



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

Brownfield Financial and Other Assistance

Catherine Jones

July 2018

Funding and Other Assistance

Another Litany of Acronyms

DNR	TAB	NPS	EDA
BVCP	CDFR	SHPO	FEMA
EIERA	MCB	PSTIF	HUD
EPA	TBA	MSP	CDBG
USDA	DED	WOTC	SBA

Many sources available during different stages.

Brownfield Redevelopment Process

1	Setting the Stage	
	Build a Time Line	Gather Resource Information
	Start with the End in Mind	Throughout the Project
2	Community Engagement / Build Partnerships	
	Outreach	Identify Partners
	Notification and Gather Input	Leverage Resources
3	Inventory	
	Discover	Screening
	Locate and List Potential Brownfields	Identify Suspected Contamination
4	Assessment	
	Phase I	Phase II
	History of Site and Ownership	Sample for Contaminants
5	Planning	
	Site Characterization	Plan Development
	Complete Further Sampling and Analysis	Create Analysis of Brownfields Cleanup Alternatives (ABCA)
6	Remediation or Corrective Action	
	Cleanup	
	Address Source of Contamination	
7	Redevelopment / Institutional Controls	
	Leave Residual Contamination in Place if Necessary	
	Long-term Stewardship (LTS) / Environmental Covenants	




Stages of Redevelopment

- 1. Setting the Stage**
- 2. Community Engagement / Building Partnerships**
- 3. Inventory**
- 4. Assessment**
- 5. Planning / ABCA**
- 6. Remediation or Corrective Action**
- 7. Redevelopment - Institutional Controls**₄



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Activities at this first stage include:

- Basic work in identifying your ultimate redevelopment outcome**
- Key words association**
- Begin by researching and gathering information about potential resources**
- Build a timeline**

Assistance available:

- Yourself**
- Other like-minded people**
- Community leaders**



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Community Engagement / Build Partnerships

Outreach

Identify Partners

Notification and Gather Input

Leverage Resources

Activities at this second stage include:

- **Outreach to the community members**
 - **Notification**
 - **Request input**
- **Building partnerships and identifying leveraged dollars and in-kind services**

Assistance available:

K-State TAB

Missouri Community Betterment

C DFA Technical Assistance Program

Sustainable Strategies DC

Missouri Main Street Program

EPA Office of Community Revitalization

Regional Councils of Government

Kansas State Univ. Technical Assistance to Brownfield Communities (TAB) Program

TAB provides free technical assistance with brownfields redevelopment efforts.

TAB Brownfields workshops, webinars and online training and tools are FREE and designed to help you:

- **Gain a better understanding of what a Brownfield is.**
- **Learn how Brownfield revitalization can be a part of your community's economic development strategy.**
- **Hear from local, state and national leaders on resources available to your community.**

chsr@k-state.edu

ksutab.org

1-800-798-7796

Missouri Community Betterment Program

The Missouri Community Betterment (MCB) program is designed to help Missouri communities enhance their life through:

- Community Development**
- Planning**
- Implementation**

Technical assistance to communities for improvement projects such as brownfield redevelopment.

**P.O. Box 105997, Jefferson City, MO 65110
Teresa@MOCommunityBetterment
Phone:660.383.1034**

Council of Development Finance Agencies (CDFA)

Brownfields Technical Assistance Program

- **Financing Toolkit**
- **Webinar Series**
- **Project Marketplace**
- **Project Response Teams**

CDFA.net

Emily Moser emoser@cdfa.net 614-705-1305

Sustainable Strategies DC

Sustainable Strategies DC provides local governments, nonprofits, coalitions and others with strategic consulting, funding support, grants advocacy, and more.

Focus on:

- **Community revitalization**
- **Sustainable community development**
- **Brownfield redevelopment**

Sustainable Strategies DC
strategiesdc.com

Missouri Main Street Connection

Enhancing the economic, social, cultural and environmental well-being of historic downtown business districts in Missouri.

**Missouri Main Street Connection
P.O. Box 1066
Branson, MO 65615-1066
info@momainstreet.org
417-334-3014**

EPA Office of Community Revitalization

The Office of Community Revitalization (OCR) (formerly the Office of Sustainable Communities) supports locally-led, community-driven efforts to revitalize local economies and improve environmental and human health outcomes.

Provides technical assistance in response to community requests:

- Local Foods, Local Places;
- Healthy Places for Healthy People;
- Cool & Connected;
- Building Blocks;
- Greening America's Communities;
- Governors' Institute on Community Design;

<https://www.epa.gov/aboutepa/about-office-policy-op#OCR>

Councils of Government

Missouri Association of Councils of Government (MACOG)

19 regional planning commissions and councils of governments represent the entire State of Missouri and are committed to enhancing the state's regions.

To find the Council serving your area go to:

<http://macogonline.org/rpcs.htm>



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Inventory	
Discover	Screening
Locate and List Potential Brownfields	Identify Suspected Contamination



Activities at this third stage include:

- Discovery of brownfield locations**
- Screening for potential problems**

Assistance available:

MoDNR Brownfield Area Wide Inventory

EPA Brownfield Assessment Grant Competition

MoDNR Area Wide Inventory

**Available to communities and non-profits through the
Brownfield Assessment Program**

Provided as a service - Under a statewide contract

No cost to the recipient or the applicant

Area-wide inventories; with/without emphasis

Brownfields/Voluntary Cleanup Program

573-526-8913

MissouriBrownfields@dnr.mo.gov

MissouriBrownfields.com

U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants

Available to:

- **Local governments**
- **Quasi-governmental agencies**
- **State agencies**
- **Not-for Profits (new)**

Reimburses grantees for costs associated with:

- **Area-wide inventories**
- **Planning Activities**
- **ASTM Phase I and Phase II Environmental Assessments**
- **And more**

No cost to the recipient - No Match required

National competition - apps usually due in November

Information available at: epa.gov/grants



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Assessment	
Phase I	Phase II
History of Site and Ownership	Sample for Contaminants

Activities at this fourth stage include:

- Phase I and Phase II**

Environmental Assessments

Assistance available:

MoDNR Site Specific Assessments

EPA Brownfields Assessment Grant Competition

EPA Targeted Brownfield Assessments

MoDNR Site Specific Assessments

Available to communities and non-profits through the Assessment Program

Communities can partner with private investor

Provided as a service - Under a statewide contract

- No cost to the recipient or the applicant**
- ASTM Phase I Environmental Assessments**
- ASTM Phase II Environmental Assessments**

Brownfields/Voluntary Cleanup Program

573-526-8913

MissouriBrownfields@dnr.mo.gov

MissouriBrownfields.com

EPA Targeted Brownfield Assessments

Available to communities and non-profits

Communities can partner with private investor

Provided as a service through a contractor

- **No cost to the recipient**
- **ASTM Phase I Environmental Assessments**
- **ASTM Phase II Environmental Assessments**

Todd H. Davis at EPA Region 7

913-551-7749

davis.toddh@epa.gov



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Planning

Site Characterization

Plan Development

**Complete Further
Sampling and Analysis**

**Create Analysis of Brownfields
Cleanup Alternatives (ABCA)**

Activities at this fifth stage include:

- Phase III Environmental Assessments**
- Updated Assessments**
- Site Characterization**
- Analysis of Brownfields Cleanup Alternatives**

Assistance available:

MoDNR Brownfields Assessment Program

EPA Targeted Brownfield Assessments

EIERA Loans and Grants

EIERA Loans and Grants

Environmental Improvement and Energy Resources Authority (EIERA)

- **Launched March 2006**
- **\$1,000,000 EPA grant funded loan and grant program**
- **Provide low interest loans for cleanup activities**
- **Available to non-responsible party owners**
- **Recipient has to be the owner or pending owner**
- **40% of fund can be as grants - special conditions**

Kristin Allan Tipton 573-751-4919
eiera@eiera.mo.gov EIERA.mo.gov



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Remediation or Corrective Action

Cleanup

Address Source of Contamination

Activities at this sixth stage include:

- Cleanup / Remediation / Protection

Assistance available:

EIERA Loans and Grants

MoDNR Water Protection Program

MoDED State Tax Credits – Brownfields

EPA Cleanup Grant Competition

USDA Rural Development

U.S. DOT – BUILD Discretionary Grants

MoDNR Water Protection Program

- **Provides funding to communities for projects that improve drinking water and wastewater infrastructure**
- **Available to municipalities, counties, public water and sewer districts, and political subdivisions**
- **Up to 20 years terms**

MoDNR Water Protection Program

800-361-4827 or 573-751-1300

<http://dnr.mo.gov/env/wpp>

Brownfields Redevelopment Program (State Tax Credits)

**Missouri Department of Economic Development
Available to the entity paying the remediation costs.
New job creation of 10+ or job retention of 25+**

**Site has to enroll in the MoDNR BVCP
Environmental cleanup costs are recoverable
State tax credits are sellable
May be carried forward for 20 years**

**573-522-8004
dedfin@ded.mo.gov
ded.mo.gov**

EPA Cleanup Grant Competition

Available to local governments and non-profits

Not available to responsible parties of contamination

- **Recipient has to be the owner**
- **Reimburses grantees for environmental cleanup costs**
- **20% match required (award + match = 120%)**
- **National competition - applications usually due November**

**Information available at:
epa.gov/grants**

U.S. Department of Agriculture Rural Development (USDA/RD)

**Business Programs, Community Facilities Loans, Grants,
and Loan Guarantees**

To: Rural public bodies and nonprofit corporations

- **Construct, enlarge, extend or otherwise improve essential community facilities**
- **Pollution control and abatement**
- **Site preparation**

573-876-0995
rd.usda.gov/mo

There are many area and sub-area offices around the state.

U.S. Department of Transportation

Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grants program.

BUILD Transportation grants are for investments in surface transportation infrastructure and are to be awarded on a competitive basis for projects that will have a significant local or regional impact. BUILD funding can support roads, bridges, transit, rail, ports or intermodal transportation.

<https://www.transportation.gov/BUILDgrants>



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Redevelopment / Institutional Controls

Leave Residual Contamination in Place if Necessary

Long-term Stewardship (LTS) / Environmental Covenants

Activities at this stage include:

- Redevelopment**
- Implementation of Institutional Controls if necessary**

Assistance available:

State Historic Tax Credits

Federal Historic Tax Credits

Community Development Block Grants (CDBG)

Housing and Urban Development (HUD)

State Historic Preservation Office Tax Credits

**For: Properties listed on the National Register
of Historic Places or contribute to the
significance of a certified historic district**

**Costs must exceed 50% of the acquisition cost
of the property**

Up to 25% of the eligible rehabilitation costs

<https://dnr.mo.gov/shpo/>

800-361-4827 or 573-751-7858

Federal Historic Preservation Tax Credits

Began in 1976

20% tax credit

Since that time, the National Park Service (NPS) has administered it in partnership with the Internal Revenue Service (IRS) and with State Historic Preservation Offices (SHPOs).

Community Development Block Grants (CDBG)

Purpose is to develop viable communities by expanding economic opportunities, principally for persons of low- and moderate-income

To: units of general local government that carry out development activities

The State must ensure that at least 70 percent of its CDBG grant funds are used for activities that benefit low- and moderate-income persons over a one-, two-, or three-year time period

hud.gov or ded.mo.gov

U.S. Department of Housing and Urban Development

Office of Community Planning and Development

<https://www.hud.gov/states/missouri/working/cpd>

Summary of HUD's major programs:

<http://portal.hud.gov/hudportal/HUD?src=/hudprograms/toc>

Kansas City Regional Office

913-551-5546

St. Louis Field Office

314-418-5400



**Many other organizations
have funds or technical
assistance available.**

**Your project may be eligible
for one of these
opportunities.**

Petroleum Storage Tank Insurance Fund (PSTIF)

- **Covers insured and other eligible sites**
- **Both under- and above ground tanks are eligible**
- **\$10,000 deductible**
- **Will pay for up to \$1 million of cleanup costs per incident**

Petroleum Storage Tank Insurance Fund

800-765-2765

pstif.org

Federal Leaking Underground Storage Tank (UST) Fund

- **Provides for state oversight of petroleum site cleanups**
 - **Cleanup cost recovery is possible for sites with no viable responsible party**
 - **For high-priority sites with a public threat**
 - **Eligibility is for federally defined petroleum USTs**
- DNR Tanks Section**

573-751-3176

dnr.mo.gov/env/hwp/tanks/index.html

Missouri Works Program

The Missouri Works Program facilitates the creation of quality jobs by targeted business projects.

Program benefits are (a) the retention of the state withholding tax of the new jobs and/or (b) state tax credits, which are refundable, transferable and/or saleable. The program benefits are based on a percentage of the payroll of the new jobs.

<https://ded.mo.gov/sites/default/files/programs/flyers/MissouriWorks2018.pdf>

Opportunity Zones

The Opportunity Zones program encourages long-term investment and job creation in low-income areas of the state, by allowing investors to re-invest unrealized capital gains in designated census tracts. The state of Missouri submitted the 161 Opportunity Zones listed below to the federal government for inclusion in the program.

<https://ded.mo.gov/content/opportunity-zones>

MoDED - Energy Revolving Fund

The **Low-cost** loans for energy efficient public buildings

- **City and county governments and public schools**
- **Pay-back is through energy cost savings**
- **Retrofitting existing buildings**
- **Incremental cost of higher efficiency systems in new buildings**

Missouri Department of Economic Development

Division of Energy

ded.mo.gov/division-of-energy

855-522-2796

energy@ded.mo.gov

State Parks Outdoor Recreation Grants

Land and Water Conservation Fund (LWCF) Grants

- Grants for outdoor recreation projects,
- Local, city, and county governments and public schools
- Maximum of \$250,000 per project, minimum \$10,000
- A minimum 50 percent match required

Recreational Trails Program

- Grants for outdoor trails projects, \$100,000 maximum
- Requires a 20 to 50% match
- Projects must be open to the public.
- Applications are usually due in February

Missouri State Parks Grants Management Section

573-751-8462

lwcf.rtp@dnr.mo.gov

Other Governmental Opportunities

- **MoDED – Low Income Weatherization**
- **Federal Energy Tax Credits**
- **Work Opportunity Tax Credits (WOTC)**
- **Economic Development Admin. (EDA)**
- **Small Business Administration (SBA)**
- **Federal Emergency Management Agency (FEMA)**
- **Department of Conservation**
- **U.S. Business Council for Sustainable Devel.**
- **National Endowment for the Arts**

Non-Governmental Organizations

- **Trust for Public Land**
- **Project for Public Spaces**
- **Wildlife Habitat Council**
- **National Fish and Wildlife Foundation**
- **Ducks Unlimited**
- **The Land Trust Alliance**
- **National Foundations**

Utility Companies

Many utility companies offer funds for redevelopment. Check with the local utility companies and cooperatives for energy efficiency grants.

- **Electric**
- **Gas**
- **Water**
- **Telecommunications**

Insurance Policies

- **Cleanup cost cap**
- **Remediation stop loss**
- **Pollution legal liability**
- **Contractor's pollution liability**
- **Contractor's professional liability**
- **Institutional control**

Additional Sources

- **Lions, Elks, Moose, Eagles**
- **Masons, Jaycees, Chamber of Commerce**
- **Audubon Society**
- **Major corporations in or near your local area**
- **Missouri Humanities Council**
- **Universities and community colleges for technical assistance**
- **EPA Community Resource Guide**
- **Others – Keep searching!**



**Lots of assistance
is available –
you just need to
think outside the box
and keep looking.**



Every Little Bit Helps!

RENEWING COMMUNITIES ONE SITE AT A TIME

Catherine Jones

573-526-4725

Catherine.Jones@dnr.mo.gov

- **Conduct workshops**
- **Meet with local government and community groups**
- **Meet with developers and investors**

MoDNR website: dnr.mo.gov

BVCP page: MissouriBrownfields.com