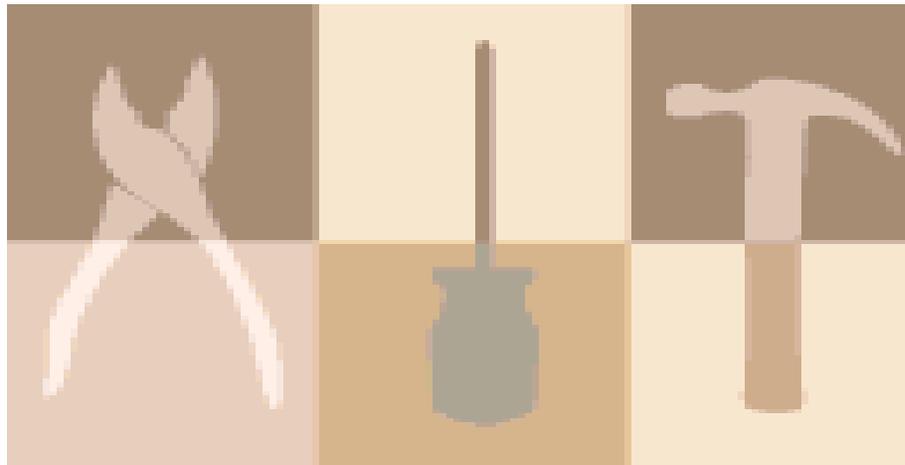


North Carolina Brownfields Redevelopment Toolbox

Tools for the Trade



The NCBP Message

- Facilitate the safe redevelopment of Brownfields.
- Goal to do so as a team.
- Reduce environmental liabilities to alleviate lender concerns.
- Program staff can provide guidance, technical expertise, and a variety of project experience.

Toolbox, why do I need a wrench?

- Step by step guidance
- Frequently asked questions
- Lists of resources
 - Federal, State, Regional.
 - Housing, Energy Efficiency, Regulatory, Historic Preservation...

The Four Step Process

Step 1: Getting Started – Property Identification, Project Planning, and Marketing.

Step 2: Determine If You Have Contamination on Your Property.

Step 3: Cleaning Up Your Property.

Step 4: The Finish Line – Redevelopment of Your Property.

The Four Step Process

Step 1: Getting Started – Property Identification, Project Planning, and Marketing.

- We know we have Brownfields....
- We think we might have Brownfields....
- Do we have any Brownfields?

- Approach to dealing with them?
 - Put a team together
 - Public or private redevelopment
 - Types of reuse
 - What's marketable?

The Four Step Process

Step 2: Determine If You Have Contamination on Your Property.

- Phase I Environmental Assessments
- Phase II Assessments
 - Sampling and risk assessment

- Remember EPA grants, NCBP, Rural Center and others can provide assistance.

The Four Step Process

Step 3: Cleaning Up Your Property.

- The NCBP will help outline cleanup if any, via the Brownfields Agreement.
 - Knowing future use will assist in determining level of cleanup.
- Liability protection in the form of a covenant-not-to-sue.
 - In place with BFA, and once safe-making actions are complete.
- Loans and Grants available.
 - EPA Cleanup Grant.
 - EPA Revolving Loan Fund.

The Four Step Process

Step 4: The Finish Line – Redevelopment of Your Property!

- You've gone through all the steps as needed.
- You had the team, the plan, and the tools.
- Now its time to break ground and revitalize!

Tips for Success

Tip 1: Establish and maintain a well rounded Brownfields property redevelopment team.

Tip 2: Establish clear goals that gain stakeholder buy-in to your process.

Tip 3: Identify and use available tools.

Tip 4: Make sure the site is marketable before you make it “shovel ready”.

Tip 5: Market your site from the Beginning.