# Fact Sheet Southern NH Planning Commission Brownfields Program

#### 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 substance, pollutant, or contaminant" (Small Business Liability Relief and Brownfields Revitalization Act, January 2002)

#### SNHPC Awarded US Environmental Protection Agency Brownfields Assessment Grant (2015-2018)

- Community-wide assessment grant
- \$200,000 for petroleum sites
- \$200,000 for hazardous substances sites

Note—at this time, the remaining funding is predominantly for petroleum sites

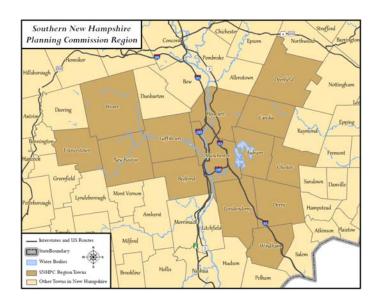
#### SNHPC's Brownfields Mission

*Revitalize our communities by redeveloping under-utilized sites that have perceived or real contamination.* 

- Protect human health and the environment
- Promote economic development
  - Infill development and
  - infrastructure reuse
  - Affordable housing
  - Job creation
- Create greenspace and protect water quality



The Elliot at River's Edge in Manchester, a former Brownfields site



#### Benefits to Owners and Developers:

- Federal funding for environmental assessments
- Identify recognized environmental conditions and avoid potential environmental enforcement
- Reduce uncertainty of clean-up costs while accessing economic incentives such as loans, grants, and/or tax relief
- Reduce liability and risk through Phase I ESAs
- Facilitate property transfer
- Create community support
- Help leverage funding for environmental cleanup

#### **Contact Information**

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## Brownfields Assessment, Clean-Up, and Redevelopment

#### **Site Nomination**

*Sites are nominated by completing a short form and returning it to SNHPC. An Advisory Committee reviews and selects the nominations on a rolling basis.* 

# After Nomination, What's Next?

The following environmental assessments are covered by SNHPC's current grant

#### Phase I Environmental Site Assessment (ESA)

Preliminary environmental assessment to aid in the identification of potential or existing environmental contamination.

- Search of historical and environmental records for the property and surrounding area
- Site visit
- Interviews with past and present owners, operators, and occupants of the property, local government officials, and other knowledgeable parties.

#### Phase II ESA

Builds on the findings of the Phase I ESA by sampling and analyzing potentially impacted media.

- Collection of soil, air, groundwater and / or building material samples.
- Goal is to determine the presence, type and distribution of petroleum and hazardous substances at the property.
- Can include Hazardous Building Materials surveys



#### Analysis of Brownfields Cleanup Alternatives (ABCA) and Remedial Action Plan (RAP)

*If contamination is identified, ABCA / RAP can be prepared to evaluate remedial measures to facilitate redevelopment.* 

- Assess options for clean-up
- Estimate cost of clean-up
- Identify institutional controls (e.g. deed restrictions)
- Integrates cleanup objectives with site redevelopment plans

Giorgio's Restaurant in Manchester, a former Brownfields site

#### Remediation / Clean-up and Redevelopment

Once remedial measures have been selected, it is up to a developer to implement remedial measures and to redevelop the property.

SNHPC funds are not currently available for remedial or redevelopment costs; however, other funding mechanisms are available.

### **Cleanup and Redevelopment Funding Opportunities**

USEPA Brownfields Cleanup Grants

- Up to \$200,000 per parcel
- NHDES Brownfields Revolving Loan Fund
- Low and no interest loans
- Grants up to \$200,000 per parcel

NH Petroleum Reimbursement Funds

*Capital Regional Development Council (CRDC) Brownfields Revolving Loan Fund* 



Elliot Pharmacy, Hancock Street, Manchester, a former Brownfields site

The types and availability of clean-up funding change frequently. Not all of the funding noted above is presently available. Contact SNHPC with questions on available funding.