

**TECHNICAL ASSISTANCE TO BROWNFIELD  
COMMUNITIES PROGRAM**

**FINAL REPORT**

**1 OCTOBER 2001 – 30 SEPTEMBER 2002**



**SOUTH & SOUTHWEST  
HAZARDOUS SUBSTANCE RESEARCH CENTER**

**21 November 2002**

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The Technical Assistance to Brownfield Communities Program (TAB) has completed another successful year in which new brownfield municipalities were added to the growing roster of technical assistance efforts underway. The Brownfields Revitalization Act signed into law in January 2002 by President Bush holds promise that a greater awareness of brownfields issues in addition to the significant increase in federal dollars available for the identification, assessment and cleanup of contaminated property will translate into additional opportunities for the TAB Program.

The TAB Program focused its efforts this year, as it has in the past, on reviewing technical documents related to brownfield assessment and cleanup, providing educational workshops and seminars to municipalities and communities, and assisting in redevelopment efforts where appropriate. Additionally, TAB has begun to expand its services by conducting research into the areas of redevelopment and the anticipated increase in population in central urban areas.

As the reporting year drew to a close, personnel additions within the TAB programs at Louisiana State University and Georgia Tech promised to increase the capabilities and services of TAB. LSU is adding to its staff through the addition of an EPA Brownfields Pilot Program manager, and Georgia Tech is adding an expert in groundwater contamination and assessment. These additions provide essential experience and expertise in areas not previously found in the Program.

**ACTIVE TAB SITES**

The South & Southwest Hazardous Substance Research Center's TAB Program has approximately ten active brownfield municipalities in EPA Regions 4 and 6. Activity summaries for the current sites are presented below.

**Charleston, SC**

Active Since May 2000

TAB has entered into a Letter of Agreement with the City of Charleston to provide technical assistance to the City as they move forward under the terms of their EPA Brownfield Assessment Demonstration Pilot. TAB has reviewed a Field Sampling Plan for a brownfield site in Charleston that the City is interested in redeveloping, and is providing assistance with efforts to redevelop a former landfill.

## **Jackson, MS**

Active Since April 2000

TAB has been actively assisting the City of Jackson since May 2000, having provided a review and evaluation of several Phase I Environmental Site Assessment reports conducted on property of interest to the City. The City was awarded an EPA Brownfield Assessment Demonstration Pilot in May 1998. In June 2000 TAB presented an overview of the Program to the Mayor's Brownfield Redevelopment Task Force, and toured several brownfield sites in the City. TAB also met with City officials, state environmental officials, and a representative from Entergy Corporation (a regional utility company) to discuss plans for redevelopment of a brownfield property under the U.S. Department of Energy's "Brightfields" program. Brightfields focuses on redeveloping brownfield properties by assisting solar power focused businesses with business development efforts. In October 2000, Jackson was designated a Brownfield Showcase Community by the EPA.

TAB has been asked by the City to assist with the development of their Quality Assurance Management Program.

## **Memphis, TN**

Active Since May 2000

TAB has entered into a Letter of Agreement with the Douglass, Bungalow and Crump Neighborhood Association to provide assistance to the Association's efforts to identify and redevelop brownfield properties on the north side of Memphis. During a trip to Memphis in May 2000, TAB met with the Executive Director of the Association and visited several properties the community is interested in seeing redeveloped. These sites included a former meatpacking plant and a drum recycling company. Following this visit, TAB prepared a short fact sheet on environmental problems associated with these sites. Currently, the Division of Housing and Development and the Tennessee Conservation and Environment Health Department have signed on to explore redevelopment options on some of the subject properties.

## **Augusta, GA**

Active Since January 2001

TAB has entered into a Letter of Agreement with the Hyde Park/Aragon Park Improvement Committee, Inc. to assist Augusta with their brownfield redevelopment efforts. Augusta was awarded an EPA Brownfield Assessment Demonstration Pilot in June 1999 that targets a 10-acre former salvage yard in the Hyde Park section of the City. Originally, the site was used for community vegetable gardens, but for the past 30 years the site has operated as a salvage yard. Community complaints led to an EPA investigation that found high levels of lead and arsenic on the site. The site lies among residences and is littered with gas containers, tires, drums, and scrap metal. TAB has attended several community meetings and has reviewed and commented on the Phase I environmental site assessment (ESA), the scope of work for the Phase II ESA, soil and temporary groundwater monitor sampling results, and proposed permanent groundwater

monitoring well locations. TAB is also actively working with the City of Augusta under a Letter of Agreement to plan brownfield redevelopment workshops and create educational materials. During the summer of 2002, the South & Southwest TAB Program teamed with LaBarbara Wigfall of Kansas State University and the Midwest Hazardous Substance Research Center's TAB Program to present a workshop to the community. In addition, TOSC personnel are working with the city and community leaders to develop quarterly public information seminars for the community at large.

### **Atlanta, GA**

Active Since August 2001

Atlanta was awarded an EPA Brownfield Assessment Demonstration Pilot in 1997. Original plans called for the City to inventory brownfields within the Empowerment Zone and to develop financing tools to encourage industry involvement in Brownfields redevelopment. In October 2001, TAB conducted a "Brownfields 101" workshop aimed at educating both the community and business leaders in brownfield processes and potentials. Forty people attended the workshop, with representation from Neighborhood Planning Units, communities in the area, developers, and consultants. TAB personnel gave presentations on basic brownfield concepts and obstacles and opportunities in brownfield redevelopment. A workshop targeted toward businesses and developers is tentatively scheduled for early 2003.

### **Metro Atlanta Chamber of Commerce**

Active Since May 2001

TAB is assisting the Metro Chamber of Commerce in its efforts to develop a brownfields guidebook for developers and others interested in pursuing the redevelopment of environmentally contaminated property. The guidebook will include information on the legal issues impacting redevelopment, the role insurance plays in financing and supporting redevelopment, technical issues, land-use planning, and example case studies.

A second draft of the guidebook was completed in mid-March 2002.

### **Macon, GA**

Active Since September 2001

TAB has met with the brownfield coordinator for Macon who is interested in land-use issues associated with brownfield redevelopment. TAB provided the City with an environmental site assessment guide put together by the S&SW Center. TAB made a presentation to the City during its monthly planning meeting in November 2001, outlining the Program and the services offered.

TAB met with the Macon/Bibb County Planning Staff in December 2001 to determine how the Program can provide further assistance with the City's brownfield pilot. TAB personnel helped

develop the scope of work to complete a long-term redevelopment plan to be put out for bid by the city.

### **Altamaha River Partnership, Middle Georgia**

November 2001

The Altamaha River Partnership is a coalition of 11 counties bordering the Altamaha River, which cuts through the heart of Georgia from Macon to the Atlantic Ocean. This is a very poor section of Georgia, with many brownfields resulting from timber and textile dependent industries. TAB has been asked by the Georgia Department of Community Affairs to develop a four to five hour seminar in conjunction with the Partnership on sustainable economic development in the region.

### **Spartanburg, South Carolina**

Active Since January 2002

TAB has been working with ReGenesis, Inc. in Spartanburg on a unique project with both TOSC and TAB issues. ReGenesis is seeking to develop an area of Spartanburg that was once industrialized, yet now sits surrounded by low-income, residential areas. Within the industrial area, Rhodia, Inc.'s Spartanburg facility produces home, personal care, and industrial specialty chemicals. The community is concerned with a variety of environmental issues, including the impacts of the Rhodia site on the potential for redevelopment of the area. TAB has met with the community, and has reviewed and commented on a variety of documents: groundwater sampling data, air surveys, air permits, storm water discharge permits, and ambient air sampling plans. This is a high-profile project, with involvement and support for the redevelopment efforts coming from the U.S. Senate as well as local citizens.

### **Houston, TX**

Active Since April 1999

TAB presented a series of workshops in 1999 to the City of Houston's Planning and Development Department staff, the Western Fifth Ward Community Services, and surrounding communities. The workshop addressed issues associated with conducting environmental site assessments. This two-and-a-half-day series concluded with a mock site assessment of the Western Fifth Ward's offices and property, located adjacent to a busy rail yard.

TAB has continued to play a role in the City's brownfield redevelopment efforts, having been invited to present a talk on "Reuse Planning and Community Involvement" at the Mayor's Third Annual Brownfields Redevelopment Workshop in April 2001.

## **OTHER OUTREACH ACTIVITIES**

### **Conference Attendance**

TAB Staffers have attended several conferences and seminars in order to stay abreast of important developments in the technical fields helpful to our outreach programs. Among the conferences attended:

Three representatives of the S&SW HSRC attended the National TOSC/TAB conference, January 28-30, 2002 in Portland, OR.

Southern Regional Deal Flow Conference, presented by the National Brownfield Association, February 21, 2002 in Atlanta, GA

Fundamentals of Economic Development, presented by the Economic Development Institute of Georgia Tech, April 23, 2002, East Georgia College in Swainsboro, GA

### **Presentations**

"HSRC, TOSC, and TAB: What Does It All Mean?" presentation to EPA Region 4 Environmental Justice Cross-Divisional Team, Atlanta, GA, October 4, 2001.

"HSRC, TOSC, and TAB: What Does It All Mean?" presentation to EPA Region 4 Community Involvement Coordinators, Atlanta, GA, October 5, 2001.

"Brownfields 101 for Neighborhoods/Communities," Community Workshop for the City of Atlanta Bureau of Planning, Atlanta, GA, October 6, 2001.

"Brownfields 101," presentation to Georgia Department of Community Affairs, Atlanta, GA, October 25, 2001.

Presented TAB capabilities to the Macon Brownfield Commission, Macon, GA, November 7, 2001.

"Exploring Opportunities for Collaboration," presentation to Georgia Tech Economic Development Institute Quarterly Meeting, Atlanta, GA, March 6, 2002.

"Brownfields 101," presentation at March Matters for DeKalb County Schools, Atlanta, GA, March 16, 2002.

"Environmental Issues in Economic Development," presentation in Basic Economic Development Course, Atlanta, GA, March 25, 2002.

"Strategies for Sustainable Sites," presentation during Georgia Tech Economic Development Institute's "How to Effectively Plan Your Community," East Georgia College, Swainsboro, GA, May 21, 2002.

”Issues in Contaminated Property Redevelopment,” presentation to the International Economic Development Council, Atlanta, GA, August 9, 2002.

### **Outreach in the News**

“Makeover in Macon,” *Focus*, Volume 13, Number 2, Spring 2002.

## **RESEARCH EFFORTS**

TAB is currently developing a research whitepaper entitled “Urban Reflux: Are Cities Ready to Handle the Challenge?” This research focuses on analyzing efforts to revitalize urban cores by attracting people back “downtown,” and whether cities are positioned to accurately anticipate the impact such a reflux would have on a variety of issues. Among the key questions to be addressed are:

- Can civil infrastructure handle this reflux, and if not, what will it cost in time and money to accommodate this growth?
- Can current transportation capabilities accommodate the predicted reflux; i.e., mass transit, highways, secondary streets, construction of new roads, etc.?
- What environmental impacts will result from this expected reflux? (clean air, clean water, sanitation, and waste disposal impacts)
- How does a city assure sustainable redevelopment associated with this reflux?
- What role does brownfield redevelopment play in accommodating this reflux?

This whitepaper will be completed in December 2002, and will be presented to the U.S. EPA Brownfield Office in an effort to gain additional funding for a more detailed research project looking at urban reflux.