

# *Brownfields Remediation, Revitalization, and Funding Opportunities for Local Governments*



August 3, 2022

1:00PM-2:00PM

South Carolina  
Association of Counties  
2022 Annual Conference



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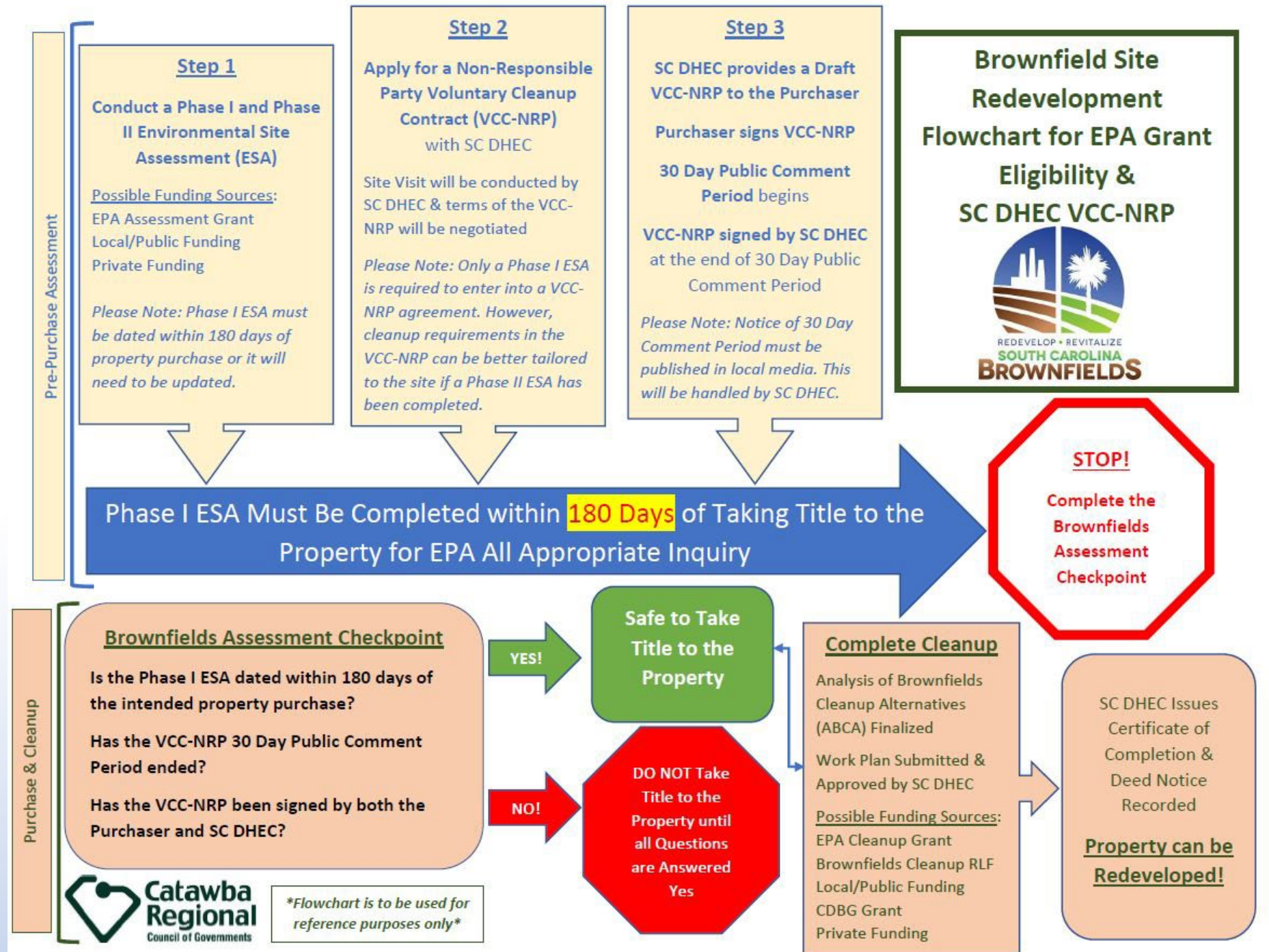
# What is a Brownfield?

**"Brownfields are real properties, for which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of hazardous substances, pollutants or contaminants."**





# All Appropriate Inquiry, Assessment, & Cleanup





# EPA Assessment & Cleanup Grant Opportunities



BIPARTISAN  
INFRASTRUCTURE  
LAW

## BIPARTISAN INFRASTRUCTURE LAW: A HISTORIC INVESTMENT IN BROWNFIELDS

President Biden's leadership and bipartisan Congressional action have delivered the single-largest investment in U.S. brownfields infrastructure ever. The Bipartisan Infrastructure Law invests more than **\$1.5 billion** through EPA's highly successful Brownfields Program.

### **\$1.2 BILLION IN PROJECT GRANTS \$300 MILLION TO STATE AND TRIBAL RESPONSE PROGRAMS**

A historic \$1.5 billion investment in EPA's Brownfields Program will transform countless lives and spur life-changing revitalization in communities large and small, urban and rural; all with the same desire to keep their neighborhoods healthy, sustainable and reflective of the people who call it home.

The funding will be used to:

- ▶ Remove barriers to brownfields reuse and spur new redevelopment to **transform communities into sustainable and environmentally just places.**
- ▶ **Align with the President's Environmental Justice Executive Order** by stimulating economic opportunity and environmental revitalization in more than **1,700 historically overburdened communities.**
- ▶ **Enhance climate resiliency** and promote equitable and sustainable redevelopment through expanded technical assistance for "Climate Smart Brownfields Redevelopment."
- ▶ Provide necessary funds to **states/territories and over 100 tribes**, as the **lead agencies** in ensuring **all brownfields** are safely cleaned up.
- ▶ Direct grants and technical assistance funded with the Brownfields Projects appropriation will cleanup hundreds of brownfields, assess **18,000 sites**, train **3,650/place 2,550 people** in environmental jobs and assist **hundreds of communities** in identifying equitable reuse options to cultivate healthy, resilient, livable neighborhoods.
- ▶ **Leverage 154,000 jobs and \$30.2 billion** in other public/private funding.

With EPA's funding and direct technical assistance, overburdened communities can begin to address the economic, social and environmental challenges caused by brownfields and **reposition these properties for investment and revitalization.**



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### **\$1.5 BILLION** Investment Highlights

#### **\$150 MILLION** in Multipurpose Grants

## 2022 & 2023 OFFERINGS\*

**UP TO \$10 MILLION** per grant  
for communities, states, tribes and nonprofits to plan, assess and cleanup sites  
*No cost share requirement*  
**Proposals due November 2022 • Projects awarded Summer 2023**

#### **\$600 MILLION** in Assessment Grants

**UP TO \$10 MILLION** per grant  
for communities, states, tribes and nonprofits to determine extent of contamination and plan revitalization at brownfield sites  
*No cost share requirement*  
**Proposals due November 2022 • Projects awarded Summer 2023**

#### **\$160 MILLION** in Cleanup Grants

**UP TO \$5 MILLION** per grant  
for communities, states, tribes and nonprofits to cleanup contamination on brownfield sites  
*No cost share requirement*  
**Proposals due November 2022 • Projects awarded Summer 2023**

#### **\$150 MILLION** in Revolving Loan Fund (RLF) Grants

**UP TO \$5 MILLION** per grant  
for existing, high-performing RLF grantees to provide loans and subgrants for the cleanup of contamination and revitalization of brownfield sites  
*No cost share requirement*  
**Supplemental requests from existing grantees due March 2022  
Funds awarded August 2022**

#### **\$30 MILLION** in Job Training Grants

**UP TO \$1 MILLION** per grant  
for communities, states, tribes and nonprofits to develop a job training program that supports revitalization at brownfield sites  
**Proposals due July 2022 • Projects awarded November 2022**

#### **\$110 MILLION** in Technical Assistance, Including Targeted Brownfields Assessments

The largest investment ever in direct contracts and cooperative agreements to provide communities with technical assistance to adapt to a changing climate and remove barriers to safe and sustainable property reuse  
**Projects awarded on a rolling basis • First round of Targeted Brownfields Assessment funds awarded April 2022**

#### **\$300 MILLION** in Cooperative Agreements to State and Tribal Response Programs

**\$60 MILLION** available per year  
in cooperative agreements for states and tribes to build response program capacity, oversee brownfields cleanups and conduct limited site assessment and cleanup activities  
**FY22 requests due May 2022 • Funds awarded November 2022**

*\*Funding amounts and deadlines are tentative and subject to change.*

# SC Brownfields Environmental Site Testing Program (SC BEST)

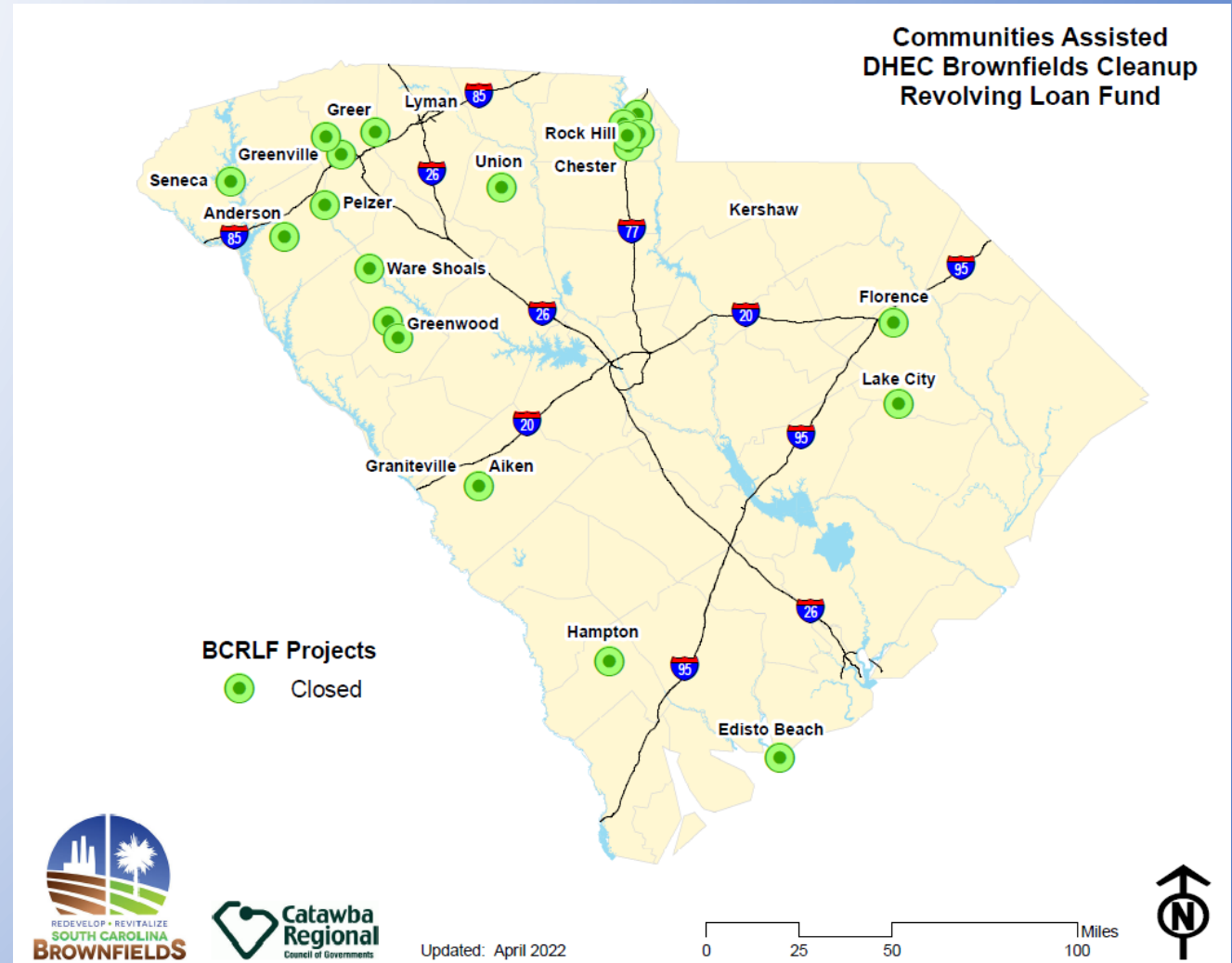
- **\$1 million** available beginning **fall 2022** to complete environmental assessments across the state (i.e. Phase I, Phase II, ABCA, etc.)
- **Site selection process** will be handled through local Regional Council of Governments office on a revolving basis (no rounds)
- **Funding allocation based on poverty level and population per region**
- **Funding available for a two-year period**
- **SC BEST funds are available to non-profit, governmental, and private for-profit entities.** Non-profit and private for-profit entities receiving funding will need to have approval and support of the brownfield project/redevelopment by Council(s) of localities impacted



# SC Brownfields Revolving Loan Fund

- Funds available to finance environmental cleanup and removal activities at brownfields sites across the state.
- Loan funds are available to non-profit, governmental, and private for-profit borrowers at a below market interest rate.
- Non-profit and governmental borrowers are eligible to receive loan forgiveness of up to \*30% of the loan, to a maximum of \$200,000.\*

To Date, **24 BCRLF Loans and Subgrants** have been Closed for **\$12.6 Million in Funding**. Of that, **\$1.9 Million** has been forgiven for Government/Non-Profit Borrowers.



# SC Brownfields Revolving Loan Fund Redevelopment Success Stories



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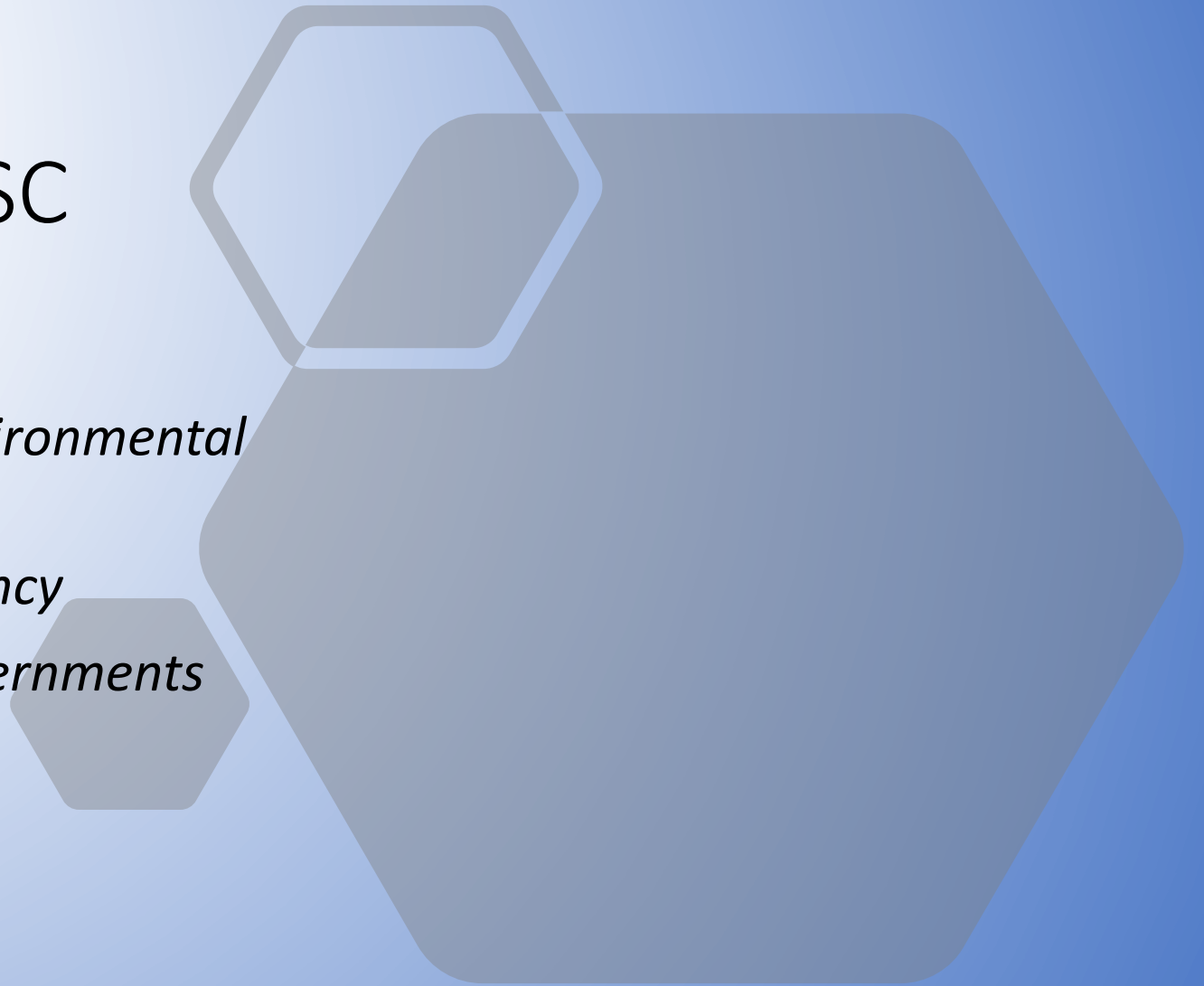




# Victor Mill

## Spartanburg County, SC

- *Spartanburg County*
- *SC Department of Health and Environmental Control*
- *US Environmental Protection Agency*
- *Catawba Regional Council of Governments*





# Victor Mill, Spartanburg County: ~1946





# Remnants of an Upstate SC Mill: 2008



# BCRLF loan proceeds at work: 2014-15

- Site debris clearance and remediation
- Funding Sources: \$1.0 million BCRLF loan to Spartanburg County; \$200,000 EPA Cleanup Grant; \$190,000 local matching funds
- Total cleanup costs ~ \$1.4 million
- BCRLF Terms: 1 year interest only, 10 year amortization, 30% (<\$200,000) loan forgiveness, 1% interest rate; secured by a pledge of general fund revenues





# Redeveloped Use: Multi-family Housing



## Lively at Victor Park

- \$51 million capital investment
- Developed by Orange Capital Advisors and CF Evans
- Property annexed into the City of Greer in 2019
- 318 Class-A multifamily units







Project under construction on 22 acre site

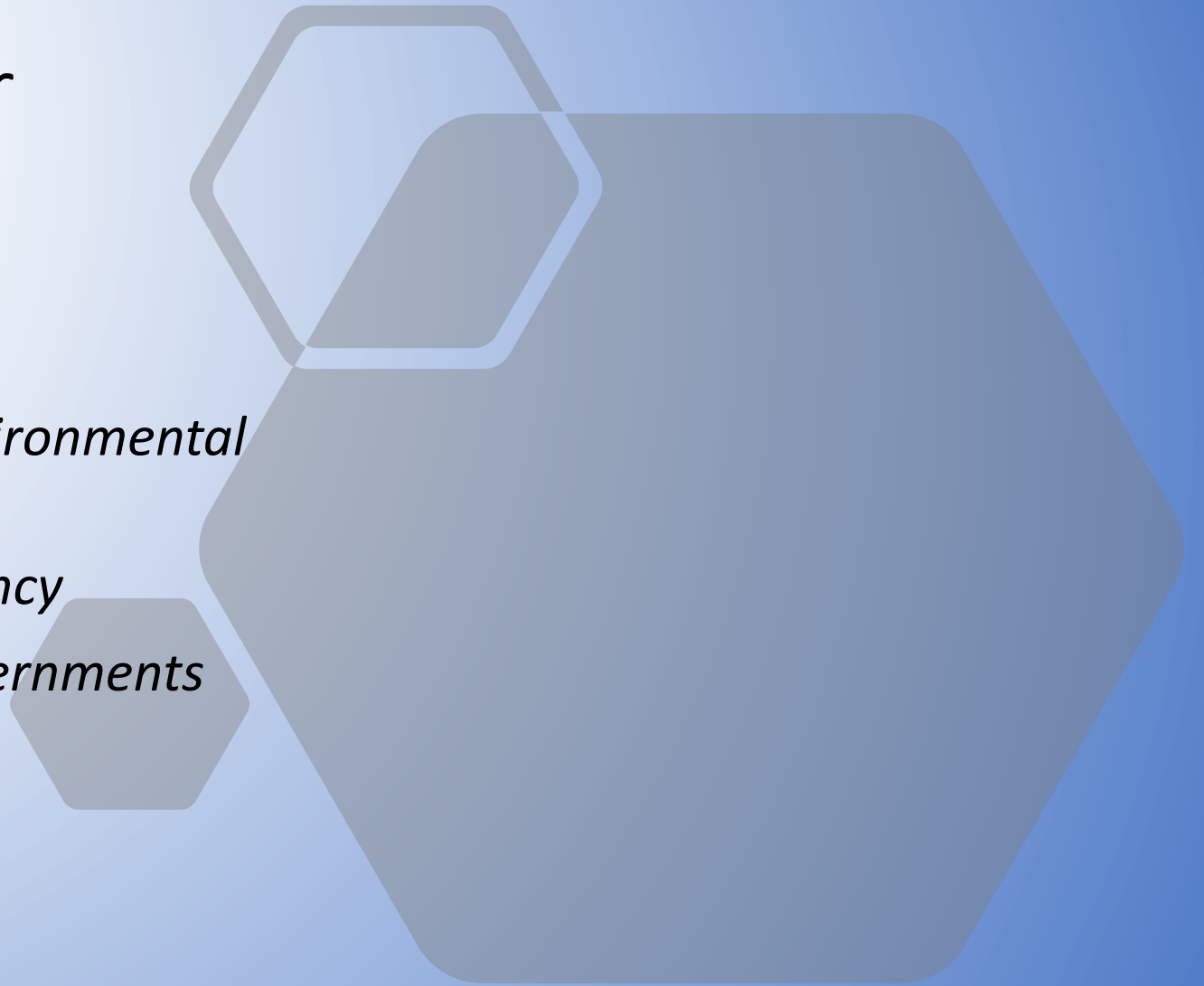
\$8,000,000 equity investment closed in late 2020  
with a projected Internal Rate of Return (IRR) of 14%

Anticipated opening - 2022



# Bush Recycling Center Florence, SC

- *City of Florence*
- *SC Department of Health and Environmental Control*
- *US Environmental Protection Agency*
- *Catawba Regional Council of Governments*
- *Drs. Bruce and Lee Foundation*



# Bush Recycling Center – Florence, SC: 2008





## BCRLF loan proceeds at work: 2009-10



- Funding Sources: \$1.025 million BCRLF loan to the City of Florence; \$200,000 EPA Cleanup Grant; \$265,000 local matching funds;
- Total cleanup costs ~\$1.5 million; \$500,000 property acquisition cost funded by Drs. Bruce and Lee Foundation
- BCRLF Terms: 1 year interest only, 10 year amortization, 30% (<\$200,000) loan forgiveness, 1% interest rate; secured by a pledge of general fund revenues and a 1<sup>st</sup> mortgages on project property and a ~1,700 sf commercial building





# Redeveloped Use: Regional Community Health Center



The first wing of HopeHealth Center opened in January 2016; 47,889 sf of space with eight medical suites, laboratory, pharmacy and administration





HopeHealth Center  
360 N. Irby Street,  
Florence, SC

- In 2017, a second, 40,000 sq ft. wing was completed which added radiology and lab services to HopeHealth's offerings.
- HopeHealth provides integrated health services for more than 50,000 patients in areas surrounding Aiken, Clarendon, Florence, Orangeburg, and Williamsburg counties. Founded in 1991 as a grassroots HIV/AIDS support organization, HopeHealth was designated as a Federally Qualified Health Center in 2007.



# SC Brownfields Revolving Loan Fund



For more information about  
the fund, please contact:

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