



U.S. EPA REGION 5 LAND REVITALIZATION RESOURCES

www.epa.gov/brownfields/r5

Brownfield Program Grants

Assessment Grants: Assessment grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfields sites. Eligible for governmental entities and coalitions.

Cleanup Grants: Cleanup grants provide funding for a grant recipient to carry out cleanup activities at brownfields sites. Eligible for governmental entities, coalitions, and non-profits.

Revolving Loan Fund (RLF) Grants: RLF grants provide funding for a grant recipient to capitalize a revolving loan fund and to provide loans and subgrants to carry out cleanup activities at brownfield sites. Through these grants, EPA strengthens the marketplace and encourages stakeholders to leverage resources to clean up and redevelop brownfields. When loans are repaid, the loan amount is returned into the fund and re-lent to other borrowers, providing an ongoing source of capital within a community.

Brownfields Multi-Purpose Grants: Multipurpose grants provide funding to carry out a range of eligible assessment and cleanup activities with a proposed target area, such as a neighborhood, a number of neighboring towns, a district, a corridor, a shared planning area or a census tract.

State and Tribal Response Program Grants: EPA's State and Tribal Brownfields Response Program funding, referred to as "Section 128(a)" funding after the section of the Comprehensive Environmental Response, Compensation and Liability Act, or CERCLA, aims to empower states, Tribes, communities, and other stakeholders in economic development to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. Section 128(a) State and Tribal Response Program funding can be used to create new or to enhance existing environmental response programs.

Brownfields Job Training (JT) Grants: JT grants are designed to provide funding to eligible entities, to recruit, train, and place predominantly low-income and minority, unemployed and under-employed residents of solid and hazardous waste-impacted communities with the skills needed to secure full-time, sustainable employment in the environmental field and in the assessment and cleanup work taking place in their community. Governmental entities, Tribes, non-profits, colleges, universities, and job training organizations are eligible to apply.

Training, Research, and Technical Assistance Grants: Training, research, and technical assistance grants provide funding to eligible organizations to provide training, research, and technical assistance to facilitate brownfields revitalization. Eligible for governmental entities, coalitions, non-profits, colleges, universities, and job training organizations.



To learn more about these grant opportunities and more, visit: <https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding>

Direct Technical Assistance

Targeted Brownfields Assessment (TBA): EPA contractor conducts Phase I/II environmental site assessments, risk assessments, and develop cleanup options and cost estimates based on potential future use.

• Contact stimple.brad@epa.gov or visit our [website](#) for more information.

Technical Assistance to Brownfields Communities (TAB): The TAB program provides technical assistance to communities and other stakeholders on brownfields issues with the goal of increasing the community's understanding and involvement in brownfields cleanup and revitalization. TAB helps communities move brownfields sites forward toward cleanup and reuse.

• Visit www.ksutab.org or contact morgan.linda@epa.gov for more information.



Council of Development Finance Agencies (CDFA): The CDFA Brownfields Technical Assistance Program is made possible by a grant from the U.S. EPA and is intended to provide technical assistance and resources on brownfields redevelopment financing.

• Visit <https://www.cdfabrownfields.org/> for more information.

Groundwork USA: Groundwork USA is a national organization that engages local businesses, residents and government officials to revitalize neighborhoods and transform community liabilities into community assets.

• Visit www.groundworkusa.org for more information.

RE-Powering America's Land: Offers mapping and screening tools, solar and wind decision trees, feasibility studies and fact sheets.

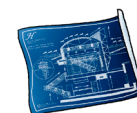
• Visit www.epa.gov/re-powering for more information.

EPA Environmental Finance Centers: The Environmental Finance Center, or EFC, housed within Wichita State University's Hugo Wall School of Public Affairs, is one of 10 university-based centers across the country that provides communities with professional training, technical assistance and applied research to equip officials in making sound financial and environmental decisions.

• Visit <https://www.wichita.edu/academics/fairmountcollegeofliberalartsandsciences/hugowall/efc/> for more information.

Brownfields Road Map: The Brownfields Road Map breaks down Brownfields site investigation and cleanup into an easy to understand, step-by-step process.

• Visit <https://www.epa.gov/brownfields/brownfields-road-map> for more information.





Smart Growth Resources

Building Blocks for Sustainable Communities: One- to two-day, targeted technical assistance to give communities tools to implement smart growth development approaches.

- Visit www.epa.gov/smartgrowth/building-blocks-sustainable-communities for more information.

Cool & Connected: Helps rural communities use broadband service to revitalize main streets and promote economic development. Any community representative can apply.

- Visit www.epa.gov/smartgrowth/cool-connected for more information.

Greening America's Communities: Helps cities and towns envision and implement design strategies for more sustainable communities.

- Visit www.epa.gov/smartgrowth/greening-americas-communities for more information.

Healthy Places for Healthy People: Helps communities create walkable, healthy, economically vibrant places by engaging with their health care facility partners such as community health centers (including Federally Qualified Health Centers), nonprofit hospitals, and other health care facilities.

- Visit www.epa.gov/smartgrowth/healthy-places-healthy-people for more information.

Local Foods, Local Places: Helps communities develop and implement action plans that promote local foods and downtown revitalization. Representatives of communities anywhere in the United States are eligible to apply.

- Visit www.epa.gov/smartgrowth/local-foods-local-places for more information.

Smart Growth Implementation Assistance: Works with public-sector entities that want to incorporate smart growth techniques into their development. EPA's regional staff identifies and selects the communities who are provided assistance.

- Visit www.epa.gov/smartgrowth/smart-growth-implementation-assistance for more information.

Environmental Justice Resources

Environmental Justice Small Grants Program: The Environmental Justice Small Grants Program supports and empowers communities working on solutions to local environmental and public health issues. The program is designed to help communities understand and address exposure to multiple environmental harms and risks.

- Visit www.epa.gov/environmentaljustice/environmental-justice-small-grants-program for more information.

Environmental Education (EE) Grants: Under the Environmental Education Grants Program, EPA seeks grant proposals from eligible applicants to support environmental education projects that promote environmental awareness and stewardship and help provide people with the skills to take responsible actions to protect the environment.

- Visit www.epa.gov/education/environmental-education-ee-grants for more information.



Agency for Toxic Substances and Disease Registry (ATSDR) Resources

Superfund Redevelopment Initiative: This initiative is a nationally coordinated effort to ensure that EPA and its partners have an effective process and the necessary tools and information to return Superfund hazardous waste sites to productive use.

- Visit www.epa.gov/superfund-redevelopment-initiative for more information.



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EPA Land Revitalization Technical Assistance Regional Projects: EPA's Land Revitalization program encourages communities to redevelop and reuse previously contaminated properties sustainably. Use of contractor support provides direct technical assistance to communities who wish to incorporate sustainable and equitable approaches to their locally-driven land revitalization projects.

• Visit <https://www.epa.gov/brownfields/r5> for contacts in Region 5.

Success Story: Indianapolis EPA's Land Revitalization Technical Assistance Program provided contractor support to Groundwork Indy for the development of their 2021 Community-Led Environmental Action Plan in the Near Northwest neighborhood.

The project unfolded in three phases: community engagement, where EPA staff sat in on community meetings and listened to feedback on environmental concerns; the environmental action plan, where a consulting team took community feedback and outlined steps the neighborhood could take; and finally, the funding charrette, which will take place in Indianapolis in the summer of 2022.



Land Revitalization Program Tools for Communities

(PREPARED) Workbook: The workbook guides local decision makers through a step-by-step process for determining how to facilitate reuse of contaminated properties by considering acquisition and non-acquisition property recovery actions.

• Visit <https://www.epa.gov/brownfields/prepared-workbook-brownfields-and-land-revitalization-new-england> for more information.

Community Reuse Property Prioritization Tool: Is designed to help communities prioritize properties based on a specific reuse plan.

• Visit <https://www.epa.gov/land-revitalization/community-reuse-property-prioritization-tool> for more information.

Public Infrastructure Coordination Assessment and Planning Tool: The tool is intended to assist communities in identifying opportunities to leverage investments across systems by taking a more coordinated approach to infrastructure management.

• Visit <https://www.epa.gov/brownfields/public-infrastructure-coordination-assessment-and-planning-tool> for more information.

Brownfields Stakeholder Forum Kit: Is designed to help communities design, plan and conduct forums that bring together groups of stakeholders to focus on a brownfields project.

• Visit https://www.epa.gov/sites/default/files/2016-09/documents/final_final_stakeholder_forum_toolkit_8.25.2016.pdf for more information.

The Economic Development and Climate Resilience Planning Tool Report: Drafted by EPA's technical assistance team outlined nationally applicable examples of relevant regulatory standards, incentives, and guidelines for communities to consider as they update their zoning and subdivision regulations.

• Visit <https://www.epa.gov/land-revitalization/brownfield-revitalization-climate-vulnerable-areas> for more information.

On the Road to Reuse: Residential Demolition Bid Specification Development Tool: Helps users anticipate environmental issues and concerns with demolition so they can factor them into the planning and procurement process.

• Visit <https://www.epa.gov/large-scale-residential-demolition/road-reuse-residential-demolition-bid-specification-development> for more information.

Deconstruction Rapid Assessment Tool: This tool enables organizations to triage building stock slated for demolition; it assembles data that can help prioritize structures for deconstruction and salvage.

• Visit <https://www.epa.gov/large-scale-residential-demolition/deconstruction-rapid-assessment-tool> for more information.





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Legal Resources

Comfort/Status Letters: EPA may issue [comfort/status letters](#) to address the following: status of the site; future anticipated actions at the site; available liability protections; reasonable steps that a purchaser should take to stop any on-going releases and prevent future releases at sites where EPA has this information; and the status of EPA liens.

Ready for Reuse (RfR) Determinations: EPA may issue an RfR Determination to affirm that a site's conditions are protective of human health and the environment for specific types of uses.

BFPP "Doing Work" Agreements: EPA may enter into a settlement agreement with a Bona Fide Prospective Purchaser, or BFPP, who wishes to perform part or all of a cleanup. The agreement provides for EPA oversight and may satisfy part or all of any windfall lien.

Lien Settlements: EPA is willing to enter into negotiations and settlement agreements to resolve lien issues and facilitate reuse.

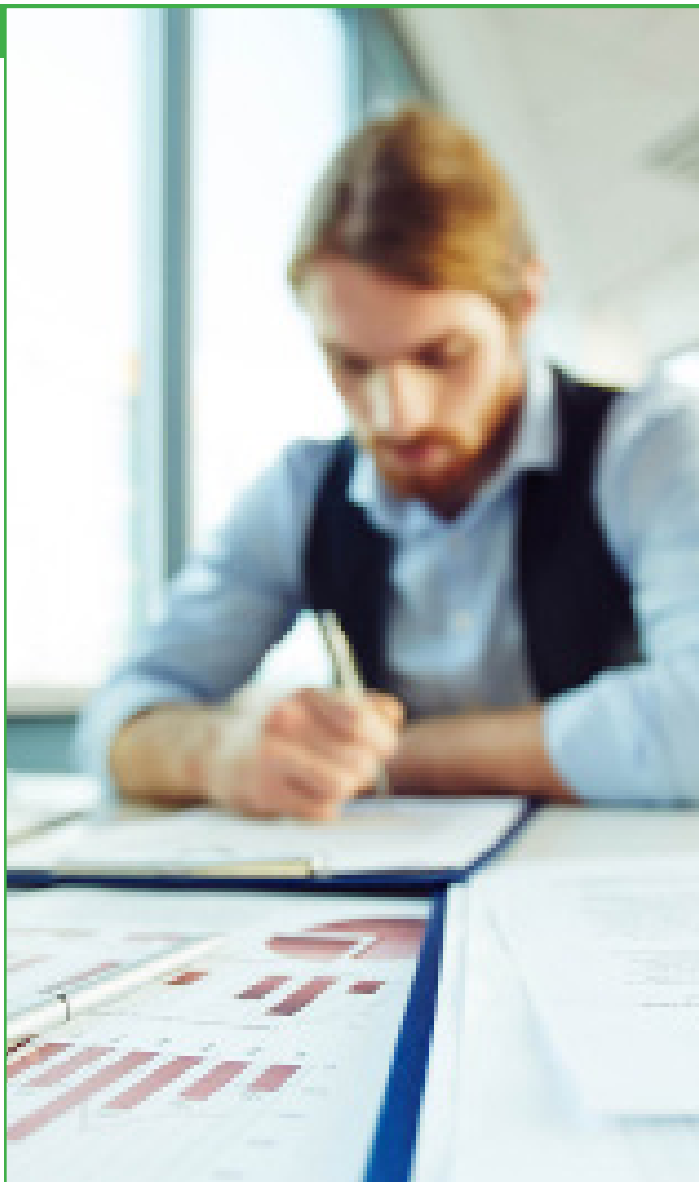
Discussions: EPA Regional staff is often available to talk with or meet with prospective purchasers, sellers, lenders, and other stakeholders to discuss the issues critical to the successful purchase and reuse of a contaminated or potentially contaminated properties. Providing examples of other contaminated or potentially contaminated properties that were successfully redeveloped and are now in reuse can also reassure local citizens and stakeholders about revitalization opportunities.

Site Reuse Fact Sheets: EPA's [Superfund Redevelopment Initiative website](#) provides summary information about Superfund sites that have been reused. Detailed fact sheets for some sites are also available and may include data on economic impacts and environmental and social benefits resulting from the reuse of Superfund sites.

Partial Deletions: While total cleanup of a site may take many years, many sites on EPA's national priorities list, or NPL, include portions that have been cleaned up and may be available for productive use. These portions may be partially deleted from the NPL if EPA makes a determination that no further cleanup work is required, the state concurs, and necessary institutional controls are in place. Any person, including individuals, businesses, entities, states, local governments, and other federal agencies, may submit a petition requesting a partial deletion. EPA will evaluate the request and make a determination whether to proceed. A partial deletion of a portion of a Superfund site from the NPL can help to increase the site's marketability. Please note: EPA Superfund liens may still apply to the deleted parcel.

More information on partial deletions is available on EPA's Superfund Web site at <https://www.epa.gov/superfund/superfund-npl-deletion-guidance-and-policy>

• Information about many of these tools can also be found on EPA's Landowner Liability Protections web page at: <https://www.epa.gov/enforcement/common-elements-and-other-landowner-liability-guidance>



Region 5 Contacts



For general questions contact;

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Saginaw Chippewa Indian Tribe of Michigan



A targeted brownfields assessment assisted the Saginaw Chippewa Indian Tribe in assessing the Mt. Pleasant Indian School site. In 2011, the Saginaw Chippewa Indian Tribe completed phase I and II environmental site assessments and a baseline environmental assessment which included a due care plan as its due diligence for 7.61 acres of the property it acquired. The results of the assessments found elevated levels of lead in soil near the buildings, which may have come from flaking lead-based paint on the buildings.

A review of an asbestos-containing material survey completed in 2005 also indicated the presence and extensive amount of asbestos in building materials in the buildings. EPA conducted the assessment which involved completion of a supplemental phase II environmental site assessment, remedial action plan, and a hazardous/regulated building materials survey. Building reuse includes plans for office space and a museum to provide a place for remembrance and healing as well as jobs for the community.

Want to learn more?

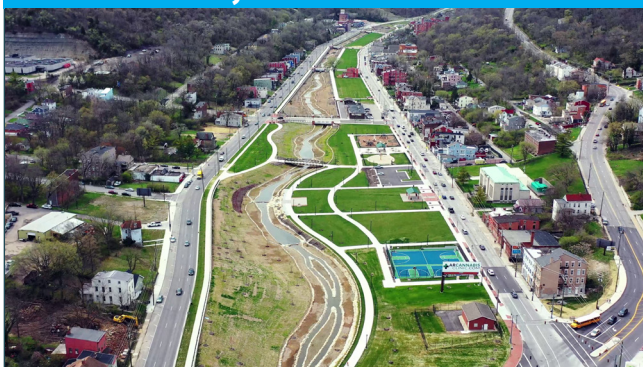
South St. Paul, Minnesota

Check out our StoryMap! [Brownfields Success Stories](#)

A former Hitching Post Motorsports building has been renovated into a new location for Vandalia Glassworks, a glass-making studio and gallery space. EPA brownfields grant money helped spur the redevelopment which has allowed the studio to move into a bigger space on Concord Exchange in South St. Paul. Concord Exchange has seen many new developments including a family-owned restaurant called Kaposia Club and the conversion of a former office building into a new 68-unit apartment complex. The new glassworks location opened in 2019 and is bringing entertainment and culture to the area. Of the 9,800 square feet, 1,700 will be available for retail, a restaurant, or an office tenant.



Cincinnati, Ohio



A new 1.5-mile greenway is transforming Cincinnati's South Fairmount neighborhood. The city's old sewers would overflow and spill contaminated water into local streams during heavy rains. Local leaders worked with EPA attorneys through a consent decree to utilize green infrastructure, which now cuts about 900 million gallons of combined sewer overflow per year.

The Region 5 brownfields team provided \$90,000 in targeted brownfields assessment funding to conduct phase I environmental site assessments on more than 60 parcels in the area. Region 5 also assisted in developing deconstruction and salvage strategies for the 75 abandoned residential structures. The EPA land revitalization program provided \$40,000 through the Partnership

for Sustainable Communities initiative. Additionally Superfund removal actions took place in the valley at the Lunkenheimer and Hudepohl sites. The greenway is now open to the public and features a playground, spray park, basketball courts, shelters, stage area, and Heritage Trail with educational signs about the greenway's ecological and cultural history.

Manitowoc, Wisconsin



A 2016 EPA brownfields assessment grant helped pave the way for development in a former rail yard that now includes residential and commercial buildings. A six-story apartment complex along the Manitowoc River will be the largest development to date in Downtown Manitowoc according to the city's mayor with 81 units and special amenities such as panoramic views of the city and Lake Michigan. The city predicts that this is just the beginning of transforming the downtown area – they also have plans for a kayak launch, river walk, and public spaces along the river.

Additionally, PetSkull Brewing Co. relocated to the area and opened in July 2021. The building was formerly occupied by Junk Fur and Hides and Manitowoc Iron and Metal Company and will now be home to the expanded brewery, a new restaurant, and outdoor patio, all of which can serve up to 200 guests. The \$1.5 million project is expected to bring 35-40 construction jobs as well as five full-time and 18 part-time jobs in the brewery. The city is also investing \$3.3 million in infrastructure on the peninsula that includes streets, water, sewer, storm sewer, and electricity.

Indianapolis, Indiana

The Monon16 neighborhood development combines affordable and market rate housing on a former brownfield site and is supported by a \$6.5 million investment from the city of Indianapolis. This neighborhood (Martindale Brightwood/King Park) used to contain one of the highest concentrations of brownfields and abandoned properties in Indianapolis. Starting 10 years ago, EPA's Brownfields Program first invested in targeted brownfields assessments, then in neighborhood reuse planning and, most recently, brownfields assessment and Revolving Loan Fund dollars. Through these investments and under the guidance of a local nonprofit community development corporation, the neighborhood has dramatically changed. So far, this project has brought in over \$46 million in investment to the community.



Rockford, Illinois



The city of Rockford utilized brownfields funds to help redevelop a large abandoned factory along the Rock River into a \$24.4 million sports facility: The UW Health Sports Factory.

Rockford utilized almost \$2 million of EPA brownfields grants (assessment, cleanup and revolving loan fund) for environmental studies, planning, and remediation for the adaptive reuse of more than 100,000 square feet of buildings, a 5-acre site, and 1,000 feet of riverfront for the new redevelopment.

Site work included petroleum remediation, asbestos removal, and reestablishing the engineered barrier after raising the floor 12 inches to address 100-year flood plain issues for the \$24 million indoor sports facility, complete with a new riverside boardwalk.

EPA funds also leveraged:

- \$3.8 million in Illinois Rivers Edge Redevelopment Zone funds
- \$4 million in Federal Emergency Management Agency (FEMA) Disaster funds
- \$14 million in local funds.

