



FUSS & O'NEILL

Partnering with RIDEM: Demystifying the Road to Brownfields Redevelopment

Presentation to
The Power of Place Summit

May 11, 2012

Objectives

- At the end of this session, you should:
 - Know more about the sources of brownfields funding
 - Know what brownfields funding can be used for
 - Learn some tips for successfully navigating the RIDEM permitting process
 - Realize that Rhode Island is a national leader in brownfields redevelopment



American Locomotive Works, Providence

Speakers

- John Chambers, Fuss & O'Neill (Moderator)
- Brian Kortz, Fuss & O'Neill
- Cynthia Gianfrancesco, RIDEM OWM
- Barney Heath, City of Pawtucket



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Brownfields Funding Opportunities and the RIDEM Permitting Process

Brian Kortz, Fuss & O'Neill

Outline

- Brownfields grants overview
- Eligible activities
- Working with RIDEM as a partner/tips for the RIDEM permitting process
- Case studies



Hilton Garden Inn, Warwick

Brownfields Grants – Sources of Funding

- RIDEM
 - Targeted Brownfield Assessment (TBA) Program
 - Remedial Assistance Sub-Grants
- Rhode Island Economic Development Corporation
 - Revolving Loan Fund
- EPA
 - Region 1 TBA Program
 - National Grant Competition
 - Petroleum and Hazardous Substance Funding
 - Assessment
 - Cleanup
 - Revolving Loan Fund

Brownfield Grants

- Substantial funding currently available
- Wide range of projects applicable to eligible municipalities and non-profits
- Eligibility and application assistance available
- Successful projects leverage multiple sources



Municipal and Non-Profit Projects Qualify

Amount of Brownfield Grants

Community Garden, Pawtucket	\$5,000
Pedestrian Trail, Smithfield	\$12,000
New Police Station, Middletown	\$30,000
New Senior Center, W. Warwick	\$35,000
Affordable Housing Development, Coventry	\$55,000
Industrial Park, Bristol	\$90,000
Park Development, Middletown	\$90,000
New Waterfront Park, Pawtucket	\$140,000
Police Station and School, Cranston	\$166,000
Park Development, Chepachet	\$350,000
School Development, Woonsocket	\$1,700,000

Eligible Activities

Traditional Uses

- Subsurface Environmental Assessments
 - Phase I ESA
 - Phase II ESA
- Remedial Planning
 - Remedial Action Work Plan

Eligible Uses

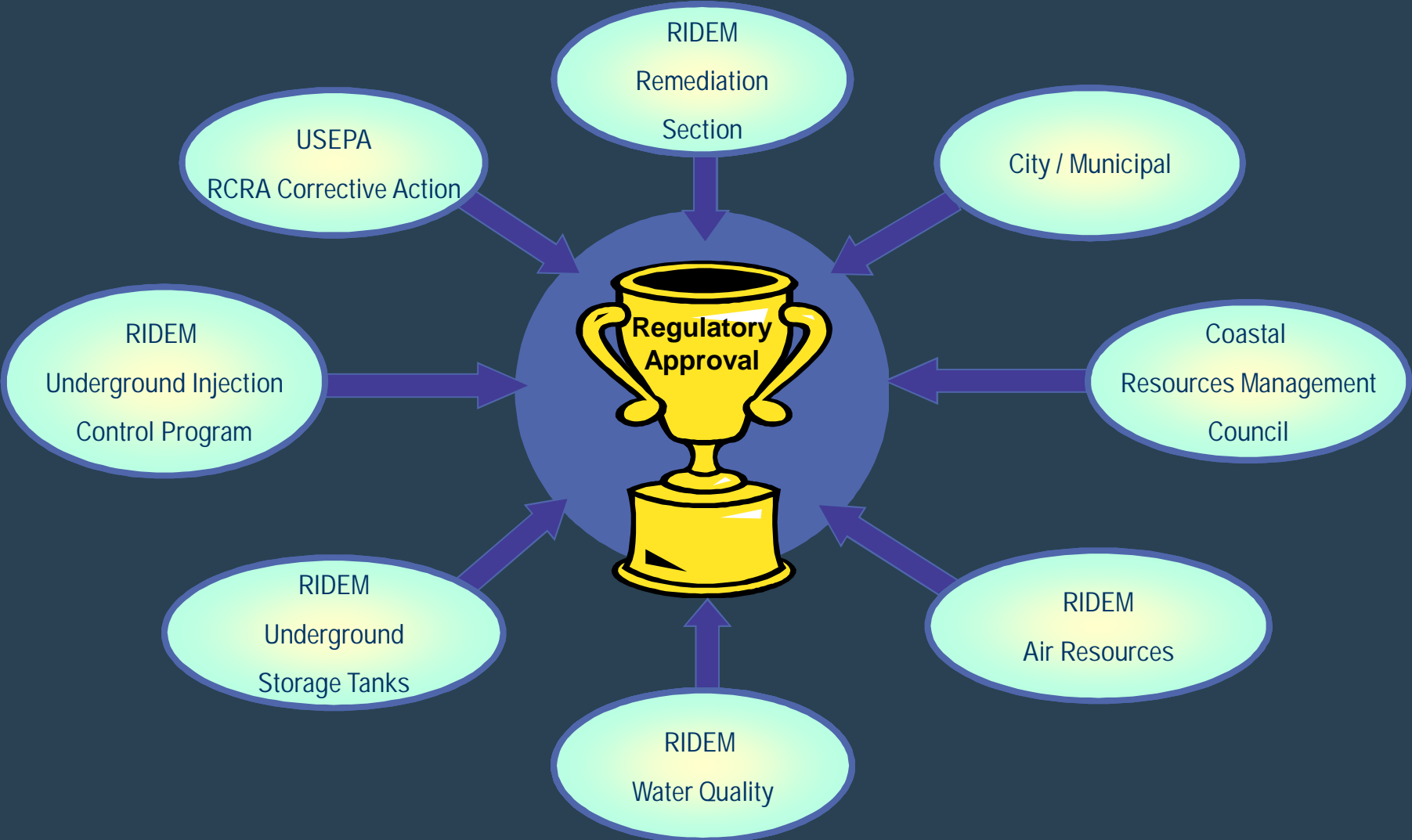
- Brownfields Inventories
- Pilot Studies
- UST Removals
- Master Planning
- Landscape design
- Feasibility Studies
- Site design
- Building materials
- Public outreach

- Allows applicant to better position the site for cleanup and redevelopment

Brownfield Program Benefits

- Public/Municipal/Regulator Confidence
 - Comprehensive Assessment
 - Forthright and Robust Public Outreach
- Funding Gap
 - Regulatory Collaboration for Approvals
 - Regulatory Collaboration for Eligibility
 - Multiple Funding Sources
- Timetable
 - Comprehensive Assessment
 - Expedient Collaboration on Potential Issues

Environmental Regulatory Jurisdictions



Working with RIDEM

- Do comprehensive assessments
- Pre-application meetings
- RIDEM OTCA streamlined permitting team



Case Studies

- Knowles Mill Park, Richmond
- Coventry Meadows
- Farnham Farm, Prudence Island
- Woonsocket Middle Schools



Knowles Mill – Project History

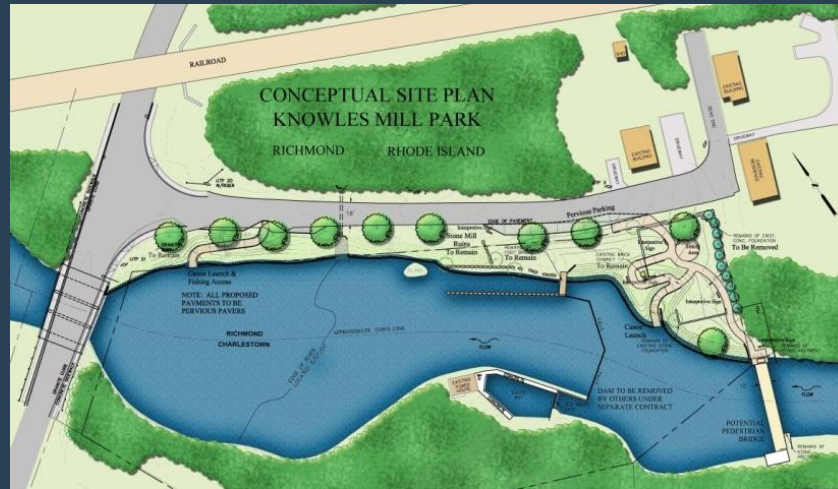
- 2006-2008: Environmental assessment (RIDEM TBA)
- 2006: Mill building demolished (CDBG funding)
- 2008: Town awarded cleanup grant from EPA
- 2011-2012: Remediation and park construction



Knowles Mill - Before



Knowles Mill - After



Coventry Meadows - Before



Coventry Meadows - After



Farnham Farm



Woonsocket Middle Schools – Project History

- Use of 13 individual grants totaling \$1.7M
- Use of all RI brownfield funding sources
 - RIDEM, RIEDC, EPA
- Use of many different types of brownfield funding
 - Assessment, Clean up, Haz Mat, Petroleum
- Timeline
 - Sept – Dec 2007: Assessment (4 mos.)
 - Jan – April 2008: Remedial design (4 mos.)
 - May 2008 – Nov 2009: Remediation/Construction (18 mos.)
 - January 2010 – Schools Open

Woonsocket – Funding Gap

Brownfield funding critical in closing project funding gap

Woonsocket Middle Schools - Before



Hamlet Avenue Mills



Villa Nova Street Mill

Woonsocket - 2006 Fire Debris



Woonsocket - During 2008 Mill Demolition



Woonsocket - Proposed School Layout



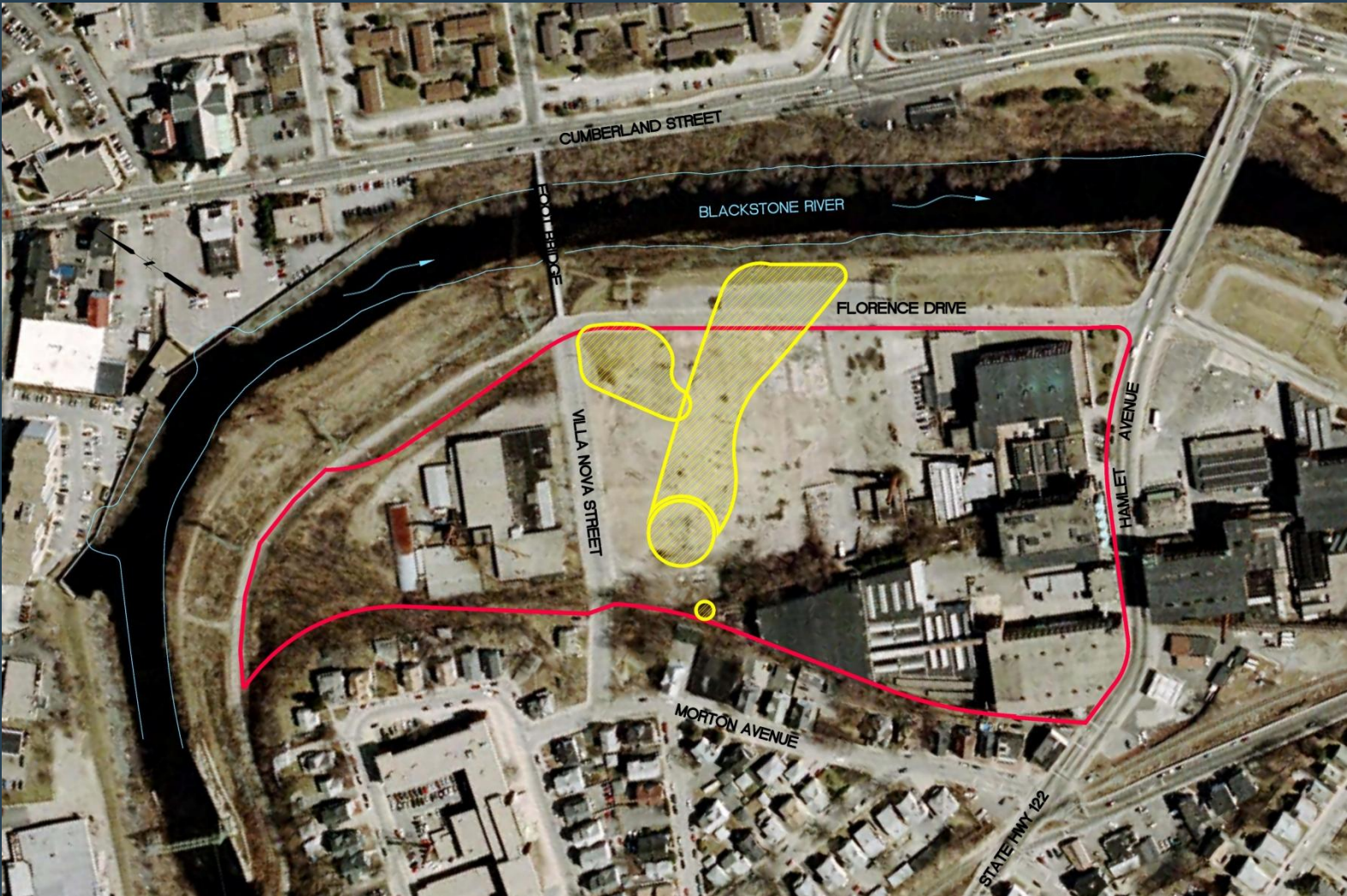
Underground Storage Tank Issues



Underground Injection Control Issues



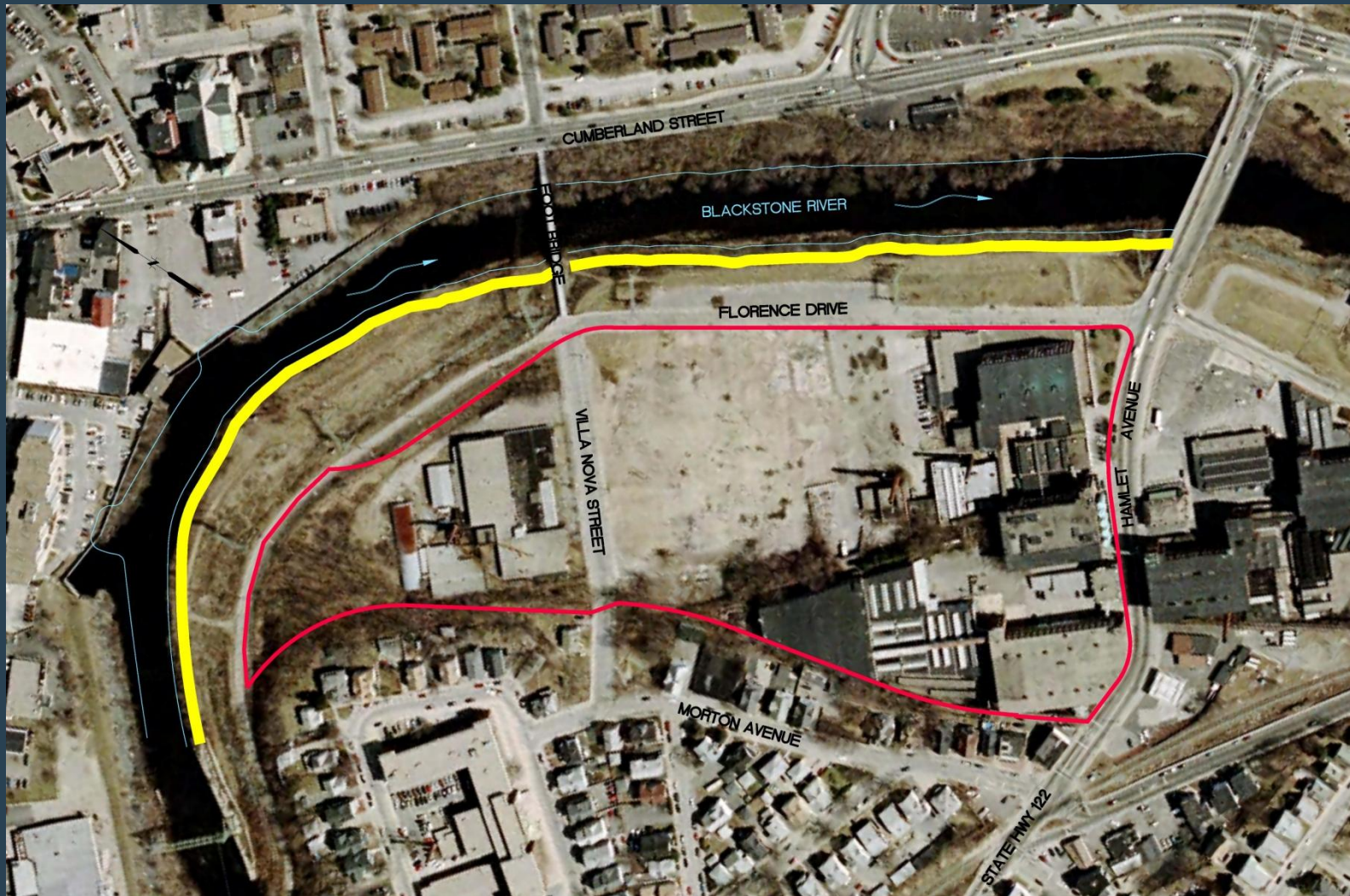
Remediation Issues



Water Quality Issues



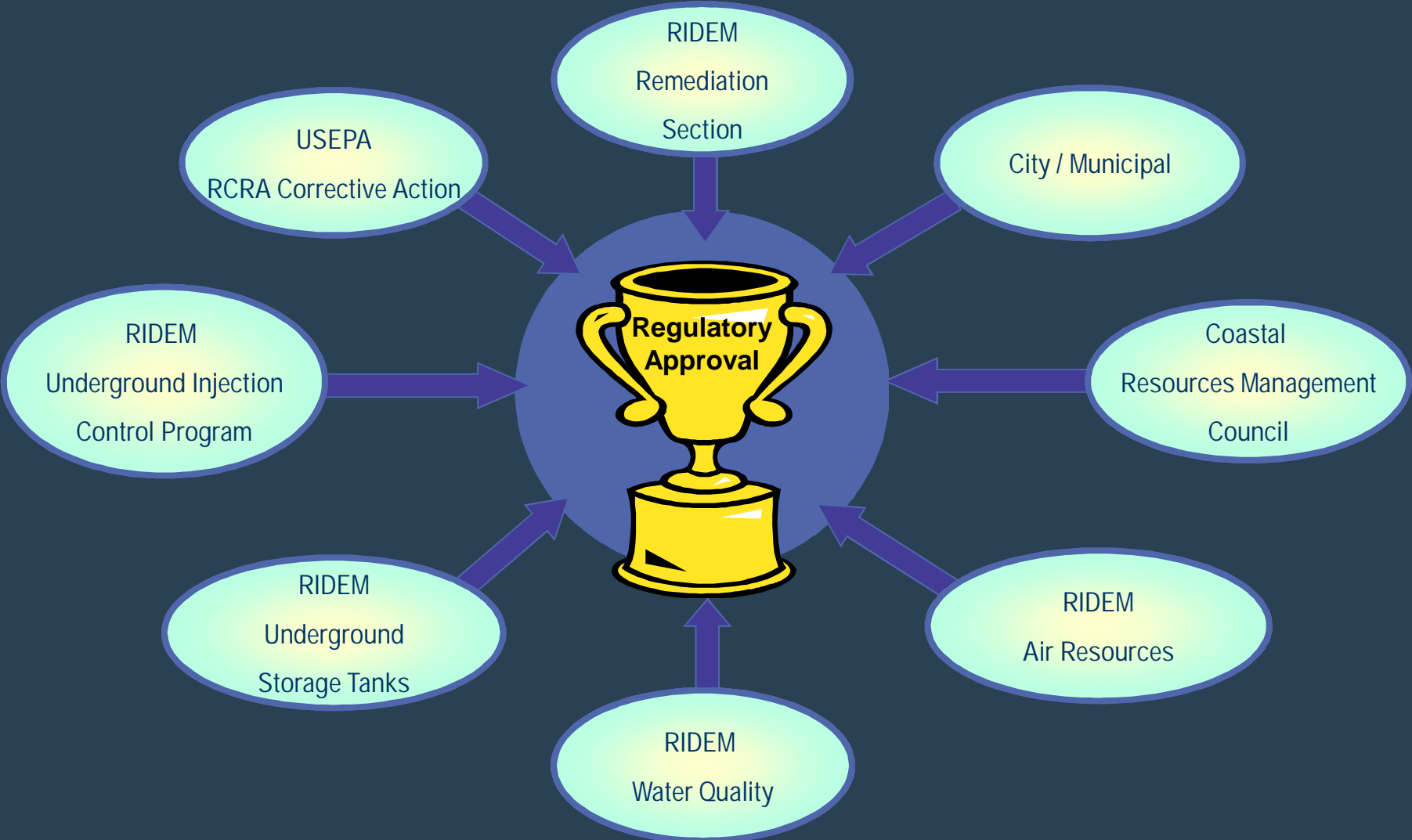
FEMA Issues



Historic Preservation Issues



Environmental Regulatory Jurisdictions



Completed Middle School Campus



Conclusions

- Various sources of funding exist for brownfields redevelopment projects
- The funding can be leveraged for various aspects of your project that will get you closer to redevelopment
- RIDEM is a key partner in a successful redevelopment project



Before and After
American Locomotive Works, Providence



RIDEM

Targeted Brownfields Assessment Program

Cynthia Gianfrancesco
Office of Waste Management



RIDEM Targeted Brownfields Assessment (TBA) Program

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.

What is a Brownfield?

Just about any property in Rhode Island!!!



RIDEM Targeted Brownfields Assessment (TBA) Program

- **Brownfields are not a bad thing!**
- **Main goal is to assess and redevelopment.**
- **That's what the RIDEM TBA program is here for!**
- **DEM has EPA grant funding available to help:**
 - **Municipalities**
 - **Non-profit organizations**
 - **Tribes**



RIDEM TBA Program

What kind of sites are we looking for?

- **Property you own or don't own**
- **Tax delinquent – especially more than 2 years**
- **Underutilized with a cooperative owner**
- **For redevelopment by the applicant**
- **To sell to a developer for redevelopment**
- **For redevelopment into industrial, commercial, residential, public or non-profit use, open space**
- **No outstanding EPA or RIDEM enforcement actions**
- **Applicant is not the responsible party**



DEM TBA Funding

- Available Statewide
- New funding added every October and allocated through the year
- Historically up to \$500,000 annually
- Currently \$200K and \$300K annually
- All applications are competitive and sites selected based on scoring priority and available funding
- Applications are accepted on a rolling basis or upon application period announcement – currently on a rolling basis for next funding availability.



How the RIDEM Brownfields Assessment Program can work for you!

Time is money – and we can save you both!!!

The Key: Come in early and often!!!

Saves time!!

- **No need to go out to RFP to hire a consultant**
- **Because DEM is doing the work, there is no DEM review time build into the project schedule.**
- **By working closely with DEM, fewer problems arise and when they do are worked out quickly**
- **By conducting a thorough investigation, there are no surprises during construction**



How the RIDEM Brownfields Assessment Program can work for you!

Saves Money!!

- We do the work for you!!
 - No need to manage a grant or hire consultant
 - We pay for all work:
 - Assessment
 - Remedial Planning and permitting
 - Our Technical Assistant Contractors do all the work via MPA

The Key: Come in early and often!!!



RIDEM TBA Program

Phase I Environmental Site Assessments: ~ \$ 5,000

- Required for financing
- Necessary to prevent CERCLA liability
- Required to be eligible for EPA Cleanup Grants

Phase II Environmental Site Assessments: \$50 – 75K

- Equivalent to an RIDEM required Site Investigation Report
- Includes building material assessment & abatement plans
- We conduct thorough delineation so there are no surprises!!!
- Required to be eligible for EPA Cleanup Grants

Clean-up Planning & Remedial Work Plans: \$25 – 50K

- Pilot studies, RAWP, master plan, bid-documents and permit applications and permit fees – we do it all for you!!



Why is a Phase I so Important?

Before acquiring any property by any means, conduct a:

PHASE I Environmental Site Assessment

- Preserves CERCLA (Superfund) Liability Protection
- Meets Due Diligence requirements for EPA cleanup grants
- Required by financial institutions
- Tells you things about the property you didn't know but should
- A good Phase I should cost \$4000 - \$5000
- Phase I ESAs are only good for 180 day!!!

We can do a Phase I for you at any time!!!



Examples of Projects

- West Warwick Senior Center – TBA, CDBG
- Middletown Police Station – TBA
- Knowles Mills Canoe Park – TBA Assmt. & Rem. Asst, EPA Cleanup Grant, CDBG, DEM Open Space
- Sandy Acres Recreation Area – TBA Assmt. & Rem. Asst., US F&W, DEM 319,
- Coventry Meadows Affordable Housing – TBA, CDBG
- Woonsocket Middle Schools - TBA Assmt. & Rem. Asst, RIEDC, EPA Cleanup Grant, RI Higher Ed
- Festival Pier , Pawtucket (starting in Fall) – TBA, EPA Cleanup Grant, CDBG, US F&W



Cleanup – how to pay for it??

DEM TBA paid for assessment = \$\$ in the bank

EPA – Cleanup Grants: up to \$200,000/lot

RI EDC – no interest loans

DEM – Remedial Assistance up to \$50,000

CDBG



U.S. Environmental Protection Agency Brownfields Assessment, Revolving Loan Fund, and Cleanup Grants

Assessment Grants: Municipalities: \$200,000 to \$350,000

- Can apply for site specific and/or community wide grants
- Do not need to own the property
- Can hire a tech. assist. Contractor (TAC) from state MPA

Cleanup Grants: Municipalities and Non-Profits: \$200,000

- Can apply for up to 3 cleanup grants for total of \$600,000
- Do need to own the property at the time of application
- Muni's can hire a TAC from the state MPA to oversee the work

Revolving Loan Fund: Municipalities: \$1M

- Can offer low/no interest loans
- Can provide up to \$500,000 in grants

Guidelines typically issued in August for October submission

Awards typically announced in Spring for October award

<http://www.epa.gov/region1/brownfields/>



RI Economic Development Corp.

RI ECD Brownfields Revolving Loan Fund and Assessment Grants

- Can provide low-interest loans and grants to assist in assessment and cleaning up abandoned or underutilized properties to public, non-profit or private entities. William J. Parsons, Brownfields Coordinator, EDC, 222-2601 wparsons@riedc.com



RIDEM Brownfields Remedial Assistance Program

Limited funding is available to assist with remediation of contaminated sites:

- **Funding Limited to \$50,000 per site**
- **DEM can only fund 1-2 sites per year**
- **Eligible sites need: a DEM approved RAWP, Contractor selected & scheduled, and full funding for remainder of project**
- **Remedial Applications are accepted on a rolling basis and awarded based on schedule and funding availability.**



For More Information....

- Sign up for EPA's **"What NEW!"** www.epa.gov/region1/brownfields/
- Get on my email list to receive notifications
- Attend an outreach session:
 - **"Road Map to Mill Redevelopment" 6/12/12** www.njittabmillseminar.com/
 - **EPA Outreach Session : August 2012**
 - **EPA Grant Tips & Tricks: Sept. 2012**

For more info or to obtain an RIDEM TBA or Remedial Assistance application, to chat or ask questions, please contact me:

Cynthia Gianfrancesco, 222-4700 x7126

cynthia.gianfrancesco@dem.ri.gov

www.dem.ri.gov/bfassess/index.htm

Questions ???

**Why would my community
want to undertake a Brownfield
Project?**

Reason One:

If not us, then who?







Reason Two:

Great Working Partners

- RI DEM

- US EPA Region 1







Reason Three:

Project Evolution









Reason Four:

**Get in the Game
or sit on the sidelines**



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