

# US EPA Brownfields Assessment Grant



Southern New Hampshire  
Planning Commission

July 26, 2022

# Brownfields Site Definition

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“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...”

(U.S. EPA Definition)



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

# Benefits to Owners and Developers

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- Federal funding for environmental assessments
- Identify recognized environmental conditions
- 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
- Help leverage funding for environmental cleanup

# Background

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- SNHPC awarded \$500,000 US Environmental Protection Agency Brownfields Assessment Grant for an anticipated performance period of 60 months beginning October 1, 2022.
- At this time, SNHPC is reaching out to stakeholders and working with US EPA to finalize Pre-Award Cooperative Agreements.

# SNHPC's Brownfields Program

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- Grant award places a focus on applications which address equity and environmental justice.
- The SNHPC winning application placed an emphasis on addressing needs within the low-income and minority census tracts within the region, as a result portions of Manchester and Derry were identified as high priority areas.
- The grant supports assessments of identified brownfields sites in all SNHPC communities.

# Process

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- Brownfields Advisory Committee (BAC) will provide local knowledge and guidance; allocate awarded grant funds with support from SNHPC and Qualified Environmental Professional (QEP).
- BAC will consist of representatives from SNHPC municipalities, NH DES, US EPA, Capital Regional Development Council, and the Regional Economic Development Center of Southern NH.

# Process

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SNHPC will work with the QEP, BAC, and property owners to:

- Conduct outreach to the public
- Inventory brownfields sites
- Conduct phase I and phase II environmental assessments
- Develop cleanup action plans
- Create comprehensive redevelopment plans for a few select sites that will be vetted with the public.

# Process – Site Nomination

- Sites are nominated by completing a short form and returning it to SNHPC. The SNHPC BAC reviews and selects the nominations on a rolling basis.



Giorgio's Restaurant in Manchester, a former Brownfields site



# After Nomination → Phase I ESA

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**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 I ESA → Phase II ESA

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**Phase II Environmental Site Assessment (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.

# 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

# 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.

# SNHPC Brownfields Assessment – Next Steps

- Work with US EPA, stakeholders to develop and post Request for Proposals (RFP) for a Qualified Environmental Professional (QEP) and conduct initial public outreach.
- Organize and facilitate BAC meeting
- Interview and select QEP with the BAC



# Questions?

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