



**MISSOURI DEPARTMENT
OF NATURAL RESOURCES**

Assistance is Available

Funding Brownfields from
Discovery to Redevelopment

Catherine Jones



Stages of Redevelopment

- 1. Inventory**
- 2. Assessment**
- 3. Characterization and Planning**
- 4. Remediation or Corrective Action**
- 5. Redevelopment - Institutional Controls**



Assistance Available

1. Inventory

Activities at this stage include:

- Discovery and Screening**

Assistance available:

- EPA Brownfields Assessment Grants**
- MODNR Site Specific Assessments**



EPA Brownfields Assessment Grants

Available to local governments, quasi-governmental agencies, and state agencies.

Communities can partner with private investor.

Reimburses grantees for costs associated with:

Area-wide inventories,

ASTM Phase I Environmental Assessments.

ASTM Phase II Environmental Assessments.

No cost to the recipient.

National competition - applications due about mid-October

Information available at: www.epa.gov/epahome/grants.htm



MODNR Site Specific Assessments

**Available to communities and non-profits.
Communities can partner with private investor.**

**Provided as a service - Under a statewide contract.
No cost to the recipient.**

Area-wide inventories; not emphasis.

ASTM Phase I Environmental Assessments.

ASTM Phase II Environmental Assessments.

Brownfields/Voluntary Cleanup Program

573.526.8913

Missouribrownfields@dnr.mo.gov



Assistance Available

2. Assessment

Activities at this stage include:

– Phase 1 and Phase 2

Environmental Assessments

Assistance available:

- EPA Brownfields Assessment Grants**
- MODNR Site Specific Assessments**
- EPA Brownfields Targeted Assessment Grants**



EPA Brownfields Targeted Assessment Grants

**Available to communities and non-profits.
Communities can partner with private investor.**

**Provided as a service through a contractor.
No cost to the recipient.**

Area-wide inventories; not emphasis.

ASTM Phase I Environmental Assessments.

ASTM Phase II Environmental Assessments.

Ron King at Region 7

913.551.7568

king.ronald@epa.gov



Assistance Available

3. Characterization and Planning

Activities at this stage include:

- **Phase III Environmental Assessments**

Assistance available:

- **EPA Brownfields Assessment Grants**
- **EPA Brownfields Targeted Assessment Grants**
- **EIERA Loans and Grants**
- **MODNR Water Protection Program**
- **MODED State Tax Credits**



EIERA Loans and Grants

Environmental Improvement & Energy Resources Authority (EIERA) launched March 2006.

**\$1,000,000 EPA grant funded loan and grant program.
Provide low interest loans for cleanup activities.
Available to non-responsible party owners.
Recipient has to be the owner or pending owner.
Up to 40% of fund can be as grants - special conditions.**

**Karen Massey
573.751.4919
Karen.Massey@dnr.mo.gov**



MODNR Water Protection Program

Provides low interest loans for Brownfields cleanup.

Available to communities, businesses, non-profits.

Water contamination has to be a threat.

There has to be a non-point source.

Can cover Phase I & II assessments through cleanup.

Up to 20 years terms. No match required.

Water Protection Program

573.751.1192

cleanwater@dnr.mo.gov



MODED State Tax Credits

**Available to the entity paying the remediation costs.
New job creation of 10+ or job retention of 25+.**

Site has to enroll in the MoDNR BVCP.

100% of environmental cleanup costs are recoverable.

State tax credits are sellable.

Can carry forward 20 years.

Ann Perry or Mark Pauley

573.751.3600

Ann.Perry@ded.mo.gov



Assistance Available

4. **Remediation or Corrective Action**
Activities at this stage include:
- **Cleanup**

Assistance available:

- **EIERA Loans and Grants**
- **MODNR Water Protection Program**
- **MODED State Tax Credits**
- **EPA Cleanup Grants**
- **Federal Tax Deductions**
- **USDA Rural Development**



EPA Cleanup Grants

Available to local governments and non-profits.

Not available to responsible parties of contamination.

Recipient has to be the owner or pending owner.

Reimburses grantees for environmental cleanup costs.

20% match required (award + match = 120%)

National competition - applications due mid-Oct.

Information available at: www.epa.gov/epahome/grants.htm



Federal Tax Deductions

Available to tax payers owning the property.

The property end-use has to be for trade or business.

State agency has to confirm eligibility.

100% of environmental cleanup costs are covered.

Federal tax deduction can be taken in the cleanup year.

Can be taken in addition to the State Tax Credit.

Updates are posted at: www.epa.gov/swerosps/bf



U.S. Department of Agriculture Rural Development

Community Facility Grants

Community Facility Direct Loans

Community Facility Guaranteed Loans

Business and Industry (B&I) Guaranteed Loans

To: Rural Public Bodies, Nonprofit corporations

**For: Construct, enlarge, extend or otherwise
improve essential community facilities.**

**Pollution control and abatement. Site
preparation.**



U.S. Department of Agriculture Rural Development

**U.S. Department of Agriculture
Missouri Rural Development
601 Business Loop 70 West
Parkade Center, Suite 235
Columbia, MO 65203-2546
573.876.0976**

www.rurdev.usda.gov/mo/

**There are 6 area offices and 22 sub-area offices
around the state**



Assistance Available

5. Redevelopment and Institutional Controls

Activities at this stage include:

- **Development**

Assistance available:

- **State Historic Preservation Office Tax Credits**
- **Federal Historic Tax Credits**
- **MODED Community Development Block Grants**



State Historic Preservation Office - Tax Credits

**For: Properties listed on the National Register
of Historic Places or contribute to the
significance of a certified historic district**

**Costs must exceed 50% of the acquisition cost
of the property**

Up to 25% of the eligible rehabilitation costs

Kristin E. S. Zapalac, Ph.D.

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Federal Historic Preservation Tax Credits

Began in 1976

20% tax credit

Since that time, the National Park Service (NPS) has administered it in partnership with the Internal Revenue Service (IRS) and with State Historic Preservation Offices (SHPOs).



MODED Community Development Block Grants CDBG

Purpose is to develop viable communities by expanding economic opportunities, principally for persons of low- and moderate-income

To: units of general local government that carry out development activities.

The State must ensure that at least 70 percent of its CDBG grant funds are used for activities that benefit low- and moderate-income persons over a one-, two-, or three-year time period

www.hud.gov or www.ded.mo.gov



Other Assistance

Many other organizations have funds or technical assistance available.

Your project may be eligible for one of these opportunities.



MARKET SEGMENT SPECIFIC PROGRAMS FOR CLEANUP

- **Petroleum Storage Tank Insurance Fund (PSTIF)**
- **Federal Leaking Underground Storage Tank (UST) Fund**
- **Drycleaner Environmental Response Trust (DERT) Fund**



Petroleum Storage Tank Insurance Fund (PSTIF)

- **Covers insured and other eligible sites.**
- **Both under- and above ground tanks are eligible.**
- **\$10,000 deductible.**
- **Will pay for up to \$1 million of cleanup costs per incident.**

Petroleum Storage Tank Fund
800.765.2765 www.pstif.org



Federal Leaking Underground Storage Tank (UST) Fund

- Provides for state oversight of petroleum site cleanups.
- Cleanup cost recovery is possible for sites with no viable responsible party.
- For high-priority sites with a public threat.
- Eligibility is for federally defined petroleum USTs. MoDNR Tanks Section

573.751.3176

www.dnr.mo.gov/env/hwp/tanks/tanks.htm



Drycleaner Environmental Response Trust (DERT) Fund

Drycleaner Environmental Response Trust (DERT) Fund

- **Provides for the investigation, assessment and cleanup of dry-cleaning facility sites.**
- **Reimburses costs after \$25,000 deductible.**
- **Chlorinated material contamination only.**
- **Notification deadline July 1, 2009**

**Scott Huckstep
573.526.8913
Scott.Huckstep@dnr.mo.gov**



Technical Assistance to Brownfields (TAB)

The Technical Assistance to Brownfields (TAB) program provides training and technical assistance to cities and other groups who are interested in redeveloping brownfields.

<http://www.engg.ksu.edu/chsr/outreach/tab/>



Missouri Risk Based Corrective Action (MRBCA)

**Not all remediation is by removing 100% of
contaminated material.**

**Risk Based Cleanup Actions
(MRBCA guidelines.)**

Experience in multiple solutions.

In-situ treatments prevent spread.

Encapsulation can be lower cost.

Brownfields/Voluntary Cleanup Program

573.526.8913

www.missouribrownfields.com



Enterprise Zones

The purpose of Missouri's enterprise zone tax credit program is to facilitate the expansion of new or existing businesses in the state's 66 enterprise zones.

www.missouribusiness.net



DNR - Energy Revolving Fund

- **Low-cost loans for energy efficient public buildings.**
- **City and county governments and public schools.**
- **Pay-back is through energy cost savings.**
- **Retrofitting existing buildings.**
- **Incremental cost of higher efficiency systems in new buildings.**

The Energy Center

573.751.3443

energy@dnr.mo.gov



STATE PARKS OUTDOOR RECREATION GRANTS

Land & Water Conservation Fund

- Grants for outdoor recreation projects, \$50,000 cap.
- City and county governments and public schools.
- Requires a 55% match.
- Applications are due in October.

Recreational Trails Program

- Grants for outdoor trails projects, \$100,000 cap.
- Requires a 20 to 50% match.
- Applications are due in February/March.

Missouri Division of State Parks

573.751.0848

moparks@dnr.mo.gov



Ecological Enhancements

Check out these organizations:

- **Trust for Public Land**
- **Project for Public Spaces**
- **Wildlife Habitat Council**
- **Ducks Unlimited**
- **The Land Trust Alliance**
- **U.S. Business Council for Sustainable Development**



Insurance

- **Cost Cap**
- **Pollution Legal Liability**
- **Institutional Control**



Other Potential Opportunities

- **DNR – Low Income Weatherization**
- **Federal Energy Tax Credits**
- **Work Opportunity Tax Credits (WOTC)**
- **Economic Development Administration (EDA)**
- **Small Business Administration (SBA)**
- **Federal Emergency Management Agency (FEMA)**
- **Others – Keep searching!**



MODNR RENEWING COMMUNITIES ONE SITE AT A TIME

Catherine Jones

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- **Conduct workshops.**
- **Meet with local government and community groups.**
- **Meet with developers and investors.**

MoDNR website: www.dnr.mo.gov

or BVCP page: www.missouribrownfields.com

Subscribe to e-mail newsletter:

<http://www.dnr.mo.gov/env/hwp/bvcp/redev-list.htm>