



# Brownfield Basics

*Made possible with funding from the EPA*



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**TAB** TECHNICAL  
ASSISTANCE TO  
BROWNFIELD  
COMMUNITIES

# AGENDA

## Introduction

- History
- What is a Brownfield?
- Negative Impacts
- Advantages

## Brownfield Redevelopment Process

- Planning
- Assessment and Cleanup
- Redevelopment

## Funding

- Funding Stack
- EPA MARC Grants
- TAB Programs



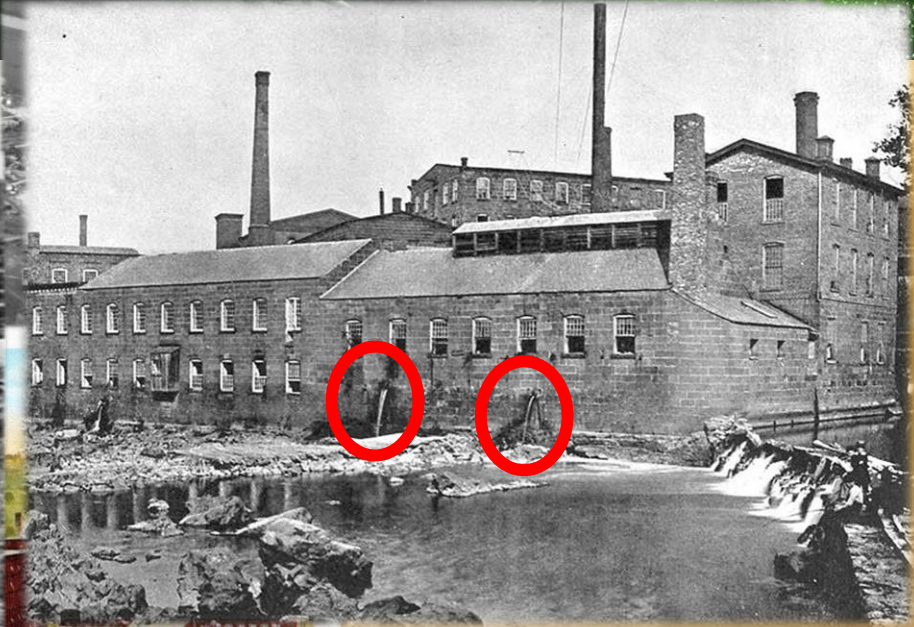




# Legacy of the Industrial Revolution



Daniel Hays & Co. Glove Factory, Gloversville, N. Y.



SHUTTLEWORTH CARPET MILLS, AMSTERDAM, N. Y.

Shuttleworth Carpet Mills  
(Amsterdam, NY)

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# Non-Industrial Sites



© Sharon Historical Society collection, courtesy of Nancy DiPace Pfau

Hotel Adler  
(Sharon Springs, NY)



L.W. Bills School  
(Herkimer, NY)



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# What is a Brownfield?



"Any real property where a contaminant is present at levels **exceeding the soil cleanup objectives or other health-based or environmental standards,** criteria or guidance adopted by [NYSDEC] that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations..."

- NYSDEC Brownfield Cleanup Program  
ECL - ENV § 27-1504



# Negative Impacts of Brownfields



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# Advantages of Having a Brownfield



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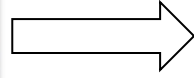
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# Advantages of Having a Brownfield



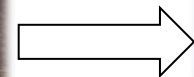
**Before**



**After**



**Before**



**After**

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# Environment



- Removal of contaminants and pollutants
- Improved air quality, water quality, natural habitats





# Economy



➤ Spurs economic development

➤ Creates jobs

➤ Increases tax revenues

➤ Provides diverse economic base





# Social Equity

- Removes health and safety hazards
- Removes “eye sore;” improves community appearances
- Alleviates community fears and worries





# Cleanup and Redevelopment of Brownfields

key ingredients to creating economically,  
environmentally, and socially equitable  
communities



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Yes, I have a  
brownfield site. . .  
Now what?

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Engage the community

Build Partnerships

Funding sources

## Planning

*BOA Plan +  
Nomination*

- Assemble a task force
- Create a Brownfield Inventory and prioritize sites
- Community vision and strategy

## Site Characterization and Investigation

- Site Characterization (Phase I and II ESA)
- Remedial Investigation
- Remedy Selection + Design

## Remedial Action

## Redevelopment

- Site management

EPA Assessment

EPA Cleanup

NYSDEC - BCP, ERP, Superfund

NYSDOS BOA

Site reuse vision

# Planning

Address the  
community's needs

Resilience

Attract  
developers

Continuance of  
the project

Funding

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# Stakeholders, Partnerships, and Engagement

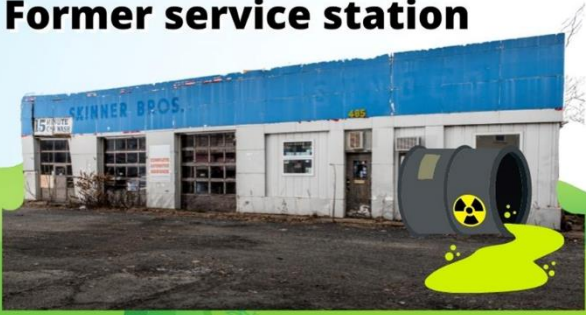
- Create a strong Brownfields team with leadership from the top
- Partner with key local, state, and federal agencies, as well as technical assistance providers
  - Helps with engaging the community
  - Potential access to more funding
  - Increases ability to tackle complex Brownfield issues
  - Creates avenues and future partnerships for Brownfields development
- Community engagement
  - Address environmental/climate justice, resiliency
  - Brownfields education
  - Assets and needs
  - Visioning



*Mohawk Valley Team: Economic and Industrial Development leaders from 6 counties, Mayor of Gloversville, EPA, NJIT TAB, and Consultants*



## Former service station



## Residential well



**Site assessment**

- Phase I - identify recognized environmental conditions (RECs)
- Phase II – take samples and determine if contamination is present at those RECs





# Assessment & Cleanup



**Former service station**



**Residential well**



**Remedial Investigation**  
Nature and extent of  
contamination

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Planning

Site Assessment

Site Remediation

Redevelopment

# Assessment & Cleanup

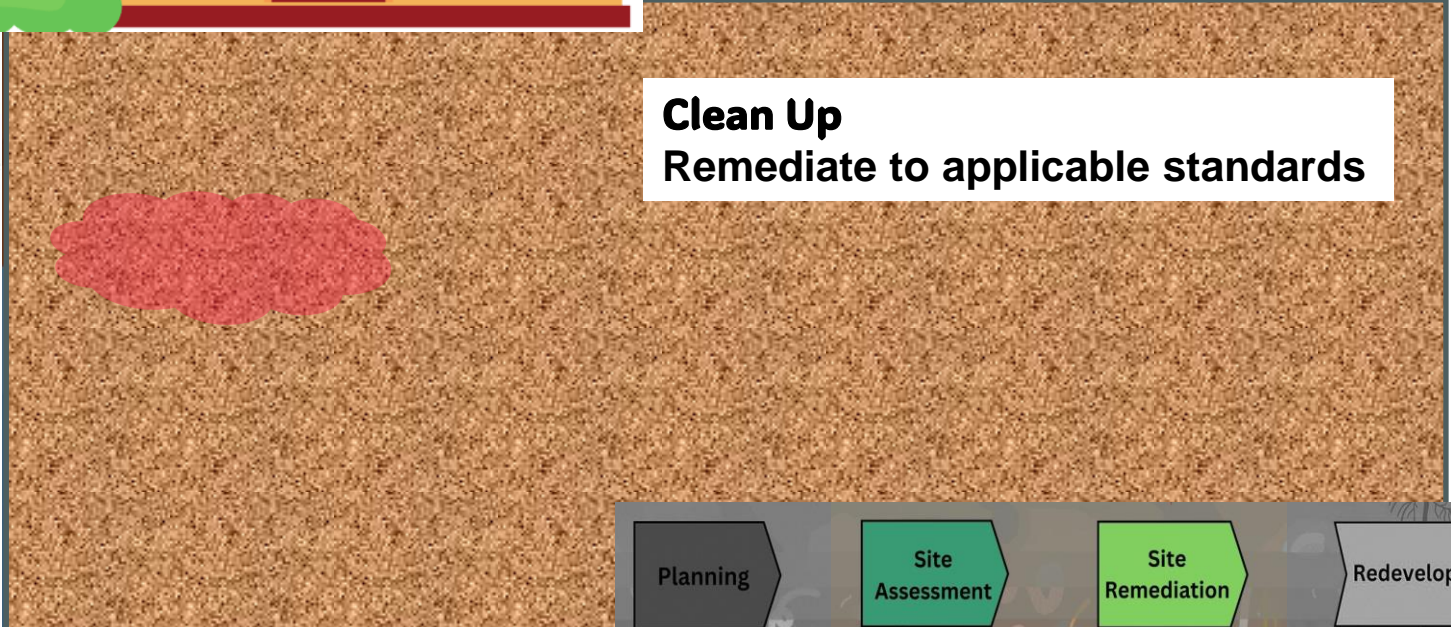


**SUPERMARKET**

**Redevelop**



**Residential well**



**Clean Up**  
**Remediate to applicable standards**

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Planning

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# Funding

## Planning

## Assessment

## Remediation

## Redevelopment

### USEPA

- Multipurpose Grant
- Assessment Grant

### USEPA

- Multipurpose Grant
- Assessment Grant

### USEPA

- Multipurpose Grant
- Revolving Loan Fund
- Cleanup Grant

### NYDOS

- Downtown Revitalization Initiative
- Local Waterfront Revitalization Program

### NYDOS

- Brownfield Opportunity Area (BOA) Program Grant

### NYDOS

- BOA Program Grant

### NYSDEC

- ERP

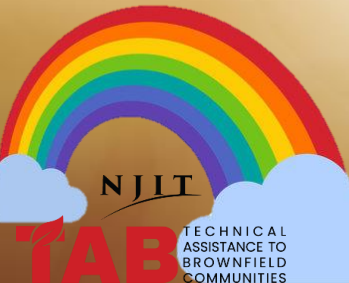
### NYSDEC

- Environmental Restoration Program (ERP)
- Brownfield Cleanup Program (BCP) Tax Credit



Prior property owners and responsible parties can also provide funding

Follow the rainbow!



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Any Questions?

**THANK  
YOU!**

*Made possible with funding by the USEPA*