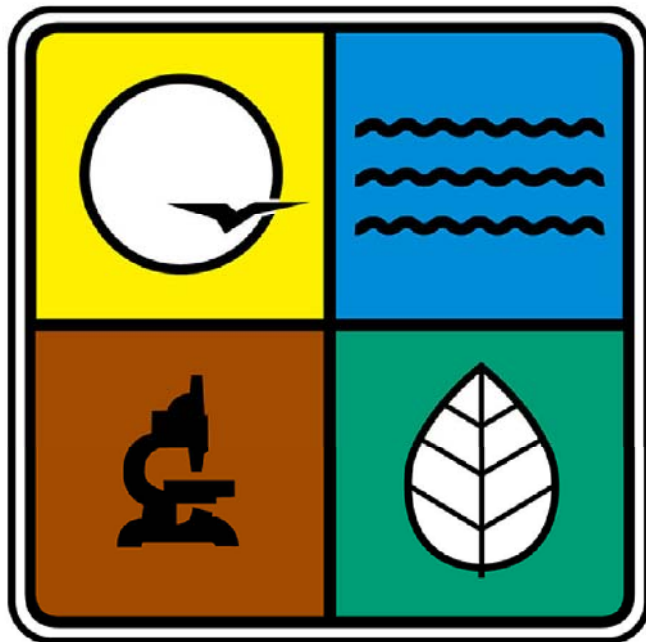


Brownfield Assessments



Missouri Department of
Natural Resources
Brownfields / Voluntary
Cleanup Program

www.missouribrownfields.com

-
- This session will cover the Department's Brownfield Assessment Program

3 Speakers:

Catherine Jones: What is an Environmental Assessment? Why do you need one? How you can get one for free?

Desiree Pigford: How to fill out the application and the processes involved with applying for an assessment

Bill Lindsey: What is a Phase I and Phase II assessment

Brownfield Assessments

(or Environmental Site Assessment)

**What is a Phase I
Environmental Site
Assessment, or ESA,
and what is its
purpose?**



Phase I

Environmental Site Assessment



- History of the property
- Conducted by an experienced Environmental Professional
- Possible environmental contamination (recognized environmental conditions)
- Hazardous Substances – Petroleum products
 - In the Soil
 - In Groundwater
 - In Structures

Phase I

Environmental Site Assessment

Brownfields / Voluntary Cleanup Program (BVCP)

Cooperative agreement with

U.S. Environmental Protection Agency (EPA)

Conducts Assessments of properties for

- Cities
- Counties
- Quasi-governmental entities
- Regional Planning Commissions
- Not For Profit organizations.
- The Assessment program provides funding to pay for environmental assessments prior to redevelopment.

Phase I

Environmental Site Assessment

- Acquire contaminated properties through
 - Foreclosure for back taxes
 - Land donations
 - Own property for sale
- The applicant does not have to own the property
- The eligible entity may request the assessment on behalf of a developer or the private property owner.
- Not for the potentially responsible party

Phase II

Environmental Site Assessment

- Only if Recognized Environmental Conditions are identified
- Eligibility same as Phase I
- Determine if contaminants are present
- Extent of contamination
- Intrusive - Samples

If Recognized Environmental Conditions are NOT identified - Phase II is not needed

Why Are Assessments Important?

- Provide certainty
- Risks of ownership
- Assess the potential liability associated with a commercial property prior to a sale
- Understand the nature of cleanup costs for
 - Redevelopment
 - Change of land use
- Due Diligence – CERCLA

CERCLA and All Appropriate Inquiry

Comprehensive Environmental Response, Compensation and Liability Act of 1980

- Superfund
- May be responsible for remediation
- All Appropriate Inquiry – A standard
- Due Diligence
- Liability Protection

Should an Environmental Assessment be done on every property?



Before



After

Assessments are Good!

- Ease Fears
- Banks Require one
- Condition of Loan
- Liability Protection
- Valuable Information



Where Are The Brownfields?

Find out with an Area
Wide Inventory

- Preliminary Inventory
- Specific Part of Town
- Same eligibility as Phase I and II
- Same cost – Free!
- Get ready for Phase I Assessments



Area Wide Inventory

Focused Inventory

- Gas stations
- Dry cleaners
- Any other specific sites
- Specific area of town



Helps with

- Community Planning
- Funding Discussions



Sources for Environmental Site Assessments

- Missouri DNR – BVCP
- EPA Targeted Brownfield Assessments
- EPA – Competitive Grants
- Other Grants or Loans
- Private Funds



Why come to DNR/BVCP for your assessments?

- Free for eligible entities
- Easy application process
- Non-Competitive
- Don't have to be the owner
- Frees up funds for other things
- Establish a track record
- DNR Project Manager oversight
- Transition to BVCP

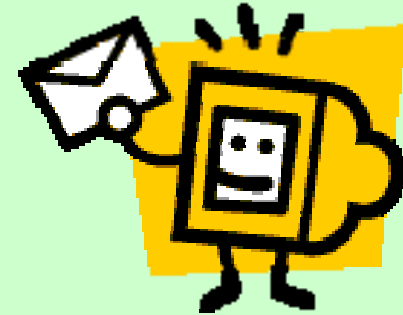


Application Process

Desiree Pigford
Planner

Missouri Department of Natural Resources
Brownfields/Voluntary Cleanup Program

To have an assessment done on a property you will need to submit a Brownfields Assessment Application



To get an application...

- We can mail, email or fax it to you. To request call 573-526-8913
- We can bring it to you and meet with you about our programs
Call Catherine Jones at 573-526-8913
- You can also find the Brownfields Assessment Application online

Go to www.missouribrownfields.com, scroll down to “BVCP Publications” and click on “Brownfield Assessment Application”

Click on link

BVCP Publications

- [Brownfields/Voluntary Cleanup Program Application and Consent to Access Form FILL-IN PDF](#) 159 KB
- [Requirements for Asbestos and Lead Paint Abatement Fact Sheet PDF](#) 23 KB
- [Financial Tools for Brownfields/Voluntary Cleanup Sites Fact Sheet PDF](#) 12 KB
- [Federal Tax Incentive Application and Affidavit package PDF](#) 20 KB
- [BVCP Environmental Covenant PDF](#) 88 KB [Update](#)
- [EPA and BVCP's Memorandum of Agreement PDF](#) 2KB
- [Missouri Revised Statutes, Chapter 260 Environmental Control \(VCP\)-RSMo 260.565, 260.567, 260.569, 260.571, 260.573](#) *
- [Missouri State Regulations: Hazardous Substance Environmental Remediation \(VCP\) - 10 CSR 25-15.010 PDF](#) *
- [Brownfield Assessment Application PDF](#) 34KB
- [Brownfield Site-Specific Assessment, Fact Sheet PDF](#)
- [Sample Operation and Maintenance Plan for Asbestos and Lead-Based Paint](#) **New**

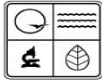
Related Sites

- [U.S. Environmental Protection Agency](#)
- [EPA Brownfields Home Page](#)
- [Brownfields Center at Environmental Law Institute](#)
- [EPA Brownfields Grant](#)

Directly below you will also find the “Brownfield Site-Specific Fact Sheet” that has additional information on our Assessment Program

Applicant cannot be the PRP (potential responsible party)

Applicant Name:
Should be a government or a not-for-profit entity

 MISSOURI DEPARTMENT OF NATURAL RESOURCES
HAZARDOUS WASTE PROGRAM
BROWNFIELDS ASSESSMENT APPLICATION

APPLICANT			
NAME			
CONTACT PERSON	TELEPHONE NUMBER WITH AREA CODE	E-MAIL ADDRESS	
MAILING ADDRESS	CITY	STATE	ZIP CODE
SITE NAME			
SITE NAME		PARCEL NUMBER (IF KNOWN)	
SITE ADDRESS	CITY	STATE	ZIP CODE
CURRENT SITE OWNERSHIP			
OWNER NAME		TELEPHONE NUMBER WITH AREA CODE	
MAILING ADDRESS	CITY	STATE	ZIP CODE
If the property is not owned by applicant, will the applicant obtain the property through: <input type="checkbox"/> Foreclosure <input type="checkbox"/> Purchase <input type="checkbox"/> Other (Specify):			
If the property is not owned by applicant, will the applicant be able to obtain legal permission for department staff or department's contractor to enter the property to conduct site assessment activities? <input type="checkbox"/> Yes <input type="checkbox"/> No (Explain):			
Note: The department ensures that upon completion of the project, any department material and equipment will be removed from the site.			
SITE HISTORY			
Is there any reason to believe the property is contaminated with hazardous substances, (e.g., solvents, pesticides, creosote, metals - lead, mercury, arsenic -, dry-cleaning products, petroleum or controlled substances), as defined in 40 CFR Part 30?			

Site Name: A way to refer to the property. You can use past use or future use, please do not use an address

“Current Site Ownership” should be person currently on deed

Under this section you are going to tell us any rumors or the reasons why this site is thought contaminated

SITE HISTORY	
Is there any reason to believe the property is contaminated with hazardous substances, (e.g., solvents, pesticides, creosote, metals - lead, mercury, arsenic -, dry-cleaning products, petroleum or controlled substances), as defined in 40 CFR Part 30? <input type="checkbox"/> Yes (Describe below) <input type="checkbox"/> No <input type="checkbox"/> Unknown	
Is the property mine scarred? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	
Is applicant, or any other party, under order from the EPA or the Missouri Department of Natural Resources to conduct site assessment or cleanup? <input type="checkbox"/> Yes (Describe below) <input type="checkbox"/> No <input type="checkbox"/> Unknown	
Briefly describe the involvement or role of EPA or the department in enforcement or oversight of the assessment or cleanup of candidate site:	
If property is owned by applicant, did applicant generate or dispose of any of the contaminants? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Is applicant aware of any federal, state or local agency inquiry or order regarding any party's responsibility for contamination or hazardous waste at the property? <input type="checkbox"/> Yes (Describe below) <input type="checkbox"/> No	
SITE ZONING	TOTAL ACREAGE OF SITE (ATTACH SITE MAP)

Any historic mining activities?

Any enforcement action from MDNR or EPA?

Could the applicant ever be considered responsible for contaminating property

Just aware, don't have to necessarily look for

How is the site currently zoned (e.g. residential, industrial etc.)

IF APPLICABLE – PAST SITE USES (e.g., TYPE OF MANUFACTURING)	
PAST SITE USES	APPROXIMATE DATES

What has the property been used for in the past (e.g. gas station, restaurant etc)

To your knowledge, has an environmental assessment ever been completed on this property

IF APPLICABLE – PAST SITE USES (e.g., TYPE OF MANUFACTURING)

PAST SITE USES		APPROXIMATE DATES
BUILDINGS ON-SITE	SQUARE FOOTAGE	CONDITION (USEABLE, GUTTED, RAZED, ETC.)

PRIOR SITE ASSESSMENT ACTIVITIES

Yes No Unknown

Describe conclusions of prior site assessment activities (or attach "conclusion" section of report(s)). If reports are unavailable, identify consultant, client and approximate date of study:

SITE ASSESSMENT NEEDS

Describe how perceived contamination has hindered reuse of the property:

Most likely this is going to be because of perceived liability or the extra cost (perceived) of cleaning suspected contamination

ANTICIPATED FUTURE USE

Residential Recreational Commercial Industrial Other

Describe the applicant's proposed reuse plan:

What do you want this property to be when it grows up?

FUNDING SOURCES

Describe any financial incentives or tax incentives:

How is the proposed redevelopment on this project going to be possible (financially)? (e.g Tax Credits, private development, donations, community work, etc)

FUNDING SOURCES

Describe any financial incentives planned to spur development and proposed funding sources, like tax incentives:

Note: This program is for site assessment only, cleanup money is not being offered as part of this program.

PUBLIC OR COMMUNITY INVOLVEMENT

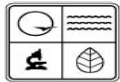
Describe public interest or community involvement in site reuse planning:

MO 780-1955 (04-10)

This could be jobs created, community use, removal of a blighted area etc.

This document must accompany the application and must be filled out by the CURRENT owner of the property

The “site name” should be the same as is used on the first page of the application



MISSOURI DEPARTMENT OF NATURAL RESOURCES
HAZARDOUS WASTE PROGRAM
CONSENT FOR ACCESS TO PROPERTY AGREEMENT



I, as owner/authorized representative of (site name) _____ authorize officers, employees, authorized representatives and persons acting at the request of the Missouri Department of Natural Resources to enter and have access to the above named property at the stated location for the following purposes:

- The on-site observation and oversight of environmental investigation and remediation activities.
- The detection of surface or subsurface hazardous substances and subsequent marking or otherwise identifying on-site locations of any such hazardous substances detected.
- The drilling of holes for subsurface investigation including the use of drilling rigs.
- The taking of such waste, soil, water and air samples as may be necessary.
- Other actions related to the investigation of surface or subsurface contamination.

This consent shall expire upon the department's issuance of a summary letter for this assessment for this site. This consent shall not be construed as or deemed to be an admission of any fact, responsibility, fault or liability in connection with the site. The site owner shall hold the department harmless from any claims (including, but not limited to, property damage or personal injury) arising from activities reviewed or overseen by the department under this agreement.

SIGNATURES

SITE OWNER SIGNATURE

DATE

SITE OWNER PRINTED NAME

DATE

RETURN THIS FORM TO:

Missouri Department of Natural Resources
Hazardous Waste Program
Brownfields/Voluntary Cleanup Program
P.O. Box 176
Jefferson City, MO 65102-0176
www.dnr.mo.gov
www.missouribrownfields.com

MO 780-1955 (04-10)

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The Application Process

- Approximately 3-4 weeks
 - ❑ Site eligibility is checked
 - ❑ Project Manager is assigned
 - ❑ Work is awarded after bids are received from contractors
 - ❑ Work starts...



Statewide Contract

- For more information on the Environmental Assessments (Phase I & II) statewide contract

Rebecca Brinkley

Phone: (573) 751-5341

E-Mail: rebecca.brinkley@oa.mo.gov

**If you have any questions or need
assistance completing the application,
contact Desiree Pigford or
Catherine Jones at 573-526-8913**



Assessments in Detail

Bill Lindsey

BVCP Project Managers



- Expertise available
- Help translate the meaning of the reports
- Maintain Records
- Issue Summary Letters
- Findings and recommendations.

BVCP Project Managers



Carey Bridges, RG
Acting Section Chief



Scott Huckstep
DERT Unit Chief

BVCP Project Managers



Brian McCurren, PE



Jennifer Surber



Jennifer Kehrle



Jennifer Lamons

BVCP Project Managers



Chris Cady, PhD



Dave Kindelspire

DERT Specialist



Christine O'Keefe



Vicky Kugler

DERT Specialist

More Information

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