing tax role and stabilization of population
- Cleaned up facility while undergoing renovations
- Number of jobs created: currently 120 full-time employees amongst all tenants.



**Marvin Six**

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## Environmental


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- Site has been remediated through WV DEP's Voluntary Remediation Program
- A certificate of Completion has been obtained spurring further investment

# Questions?

Please type your question in the chat box

For Additional Questions: [EPA-Mid-Atlantic-Summit@epa.gov](mailto:EPA-Mid-Atlantic-Summit@epa.gov)



# Closing Remarks by Adam Ortiz, EPA Region 3 Administrator