

EPA Brownfields Assessment Grant



What is a Brownfield?

Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substances, pollutants, or contaminants.

Purpose of Grant Funding

Facilitate redevelopment for challenging Brownfield properties.

Uses for EPA Brownfields Assessment Grant Funding

- ▶ Develop Brownfield Inventory, databases of brownfield properties, and site prioritization
- ▶ Phase I / Phase II Environmental Site Assessments (ESAs)
- ▶ Community Outreach and Engagement, including social media and public meetings
- ▶ Redevelopment, Revitalization and Cleanup Planning



CITY OF CAYCE – BROWNFIELD INVENTORY

- The City has developed an Inventory (or list of brownfield properties).
- Focus is State Street in the Arts District at the east end of the City.

NEXT STEPS

- Engage with community to prioritize, add, or delete properties from the Brownfield Inventory.
- Communicate with property owners and potential developers about the grant funding opportunity and to encourage redevelopment of brownfield property.
- Utilize grant funding to perform Environmental Site Assessments and reuse planning for identified properties.



BENEFITS OF PHASE I AND PHASE II ESA'S

- Provides liability protection to prospective buyers of the property
- Required by Lenders if seeking financing for property purchase or property redevelopment.
- Reduces uncertainty about environmental issues associated with the property

Grant funds can be used to benefit **current property owners and / or prospective buyers** to perform the Phase I ESA and if needed Phase II ESA's, a considerable **financial benefit**. \$4,000 to \$50,000 depending on the property and environmental issues encountered.

Grant funding can also be used for Hazardous Materials Surveys for Asbestos and Lead Based Paint, often found in properties constructed prior to the 1980's.



HOW CAN YOU AND THE CITY OF CAYCE COMMUNITY HELP?

- Help prioritize properties for assessment.
- Get the word out to property owners, developers, realtors, and lending institutions / banks.
- Connect us to property owners who will benefit from this grant funding, especially if you know they are interested in selling their property.
- Support redevelopment of underutilized properties and neighborhood and community improvements.

For more information:
Michael Conley
Assistant City Manager
mconley@caycesc.gov