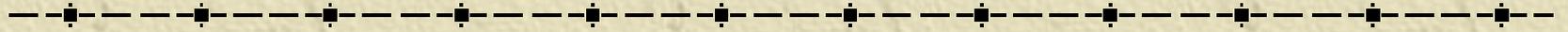


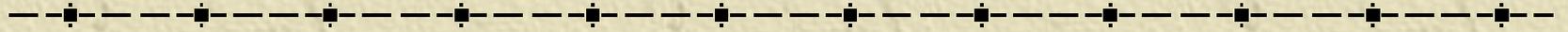
Brownfields Redevelopment



Shannon Ridley

Georgia Environmental Protection Division

What is a Brownfield?



Any property where soil or groundwater is contaminated with industrial chemicals or petroleum.

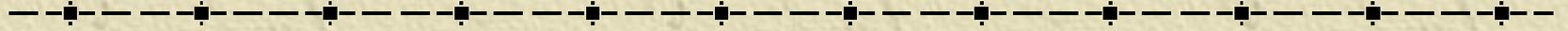
Is this a Brownfield?



Or maybe this?



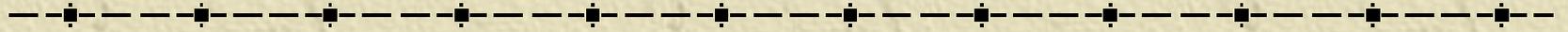
Is this a Brownfield?



Certainly not this!



Brownfields are everywhere!



- ✦ Gas stations
- ✦ Automobile service centers
- ✦ Agricultural operations
- ✦ Dry cleaners
- ✦ Manufacturing operations

Just to name a few.

Doesn't the government make people clean up contamination?

State or federal laws require many property owners to clean up contaminated soil and groundwater.

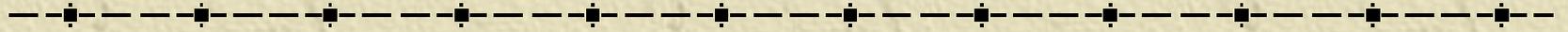
But many other contaminated properties don't fall under any regulatory authority that can require cleanup.

Hazardous Site Response Act

“State Superfund”

- ✦ Property owners must notify EPD if they find contamination on their land.
- ✦ EPD assesses potential risk to the community.
- ✦ Sites that need further investigation or cleanup are listed on the hazardous site inventory (HSI).
- ✦ Investigation and cleanup are supervised by EPD.

Environmental Liability



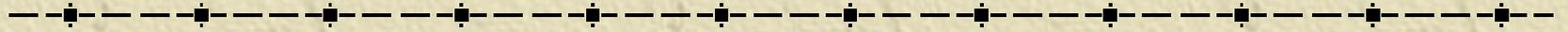
Owners of contaminated property are liable.

If you buy contaminated property,
that means
YOU.

Environmental liability is scary.

- ✦ Cleanup could be long and expensive.
- ✦ Someone might sue you for damages.
- ✦ Result: many brownfields are abandoned or underutilized.

Would you buy this property?

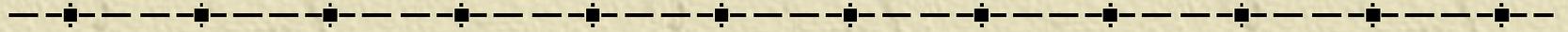




Georgia Hazardous Site Reuse and Redevelopment Act

The Georgia “Brownfields Law”

Goals



- ✦ Return idle property and infrastructure to productive use
- ✦ Improve local tax revenues
- ✦ Return jobs to city centers and industrial areas
- ✦ Renew blighted communities
- ✦ Reduce urban sprawl

How?

- ✦ The law limits a brownfield purchaser's liability in return for site investigation and soil cleanup.
- ✦ Soil contamination is cleaned up to state standards.
- ✦ Contamination "baseline" data are used to establish pre-existing groundwater contamination (Liability for groundwater remains with seller.)

Application Requirements for Limitation of Liability

- ✦ Property must have a contaminant release
- ✦ No federal actions or HSRA liens
- ✦ Buyer must have “Clean hands”
- ✦ Application review fee (\$3,000)
- ✦ Corrective Action Plan for soil cleanup and/or
- ✦ Compliance Status Report

Limitation of Liability

- ✦ Applies to liability for groundwater cleanup costs
- ✦ Applies to third party claims
- ✦ Can pass to subsequent purchasers

Why bother?

✦ Location, location, location

✦ Cleanup costs may not be as high as feared

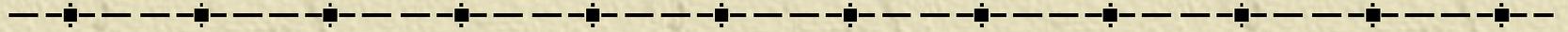
✦ Brownfields laws streamline cleanup and improve redevelopment prospects

Brownfield cleanup is voluntary!



- ✦ Buyers volunteer to clean up properties using their own money.
- ✦ They become EPD's partners in protecting the environment.
- ✦ Companion property tax statute provides opportunity for cost recovery.

Partnership Approach



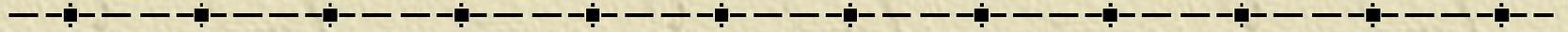
We get it.

EPD recognizes that brownfield cleanups
won't happen unless we assist with a
purchaser's redevelopment goals

Our partners need:

- ✦ Timeliness, because time = money
- ✦ Decisiveness, because money is committed based on what we say the first time
- ✦ Flexibility, because if we can't adjust to their needs, properties won't get cleaned up

Results:



- ✦ 170 Brownfields projects to date
- ✦ 2,000+ acres undergoing voluntary cleanup
- ✦ Millions of dollars invested in cleanups with minimal expense to taxpayers
- ✦ Billion+ dollars statewide being invested in properties that were blighted or underutilized

City of Atlanta

✦ Potential brownfields:

- ✦ 4 closed landfills
- ✦ 46 sites on the Hazardous Site Inventory
- ✦ 400+ release notifications to EPD
- ✦ 1655 leaking underground storage tank sites

✦ 81 brownfield projects to date

Empty



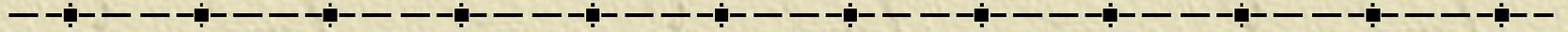
Available



Wow!



And more planned next door...



Questions? Call Us.



Georgia Brownfields Program

404/656-7802

For HSI Brownfields

404/657-8600

