

Georgia Brownfield Association 2023 Seminar EPA Brownfield Grantee Panel City of Atlanta Brownfield Program



CITY OF ATLANTA
BROWNFIELDS
PROGRAM



April 11, 2023

Department of

CITY PLANNING

EPA Brownfield MARC Grants

Multipurpose Grants provide funding to conduct a range of eligible assessment and cleanup activities at one or more brownfield sites in a target area.

Assessment Grants provide funding for brownfield inventories, planning, environmental assessments, and community outreach.

Revolving Loan Fund Grants provide funding to capitalize loans that are used to clean up brownfield sites.

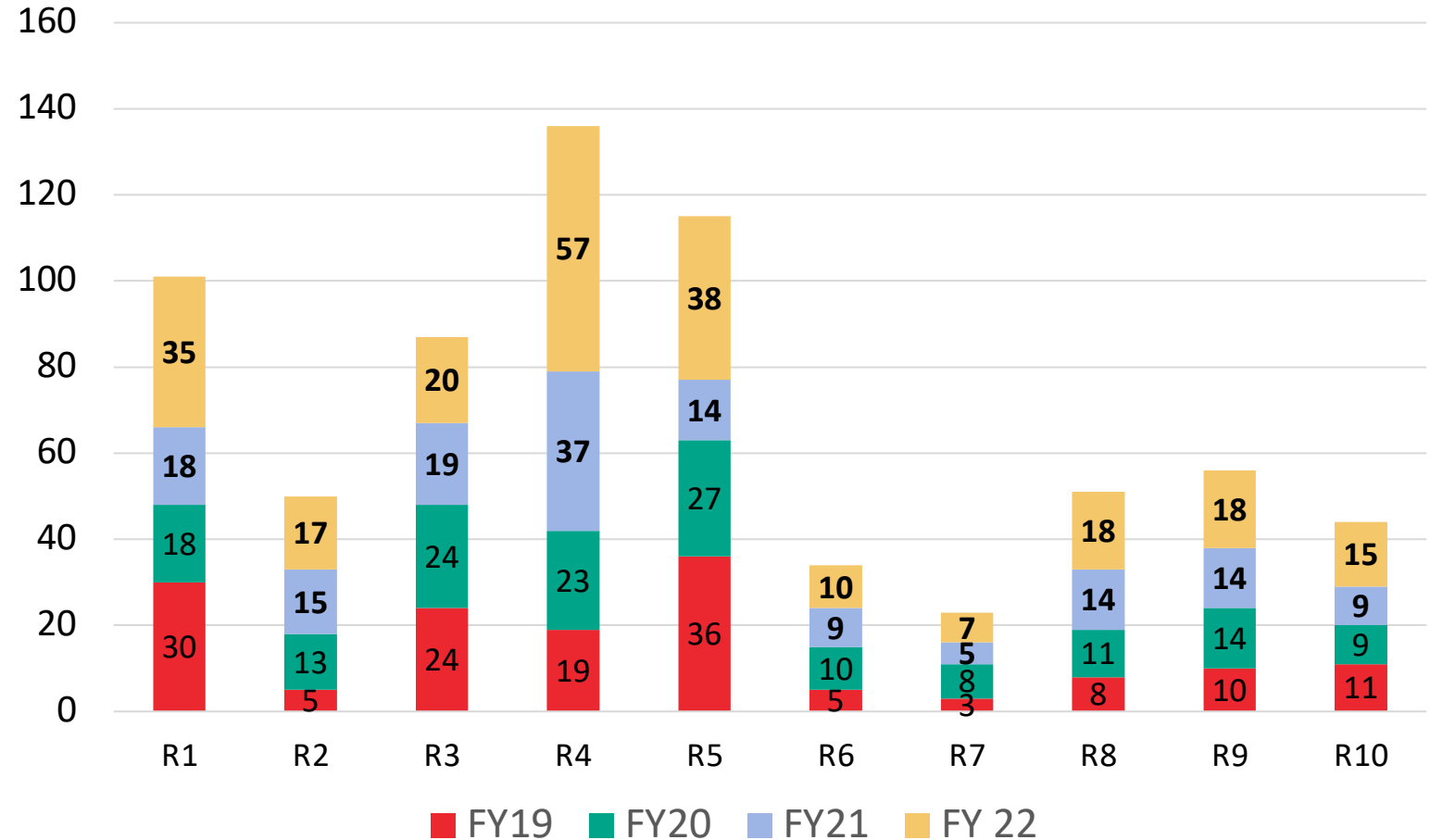
Cleanup Grants provide funding to carry out cleanup activities at brownfield sites owned by the applicant.

Year	# Grants
2019	151
2020	157
2021	154
2022	235

EPA Brownfield MARC Grants By Region FY19-22- 697 grants awarded

EPA Brownfield Grants by Region

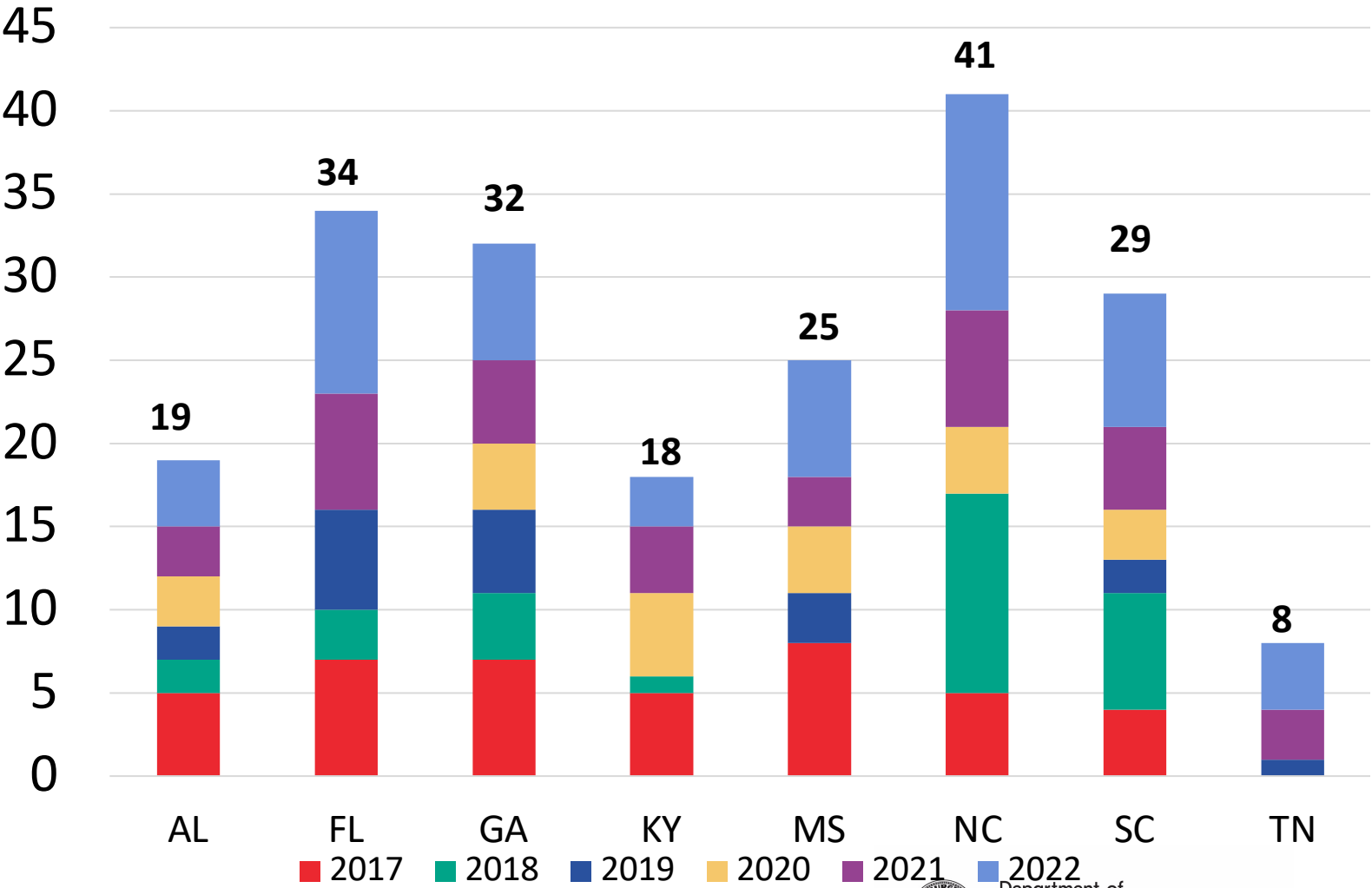
EPA FY 22 Brownfield Grants				
Region	Not Awarded	Awarded	Total	% Awarded
R1	44	25	69	36%
R2	15	18	33	55%
R3	28	19	47	40%
R4	43	57	100	57%
R5	34	36	70	51%
R6	11	10	21	48%
R7	7	7	14	50%
R8	7	18	25	72%
R9	6	18	24	75%
R10	6	15	21	71%
Total	201	223	424	53%



EPA R4 Grant Awards 2017-2022

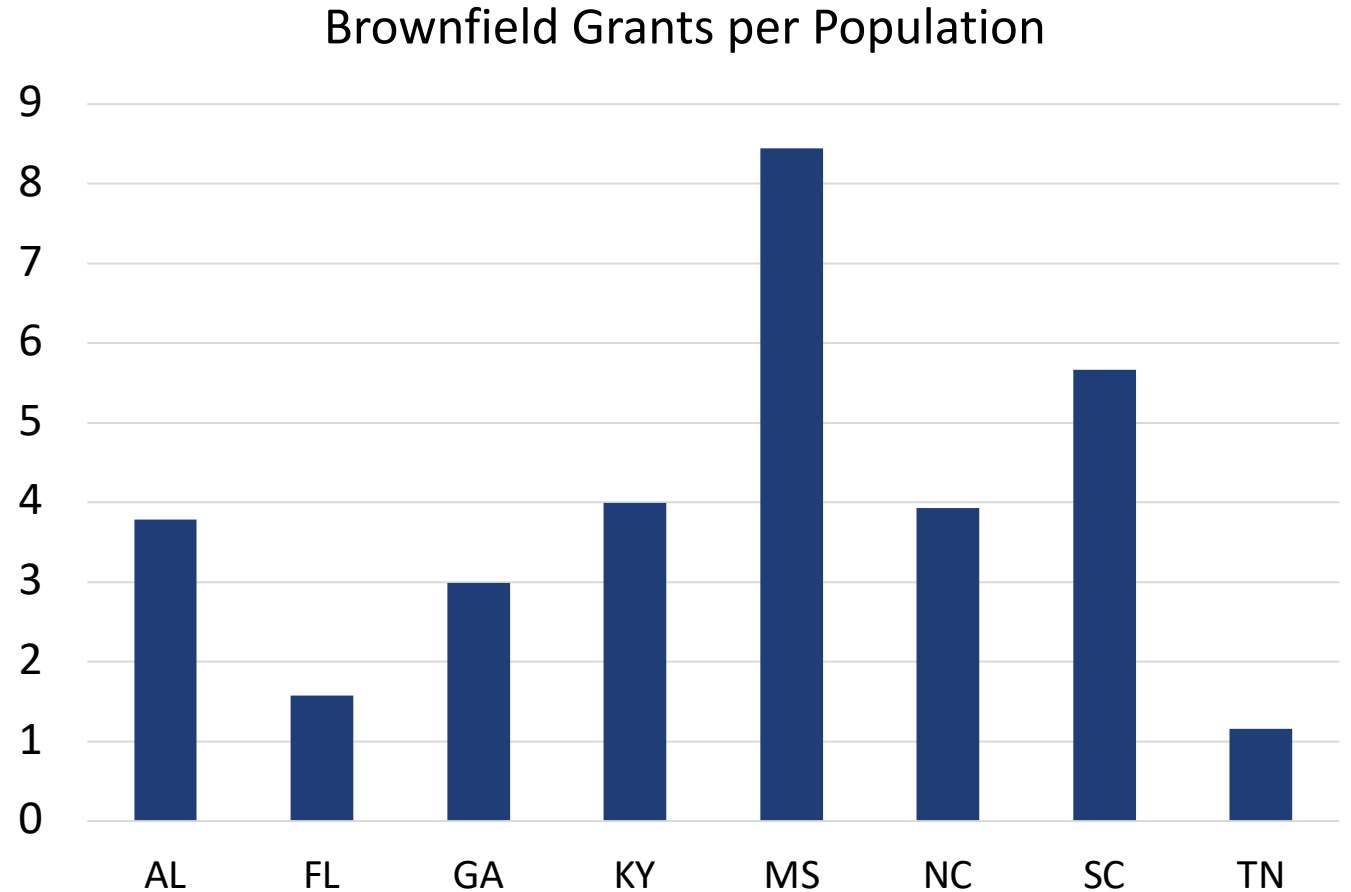
	2017	2018	2019	2020	2021	2022	Total
AL	5	2	2	3	3	4	19
FL	7	3	6		7	11	34
GA	7	4	5	4	5	7	32
KY	5	1		5	4	3	18
MS	8		3	4	3	7	25
NC	5	12		4	7	13	41
SC	4	7	2	3	5	8	29
TN			1		3	4	8
Total	41	29	19	23	37	57	206

EPA R4 Brownfield Grants



EPA R4 Grant Awards 2017-2022

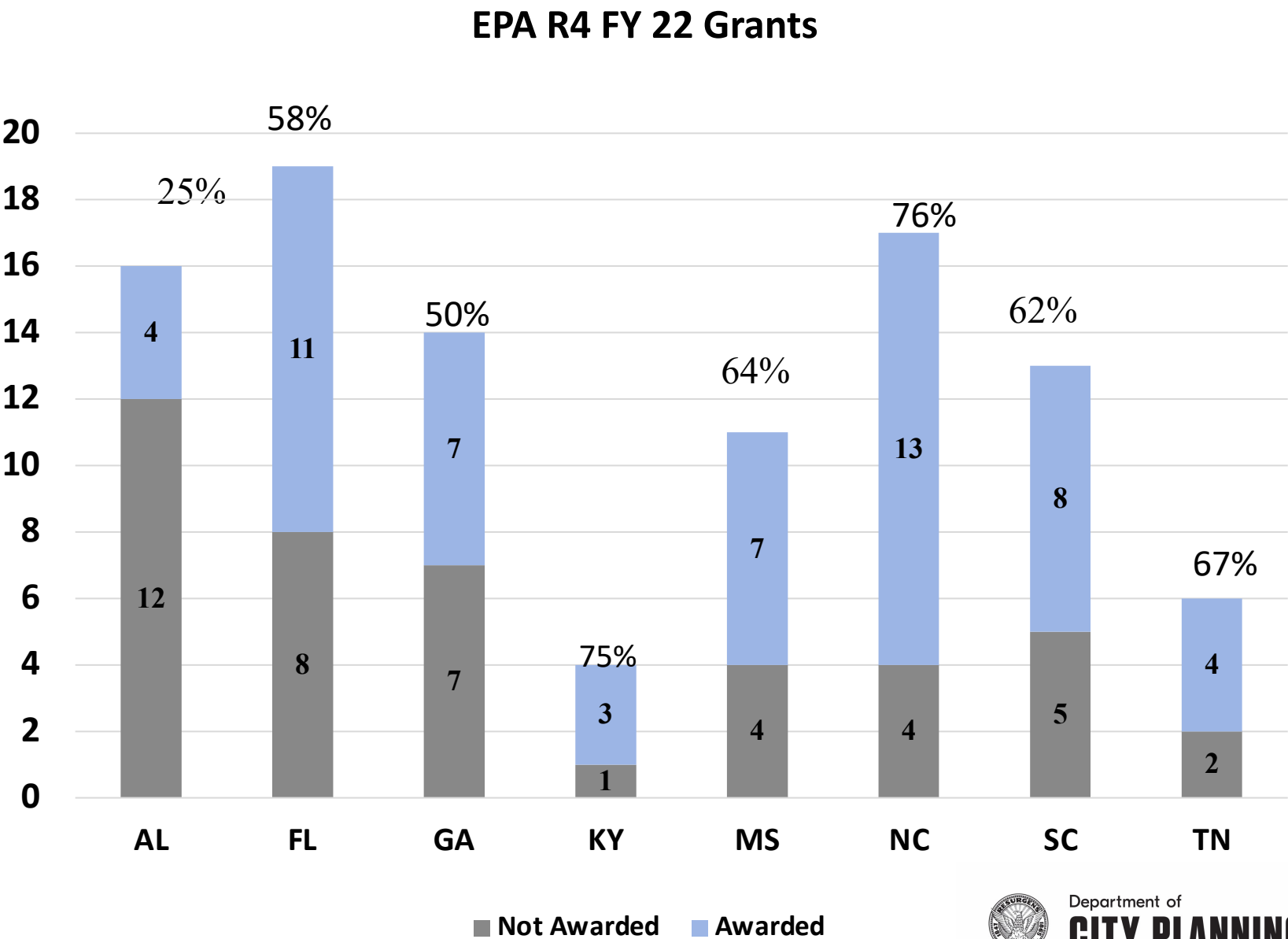
State	Population
AL	5,024,356
FL	21,538,226
GA	10,711,937
KY	4,505,893
MS	2,961,288
NC	10,439,414
SC	5,118,429
TN	6,910,786



EPA R4 FY22 Brownfield Grants

100 grant
applications
submitted

57 Grants
Awarded



EPA Grants awarded in GA 2017-2022

Georgia EPA Brownfield Grant Awards	
Year	# Grants
2017	7
2018	4
2019	5
2020	4
2021	5
2022	7

GA EPA Grant Type	
Grant Type	# of Awards
Multipurpose	1
Assessment	22
Revolving Loan Fund	1
Cleanup	8
Total	32

GA EPA Brownfield Grant Recipients 2018-2022

FY 22- 7 grants

Assessment Grant

- GA Mountains RC
- Hawkisville
- Rome Floyd CO Development Authority
- Savannah
- Social Circle Downtown Development Authority
- SW Georgia RC
- Walker County

FY 21- 5 grants

Assessment Grant

- Albany
- College Park
- Bainbridge and Decatur Co Development Authority

Multipurpose

- College Park Business and Industrial Development Authority

Cleanup

- College Park



FY 20- 4 grants

Assessment

- Atlanta

Cleanup

- Albany Museum of Art
- Invest Atlanta/Atlanta Beltline

Revolving Loan Fund

- Albany

FY 19- 5 grants

Assessment

- College Park Business and Industrial Dev. Authority
- East Point
- River Valley RC

Cleanup

- Columbus
- College Park Business and Industrial Dev. Authority

FY 2018- 4 grants

Assessment

- Albany
- Perry
- Savannah
- Waycross



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EPA FY23 Brownfield Grants- 198 awards

EPA FY 23 MARC Grants		
Grant Type	Est. # of Awards	# App
Multipurpose	17	23
Assessment	98	
•States/Tribes	17	14
•Coalitions	20	21
•New	36	277
•Existing	25	
RLF	10	23
Cleanup	73	113
Total	198	471

Other Factors:

- Community population is 10,000 or less
- Applicant has not previously been awarded a Brownfields Assessment Grant
- County experiencing “persistent poverty”
- Distribution of funds between urban and non-urban areas

EPA Region 4

- 95 applications
- 8 applications from Georgia



How can Georgia Communities

- Learn about brownfields and EPA brownfield grants
- Apply for an EPA brownfield grant and
- Be awarded an EPA brownfield grant

To get the word out about EPA Grants

- EPA grantees can share our experiences and success with EPA brownfield grants

The City of Atlanta Brownfield Program is funded with EPA grants:

- **Area Wide Planning Grant-** Murphy Crossing area
- **Assessment Grants** provide funding for brownfield inventories, site specific cleanup plans, environmental assessments, and community outreach. 6 grants \$1.9M
 - FY2020 Grant ends Sept 2023
- **Revolving Loan Fund (RLF) Grants** provides funding to capitalize loans and grants that are used to clean up brownfield sites. 2 grants plus 6 supplemental funding \$7.2M

FY22 BIL RLF City of Atlanta Award

- \$3.9 M award
- 5-year grant period
 - 10/22 to 9/27
- No match required
- At least 50% of funds will be loans
- Up to 50% of funds can be subgrants to non-profits
 - Must own property
 - \$500K maximum subgrant



Trees Atlanta Warner Street HQ

- Area Wide Planning Area location
- EPA R4 TBA
 - Phase I
- COA FY17 Assessment Grant
 - ABCA
 - QAPP
- COA BRLF 2020 Supplemental
 - \$175K grant for lead contaminated soil remediation



Trees Atlanta Kendeda Treehouse

Trees Atlanta

- Office/HQ
- Equipment and Operations

Environmental Organizations

- Conservation Fund
- Nature Conservancy
- Georgia Audubon

Trails and meadow



Paul Avenue Park

Groundwork Atlanta location- partnership with Groundwork USA, EPA & NPS

FY 2017 Assessment Grant

- ABCA
- QAPP

COA BRLF 2019 Supplemental

- Barrels and contaminated material from the former Bernath Barrel & Drum facility dumped on the site.
- \$80K grant to the Conservation Fund for remediation of soil contaminated with Lead and Chromium



Paul Park Concept

10 parcels

6.3 Acre Park near the Chattahoochee River

Part of Riverwalk Atlanta vision

Riverside Neighborhood in NW Atlanta



Chattahoochee Brick Company

Purchased June 2022/August 2022

75 acres- 55 acres in flood plain and 2K ft of riverfront

Future Park and Memorial for Convict Leasing

FY 20 Assessment Grant

- Phase I and Phase II ESA
- Risk Analysis part of PPCA

Brownfield Revolving Loan Fund

- ABCA

FY 23 EPA Cleanup Grant Application



For More Information

Visit

www.atlantaga.gov/brownfields

Applications

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404-450-6442

DGP DRAFT



CITY OF ATLANTA
BROWNFIELDS
PROGRAM

FACT SHEET

CITY OF ATLANTA BROWNFIELDS ASSESSMENT PROGRAM

Program Goals
The goals of the City of Atlanta's Brownfields Program are to:

- Improve the quality of life
- Revitalize neighborhoods
- Increase the City's tax base
- Encourage the redevelopment of brownfield sites
- Protect human health, natural resources and the environment
- Support the retention and attraction of jobs and services
- Maximize the effectiveness of the Brownfield Program through collaborative efforts that educate and engage the community about the Brownfield redevelopment
- Invest EPA Brownfields grant funds in Targeted Communities.

More specifically, the City of Atlanta Brownfield Assessment Program seeks to promote the redevelopment of brownfields sites in Target Areas by providing no-cost Phase I and Phase I Environmental Site Assessments (ESAs) for select brownfield properties.

Sites to be assessed are expected to come primarily from the following Target Areas in the City: Groundwork Atlanta (NPU's D and G), the Proctor Creek Watershed, the Atlanta Area-Wide Plan (AAMP)/Murphy Triangle area and the Jonesboro Road rail corridor. These areas have been identified through previous brownfield grant funded programs, community input, economic development plans, and strategic planning efforts.

What is a brownfield?
A brownfield is a real property whose expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Examples include former industrial sites, gas stations, dry cleaning establishments, and other industrial uses.

Historic Fourth Ward Park, and the BeltLine are examples of successful brownfield cleanup and redevelopment projects in the City.

Do I need a Phase One ESA (Phase I)?
Most commercial real estate transactions



will require the completion of a Phase I ESA.

This program provides a Phase I and in some cases a Phase II ESAs at no cost to the property owner or potential purchaser.

Who can nominate a site?
Anyone can nominate a property for assessment under this voluntary program. However, before the City and its consultant can move forward with a Phase I or Phase II ESA, the current property owner must submit a signed site access agreement.

ESAs are subject to open records and are not confidential. Nomination forms may be found on the City of Atlanta's Brownfield website.

What is a Phase I ESA?
Environmental Site Assessments are typically conducted as part of a property transfer or the closing of a real-estate transactions to determine if recognized environmental conditions (REC) exist on a property.

ESAs take into account commonly known and reasonably ascertainable information through a site inspection, historical records search, interviews of owners, previous owners, adjacent property owners and government officials. ESAs are intended primarily as an approach for conducting an inquiry designed to identify recognized environmental conditions in connection with a property.

Environmental Site Assessments cover the requirements for All Appropriate Inquiries rule (AAI) to obtain certain protections from liability under the federal Superfund Law.

What is a Phase II ESA?
A Phase II ESA is completed if the Phase I ESA reveals potential or actual environmental contamination or a REC. During a Phase II ESA, physical environmental samples are collected and analyzed to characterize the type, distribution and extent of hazardous substances associated with a specific property.

What makes a site a good candidate for an ESA?

- A site that meets the definition of a Brownfield that is located in one of the target areas
- A site that that will be redeveloped in the near term (1-2 years)

This program is funded with an EPA Brownfield Assessment Grant and it will be available until September 2023, or until funds are expended.

How Can I be considered for a Phase I or Phase II ESA?

- Complete and submit an application
- Submit an access agreement form signed by the property owner.

For more information, visit www.atlantaga.gov/brownfields or contact jlavandier@atlantaga.gov

Though this project has been funded wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA.



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