EPA Program Helps Revitalize Blighted Areas

Targeted Brownfields Assessment Program

EPA Region 5 February 2009

U.S. Environmental Protection Agency Region 5's Brownfields Program supports the cleanup and revitalization of abandoned or underutilized property in local communities.

Brownfields are real property where expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant, petroleum or petroleum products, controlled substance and mine-scarred lands. EPA Region 5's Brownfields Program offers several tools to communities to get started in the redevelopment process, one of which is a "Targeted Brownfields Assessment" or TBA.

What is a Targeted Brownfields Assessment?

A TBA is an environmental assessment of a brownfields site. The assessment is conducted by EPA at ***no cost*** to the recipient. TBA Phase 1 and Phase 2 evaluates the risk posed by the site and can identify strategies that promote brownfields revitalization and benefits the community.

Before and after

These photographs show some examples of brownfields redevelopment in Region 5 states:

Moorhead, Minnesota

Lacon, Illinois

For more information

If you have questions, comments or need more information about EPA Region 5's Target Brownfields Assessment Program contact:

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On the Web

For more details about EPA's brownfields program and sample request documents:
http:www.epa.gov/r5brownfields/htm/techsupport.htm

Case study: Kenosha, Wisconsin

Prior studies identified petroleum and organic chemical contamination at a former industrial cleaner's site in Kenosha, and health and safety concerns with dilapidated structures.

The TBA determined the nature and extent of contamination and the scope and cost for cleanup – details needed by the city to finalize plans to redevelop.

What are the benefits of a TBA?

The information collected in the TBA helps the recipient make informed decisions regarding the environmental risk associated with properties – providing them with a list of identified environmental conditions and contaminant sources, an assessment of the environmental risk, and recommendations leading to redevelopment and to productive reuse. All TBAs completed are compliant with EPA's All Appropriate Inquires, Final Rule.

Who can request a TBA?

Public (local units of governments), quasi-public (community development organizations), Tribal governments, and non-profit entities can request a TBA. Privately-owned sites can qualify if the recipient determines the work contributes to the public good. Land owners (private or public) must voluntarily sign a site access consent agreement. For details and sample request documents:

How do I request a TBA?

To request TBA services, submit a letter that briefly describes the site, the physical condition of structures, a summary of property history, suspected contamination issues, the site redevelopment plan, permission to access the location and financing information related to the redevelopment. Include information regarding state involvement during site assessment or cleanup. Also, be sure to provide a point of contact so EPA can obtain additional information if needed. Based on the information submitted, EPA will make an eligibility determination.

What is the recipient's role?

While EPA performs most of the work, the TBA recipient has a vital role in establishing the goals and schedule. The recipients' involvement includes participating in scoping meetings and teleconferences, providing background information and documentation, helping obtain site access and reviewing and providing comments on draft reports.

Case study: LaPorte, Indiana

The closing of several manufacturing facilities left the city with a blighted, 150-acre former industrial area.

Brownfields Assessment Pilot Funding supported the city's brownfields program, including studies that identified petroleum, metals and organic chemical contamination in soil and ground water.

The information provided in the TBA was used to strengthen the city's case for additional EPA grant money.