

Brownfield Assessment Program

Brownfield Stakeholder Advisory Committee Meeting

September 19, 2018

Jessica Lavandier



Department of

CITY PLANNING

Presentation Agenda

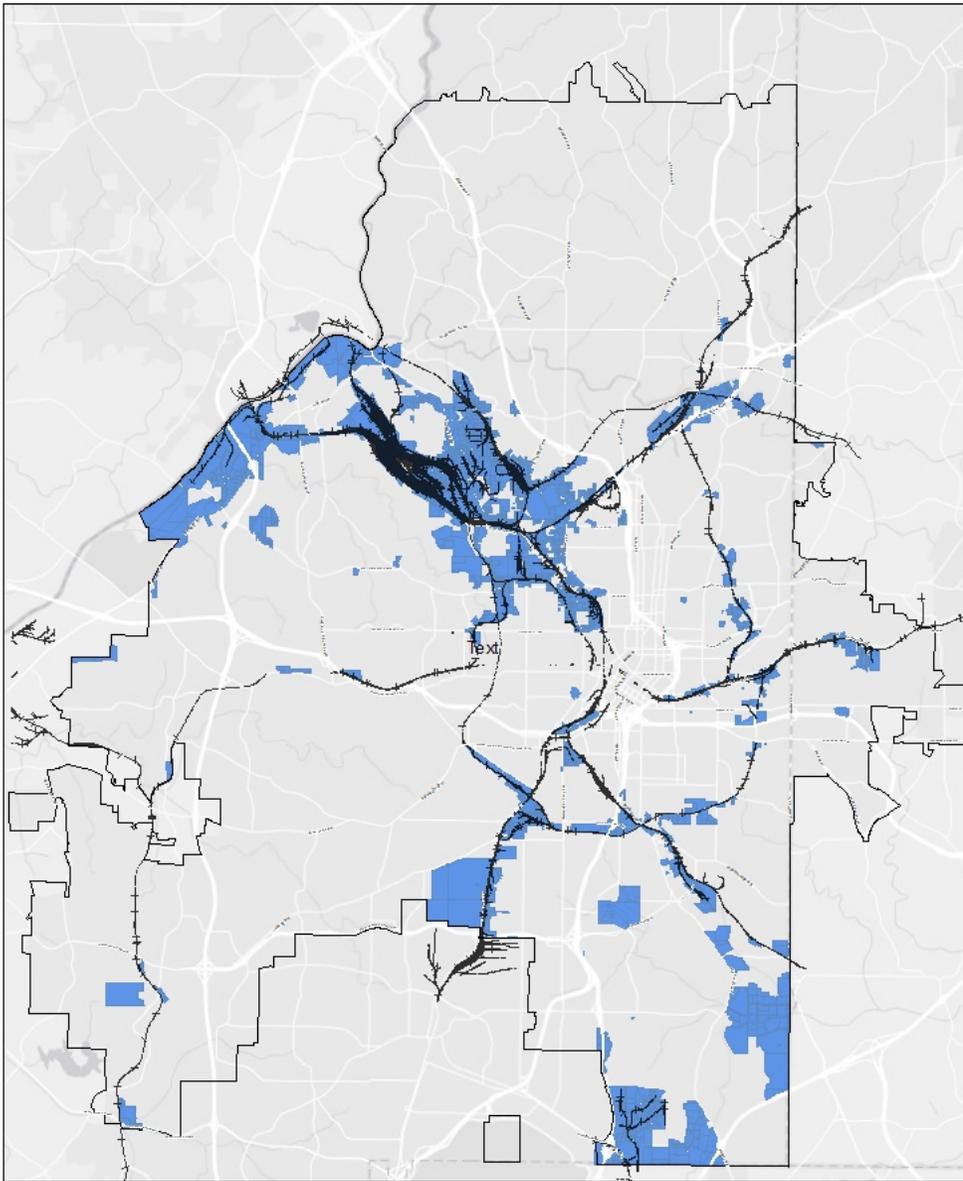
- Introduction
- Assessment Project Team
- Assessment Scope of Work
- Community Outreach
- Assessment Application



Assessment Grant Objectives and Focus Areas

- The goals of the City's Brownfield Program are to:
 - Improve the quality of life
 - Revitalize neighborhoods
 - Increase the City's tax base by:
 - Encouraging sustainable redevelopment of brownfield sites;
 - Protecting human health and the environment;
 - Supporting the retention and attraction of jobs;
 - Maximizing the effectiveness of the Brownfield Program through collaborative efforts; and
 - Educating and engaging with the community.
- Promote the redevelopment of brownfields sites in Target Areas.

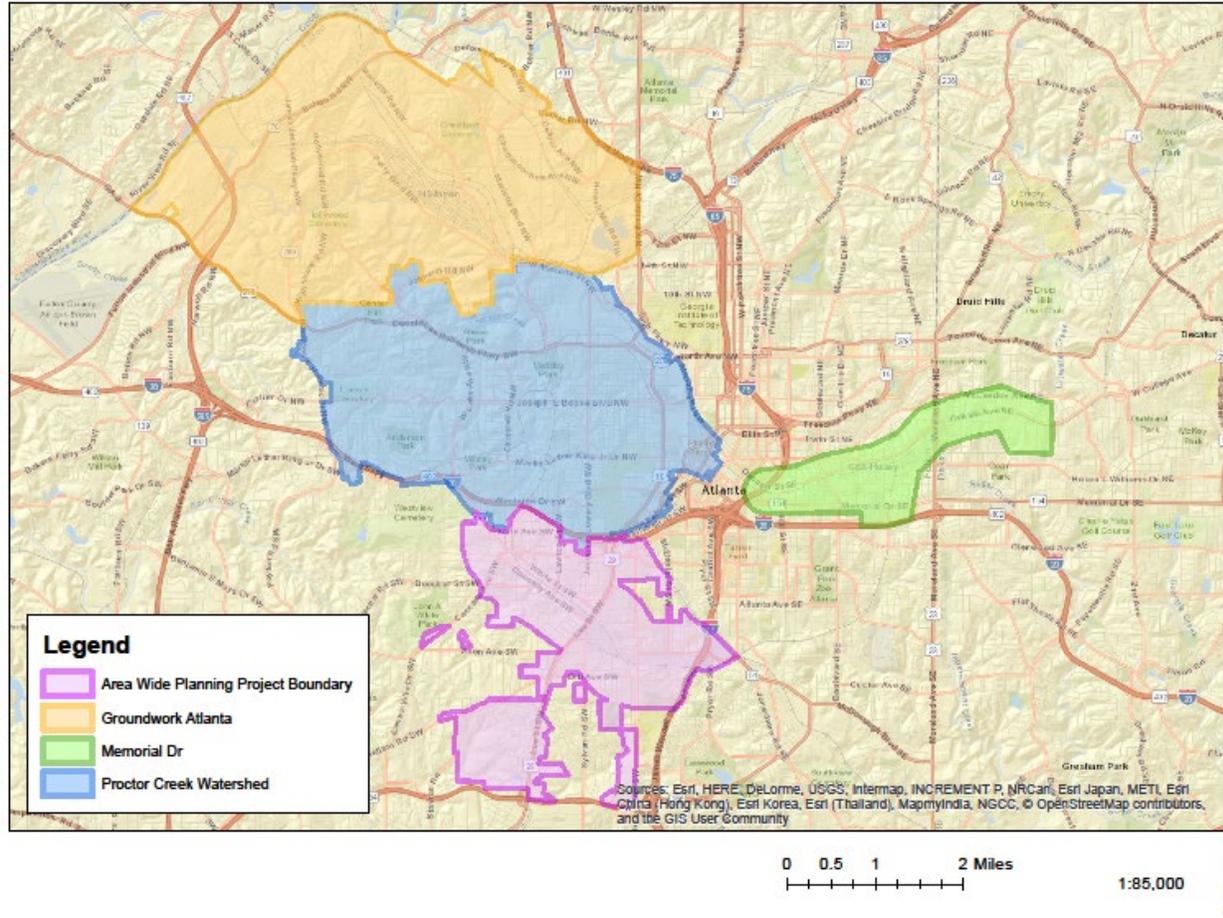




**City of Atlanta -
Rail Roads and Industrial Zoning**

Target Areas

Brownfield Target Communities



2017 Assessment Grant- Oct 1 2017- Sep 30 2020



Hazardous materials- \$200,000
Petroleum materials - \$100,000

City of Atlanta provides a service not a grant.



Community Involvement /Engagement Plan (CEP)

Community Involvement/Engagement Plan

- Disseminate information/solicit nominations from City Council, community and stakeholders
- Development/Maintain strategic partnerships
- Host meetings with applicants and property owners
- Hold Brownfield Stakeholder Advisory Committee meetings throughout the grant period.



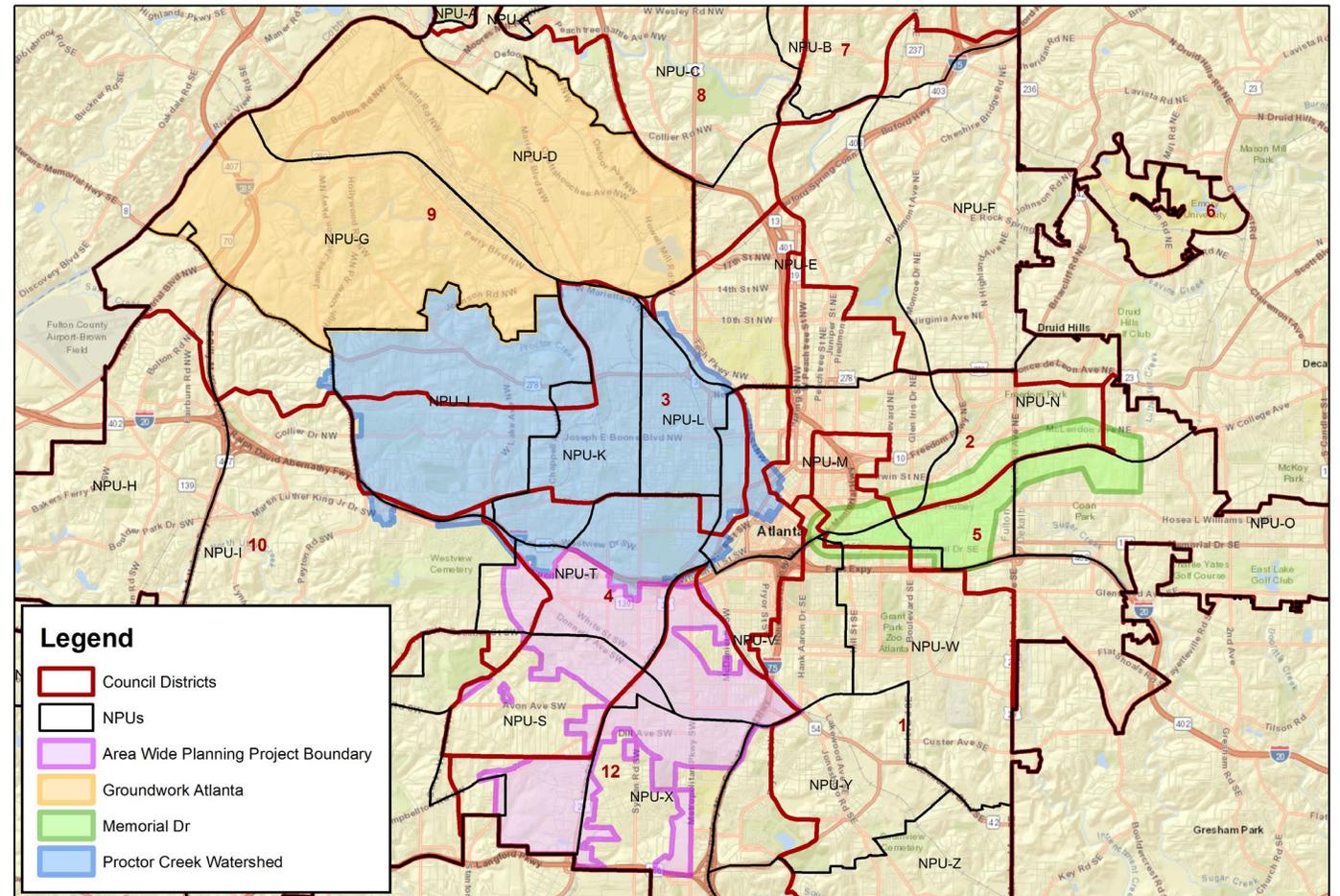
City Council and NPUs

City Council
Districts:

2, 3, 4, 5, 9, 10 &
12

NPUs: J, K, L, M, N
O, T, V & W

Brownfield Target Communities



0 0.5 1 2 Miles

1:85,000



Partner Organizations

#	Target Area	Partner Organization
1	Groundwork Atlanta	Groundwork Atlanta, Trust for Public Land, Collier Heights Assoc. for Revitalization, Resilience, and Sustainability
2	Proctor Creek	Central Atlanta Progress, Invest Atlanta, Proctor Creek Stewardship Council, Westside Future Fund, AHA
3	Atlanta Area Wide	Atlanta BeltLine Inc, Businesses in AWA, LCB
4	Memorial Dr./ Dekalb Ave	CAP, Imagine Memorial



Community Involvement- Getting the Word out

- Fact Sheet
- Website
- Social media
- Presentation at NPU meetings
- Presentation at Partner Organizations
- Host meetings with applicants and property owners
- BSAC members helping us get the word out
- BSAC meetings

FACT SHEET

CITY OF ATLANTA BROWNFIELDS PROGRAM

Program Overview

The purpose of this program is to support the long-term redevelopment of brownfield properties throughout the city in a way that aligns with and promotes the City's strategic redevelopment efforts. The program will focus on 13 priority areas throughout the City; these areas have been identified through previous brownfield programs, economic development plans, and strategic planning efforts.

Under this voluntary assistance program, the City of Atlanta will provide no-cost Phase I and Phase I Environmental Site Assessments (ESAs) for select brownfield properties.



What is a brownfield?

A brownfield is a real property whose expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Examples include former industrial sites, gas stations, dry cleaning establishments, and other industrial uses. Atlantic Station and the BeltLine are two examples of successful brownfield cleanup and redevelopment projects in the City.

The creation and adoption of a new Zoning District (SPI-20), streetscape improvements along Greenbriar Parkway and Continental Colony Parkway and Intersection improvements at Greenbriar Parkway at Headland Drive and Campbellton Road at Barge Road were implemented as a result of the plan.

Do I need a Phase One (Phase I) ESA?

Most commercial real estate transactions will require the completion of a Phase I ESA. This program provides the required Phase I and Phase II ESAs at no cost to the property owner or potential purchaser.

Who can nominate a site?

Anyone can nominate a property for assessment under this voluntary program. However, before the city and its consultant can move forward with a Phase I or Phase II ESA, the current property owner must submit a signed site access agreement. This program is a voluntary program requiring cooperation of all parties.

What is the role of the current site owner?

The current property owner will need to sign a site access permission form prior to the scheduling of the Phase I ESA. ESAs will only be completed for selected properties whose owners have submitted this signed form.

Is redevelopment of property necessary?

The intent of this program is to support redevelopment efforts in priority areas of the city by providing no-cost Phase I and Phase II ESAs. Properties that are not expected to be redeveloped are not as likely to be selected due to the time limitations of Phase I documents.

What is a Phase I ESA?

This practice is the due diligence phase and is intended for use on a voluntary basis by parties who wish to assess the environmental condition of commercial real estate taking into account commonly known and reasonably ascertainable information through a site inspection, historical records search, interviews of owners, previous owners, adjacent property owners and government officials. While use of this practice is intended to constitute all appropriate inquiries for purposes of the Limited Liability Protections, it is not intended that its use be limited to that purpose. This practice is intended primarily as an approach to conducting an inquiry designed to identify recognized environmental conditions in connection with a property.

What is a Phase II ESA?

A Phase II ESA is completed if the Phase I ESA reveals potential or actual environmental contamination. During a Phase II ESA, actual physical environmental samples are collected and analyzed to characterize the type, distribution and extent of hazardous substances in the environment.



2013 Grant- ESA from BSAC members



Oakland City Station- MARTA



Butler Street YMCA- CAP



2013 Grant- ESA from BSAC members



Arden Street- Peyton McWhirter



Bearing Bikes- Atlanta Beltline

What are your Comments on:

- Other Partner Organizations
- Community Engagement Recommendations



Assessment Nomination and Evaluation

Site Access Agreement

- Site access approval from the property owner is needed to conduct the Environmental Site Assessment.
- ESA are subject to Open Records and are can't be confidential.



SITE ACCESS AGREEMENT

CITY OF ATLANTA EPA BROWNFIELDS PROGRAM
EPA GRANT NUMBER BF 00D59517

1. This Site Access Agreement ("Agreement") is made and entered into this ____ day of _____, 2018, by and between _____ or his/her agent ("Undersigned" or "Owner"), and the CITY OF ATLANTA, its agents, representatives, or contractors ("City") (Undersigned or Owner and City, collectively, the "Parties").
2. The Owner is the owner of real property located at _____ Atlanta, Georgia 303____, Tax Parcel ID Number _____, as depicted in Attachment A (the "Property").
3. The Owner hereby grants permission to the City, its agents, representatives or contractors to perform the following activities, as necessary and agreed to by the Parties:
 - a) Perform a Phase I Environmental Site Assessment;
 - b) Perform a Phase II Environmental Site Assessment including investigating soil and groundwater including, but not limited to, the installation of groundwater monitoring wells, the use of geophysical equipment, the use of an auger for collection of soil and sediment samples, the logging of existing wells, videotaping, preparation of site sketches, taking photographs, any testing or sampling of groundwater, soil, surface water, sediments, air, and other materials deemed appropriate by the City and the like;
 - c) Have access to areas where contamination may exist; and
 - d) Remove, treat and/or dispose of contaminated soil and water, which may include the installation of recovery wells or other treatment systems. The City and its agents, representatives or contractors are not considered "generators of hazardous waste".(individually, and/or collectively, "Inspection")
3. Upon completion of the Inspection, the City, its agents, representatives or contractors will restore the property as near as practicable to its condition immediately prior to the commencement of the Inspection.

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Department of
CITY PLANNING

Site must be a Brownfield

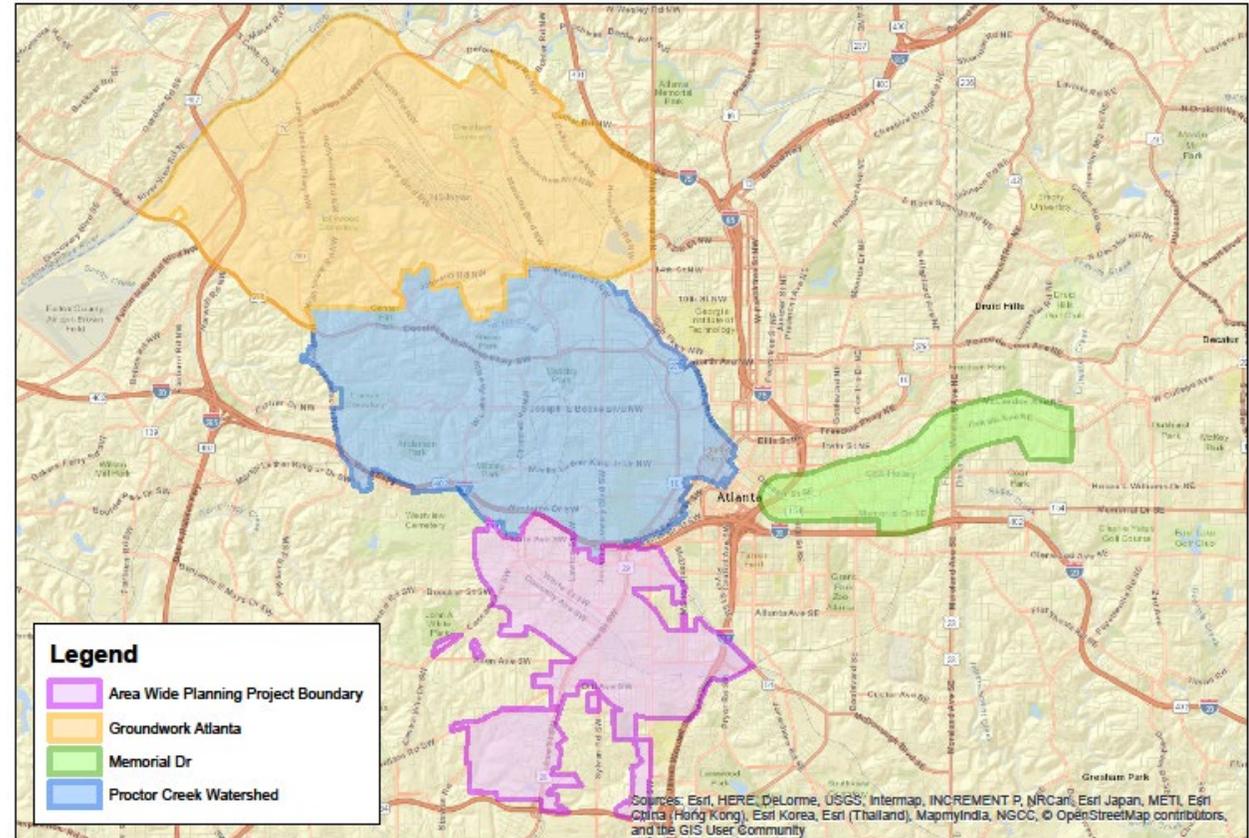
A **brownfield site is defined** as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.



Target Communities - priority locations for ESA

- Groundwork Atlanta
- Proctor Creek Watershed
- Atlanta Area Wide
- The Memorial Drive and DeKalb Avenue rail corridor

Brownfield Target Communities



Previous Use of Site

- 10 points
 - Petroleum/Gas Station
 - Industrial use
- 8 points
 - Dry cleaners
 - Commercial Use
- 6 points
 - Commercial use
 - Office Use
 - Mixed Use
- 4 points
 - Residential Use
- 2 points
 - Undeveloped



Redevelopment Time Frame

- 10 points
 - Within one year
- 8 points
 - Within one to two years
- 6 points
 - More than 2 years
- 0 points
 - Unknown



Proposed Use

- 10 points
 - Industrial uses
- 8 points
 - Commercial/Office/Institution
- 6 points
 - Affordable Housing
- 4 points
 - Greenspace, community garden, agricultural use.
- 2 points
 - Housing, other uses



Program Promotion

ESA I

- Information about the ESA and program on social media
- Information about the ESA and program on newsletter, website, blog etc.
- Other ways of publicizing program

ESA II

- Recognition of program in published materials, website, newsletter etc.
- List the City of Atlanta Brownfields Program as sponsor
- Recognition/mention in annual report



Bonus Points

- 10 points
 - Preservation/Rehabilitation of Historic Buildings
- 8 points
 - Transit Oriented Development
- 6 points
- 4 points
- 2 points



THANK YOU!

- Comments?
- Questions?



Brownfield Revolving Loan Program

Brownfield Stakeholder Advisory Committee Meeting

September 19, 2018

Jessica Lavandier, Kent Spencer, Dustin Heizer



Department of
CITY PLANNING

Presentation Agenda

- RLF “How to” and application process
- RLF Assessments
 - 1083 Westview
 - 787 Windsor
- RLF Loan Applications
- Other



EPA BRLF Supplemental Funding

- 2017 Supplemental Funding

- Hazardous- \$200,000
- Petroleum- \$100,000

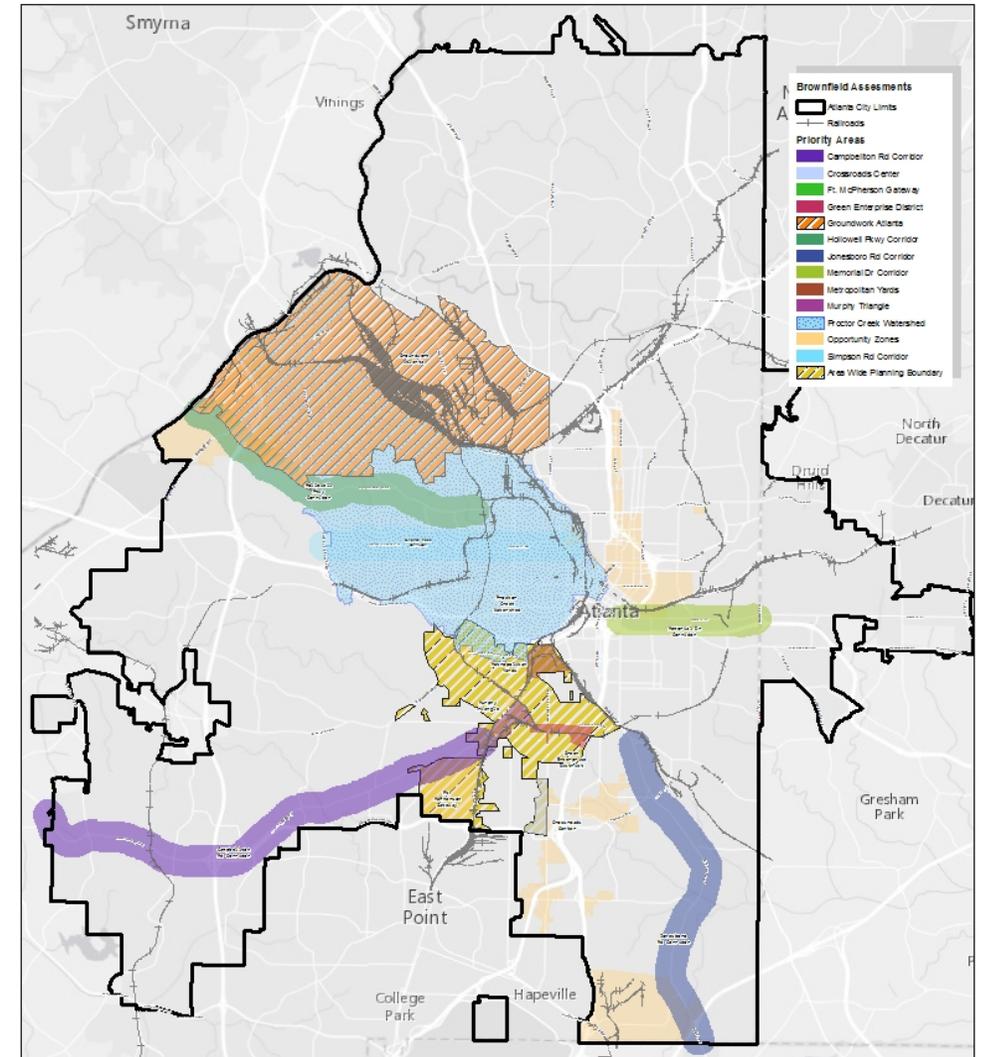
- 2018 Supplemental Funding

- Hazardous- \$350,000
- Petroleum- \$150,000



BRLF Priority Areas

- Groundwork Atlanta and Chattahoochee River
- Proctor Creek Watershed
- The Atlanta Area-Wide Plan (AWP)
- Opportunity Zones
- The Atlanta BeltLine
- Redevelopment Corridors
 - Donald Lee Hollowell Parkway
 - Simpson Street
 - Jonesboro Road
 - Campbellton Road
 - Stadium Neighborhoods
 - Memorial Drive



City of Atlanta
Brownfields Priority Areas
Department of Planning
and Community Development

0 1 2 4 Miles



BRLF- Community Engagement

- 2017 Supplemental Funding

- Hazardous- \$200,000
- Petroleum- \$100,000

- 2018 Supplemental Funding

- Hazardous- \$350,000
- Petroleum- \$150,000



Availability of Funds

1. The applicant can demonstrate credit worthiness based upon the financing policies of City of Atlanta BRLF Plan,

2. The project remains consistent with the City's Economic Development Plan which may vary by location,

3. The loan will meet BRLF program goals, and

4. Applicants that are willing to participate in the Georgia Brownfield Program.



Eligibility Requirements

Eligible applicants are:

1. Private sector, for-profit developers,
2. Non-profit organizations,
3. Local governments,
4. A Borrower who is exempt from CERCLA liability, and
5. A Borrower who has and can assign access in writing to a site.



Eligible Project Costs for Funding



Eligible project costs include:



1. Actions associated with removing, mitigating, or preventing the release or threat of a release of a hazardous substance, pollutant, or contaminant (as appropriate to different site situations),



2. Site monitoring activities, including sampling and analysis that are reasonable and necessary during the cleanup process, including determination of the effectiveness of a cleanup,



3. Costs associated with meeting public participation, worker health and safety, and interagency coordination requirements,



4. Costs associated with removal activities, including demolition and/or site preparation that are part of site cleanup, and



5. Environmental insurance premiums.

Actions Required for Application to BCRLF Program

LOAN APPLICATION

TAX RETURNS

COMPLETED PHASE I

PLAN OF CLEAN UP ACTION

EVIDENCE OF ABILITY TO REPAY THE LOAN

Personal Financial Statements of principals with over 20% ownership or 75% of all owners.

Community Involvement
• **Analysis of Brownfield Clean Up Alternatives (ABCA)**

Compliance with federal requirements

Completion and documentation of clean up



Application Form:

Date: _____

Name of Applicant: _____

Legal Name of Applicant, if different: _____

Previous Names of Applicant, if any: _____

Key Contact Person and Title: _____

Business Mailing Address:

Phone: _____

Fax: _____

Email: _____

Applicant Tax ID/EIN: _____

Legal Form of Applicant (check Applicable box):

- Individual/Sole Proprietorship
- For-Profit Corporation (Indicate State _____ and Date _____ of Incorporation)
- Not-For-Profit Corporation (Indicate State _____ and Date _____ of Incorporation)
- Partnership (Indicate State _____ and Date _____ of Formation)
- Limited Partnership (Indicate State _____ and Date _____ of Formation)
- Limited Liability Company (Indicate State _____ and Date _____ of Organization)
- Political Subdivision or Quasi-Governmental Agency
Describe in detail: _____
- Other
Describe: _____



Description of Environmental Problems:

General Description of Nature, Scope, and Extent of Contamination:

To the extent you have such knowledge, describe in detail the dates (time period) and manner in which the Property became contaminated:

Is the Property contaminated by a controlled substance, petroleum or petroleum product, or is the property mine scarred land?

If the Property is contaminated by a controlled substance, petroleum or petroleum product, or is mine scarred land, describe generally the state/condition of the property. If contamination includes a known Underground Storage Tank, include tank number (if known):

To the best of your knowledge, information and/or belief, answer the following by checking the appropriate box:

For petroleum sites:

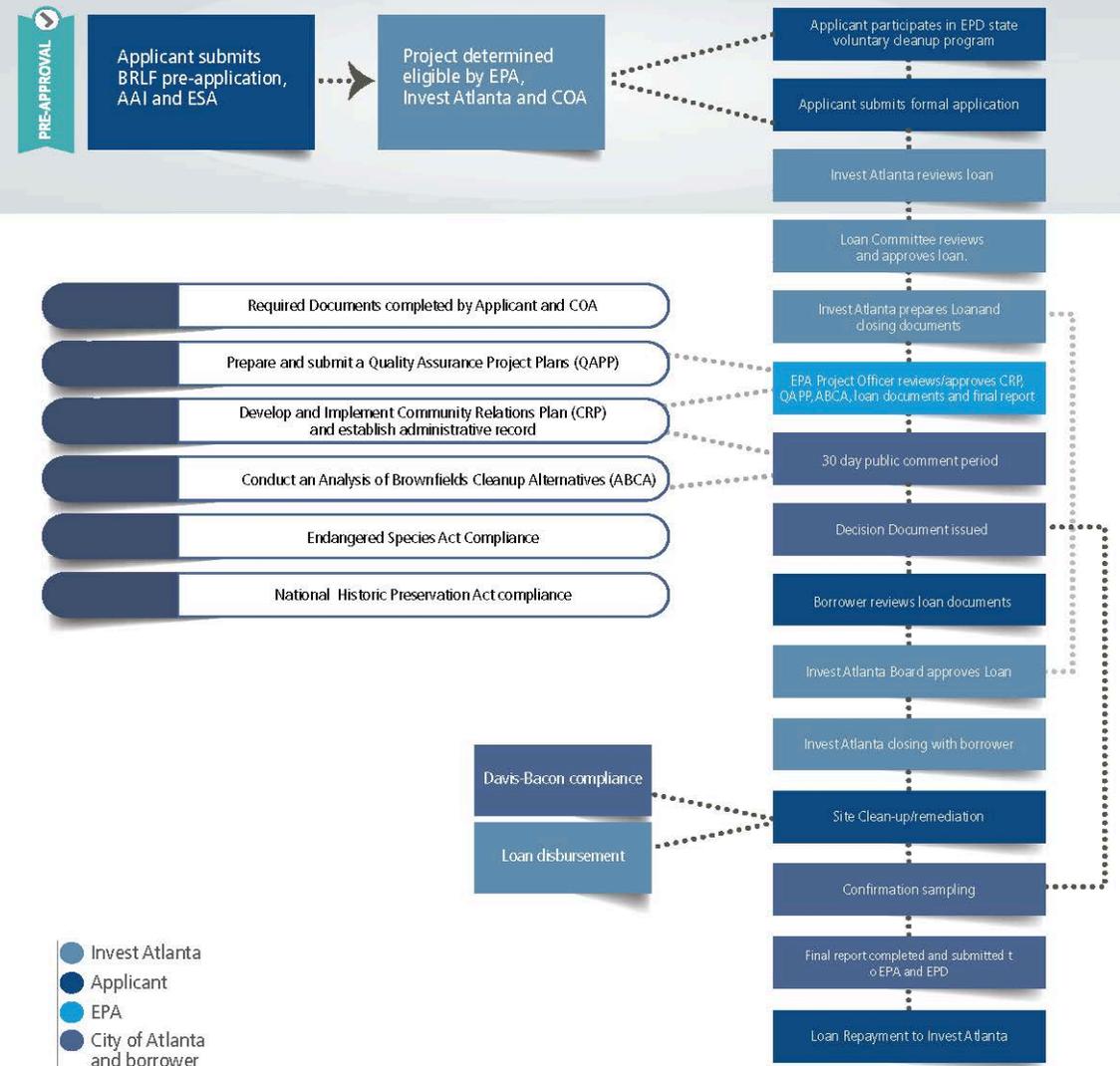
Is there a viable responsible party for the site?
 Yes No Don't Know

Is this site a relatively "low risk" compared with other petroleum sites in the State?





BRLF Loan Fund Process



PENDING LOAN REQUEST: Up to \$50,000

FUNDING SOURCE: Brownfield Clean-up Revolving Loan Fund (BCRLF)

PROJECT SPONSOR: FCS Urban Ministries, Inc. and 105 McDonough Blvd., LLC.

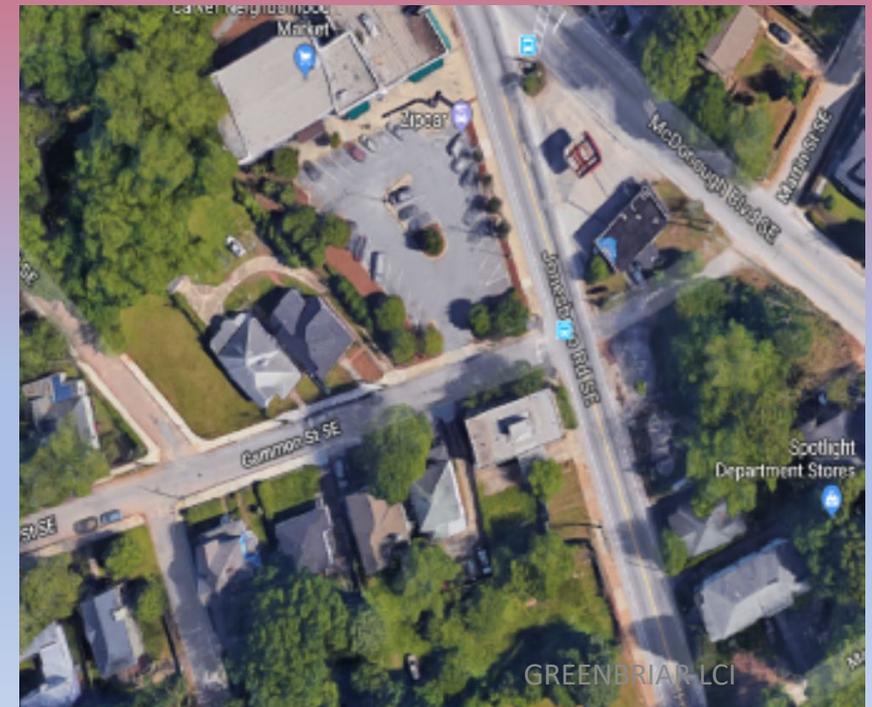
PROJECT LOCATION: 105 McDonough Blvd., SE, Atlanta, GA 30315
Council District: 1 NPU: Y

- The Project will provide a sit-down neighborhood restaurant in what is currently a contaminated gas station. Focused Community Strategies (FCS) also opened the Carver Neighborhood Market in May of 2015. Carver Market has provided healthy foods, local jobs, opportunity and a sense of place for citizens of South Atlanta. FCS has supported underserved neighborhoods for over 40 years.
- The BCRLF will provide clean-up of the contaminated sites. The EPA has reviewed and approved the clean plan. The BCRLF shall only provide 80% of the total clean-up costs. The borrower shall be responsible for at least 20% of all cleanup costs. The FCS Urban Ministries, Inc. has indicated that it shall cover the 20% cleanup gap.



McDonough Blvd. Redevelopment

FCS Urban Ministries, Inc.



RDA to Cascade RLF Pending Loan

- DA to Cascade-Applicant
- 0.78 acre site, Westview Neighborhood, NPU T
- 3 buildings, 20K sq. ft
- Contamination from dry cleaners and UST removal
- \$200,000 loan of site remediation
- Projected closing September 2018

