

# Moline Brownfields Assessment Project

Project Kick-Off Meeting

January 25, 2007



# [ Agenda for Today's Meeting ]

- Introductions
- What are Brownfields and some of the concepts?
- Information about the EPA grants
- Why is the City Involved?
- Moline's Brownfield Inventory
- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments
- Post-Assessment Outcomes
- Community Outreach and Your Participation
- Questions and Answers



# [ Introductions ]

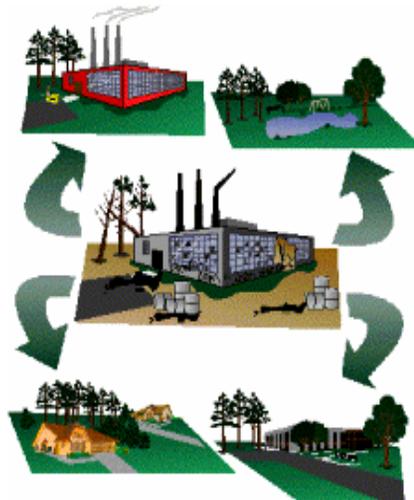
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- **WELCOME**
- **City of Moline**
  - Patrick Burke / Economic Development Manager
  - Ray Forsythe / Economic Development Director
- **Terracon Consultants, Inc.**
  - Brian Porter / Senior Project Manager
  - Dave Koch / Site Redevelopment Services



# What are “Brownfields”?

- “Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or **potential** presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment.”



# Typical Brownfield Properties

- Abandoned gas stations
- Old dry cleaners
- Mine-Scarred Lands  
(e.g., sand/gravel operations)
- Former manufacturing facilities
- Property next to former rail lines
- Former school buildings
- Residential property  
next to suspected  
facilities
- And others...



# Brownfield Redevelopment = Recycling

- Reusing land in our towns and cities
- Cleaning up pollution
- Saving our future natural resources - “green fields”



# [ Using EPA Grant Money . . .

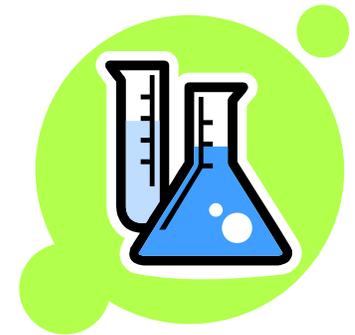


- Grants do not have to be paid back
- City does not have “matching obligations”
- City uses grant to sample, test and measure for old pollution
  - Soil
  - Groundwater
  - Surface / River Water



# What Types of Materials can be Assessed or Cleaned up?

- Hazardous Substances
- Pollutants
- Contaminants
- Controlled Substances  
(Meth Lab Residues)
- Mine-scarred Land



# Benefits of Brownfields Redevelopment

Why redevelop brownfields? -- Why not develop “greenfields?”

- By investigating and cleaning up brownfield sites, many of which are in historic areas, redevelopment can take place without fear of environmental legal liabilities
- Brings in new businesses, jobs and an improved tax base to areas where brownfields sites have been unused, underutilized, and unproductive
- Provides the opportunity to mitigate any residual health or environmental risks associated with past contamination
- Utilizes existing infrastructure and helps curb urban sprawl



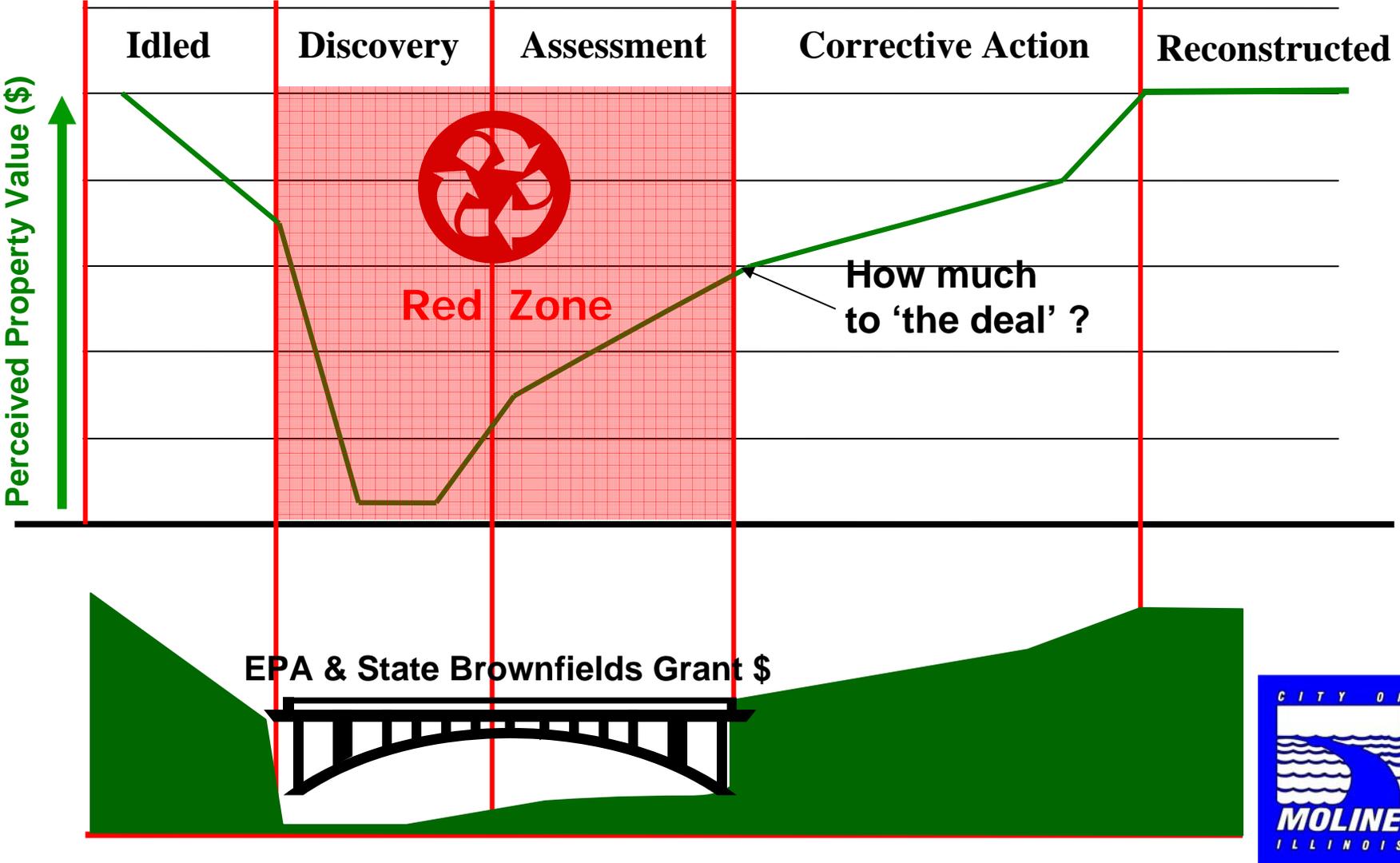
# [Brownfield Concept – Perception]



- Often it is the **PERCEPTION** of contamination that keeps properties from being redeveloped, *not the actual presence of contamination.*
- Once the “stigma” is gone, properties can be transformed for higher reuse.



# Brownfield Concept - Lifecycle of Brownfield Property



Value generally reflects the relative willingness of partners to risk investment capital.

\* Adapted with Charles Bartsch, ICF

# Brownfield Concept Circular Logic in the Red Zone

**Need money to revitalize  
the property**

**Can't conduct  
environmental  
assessment  
without money**



**No outside money  
invested until  
environmental  
'discovery' is quantified**

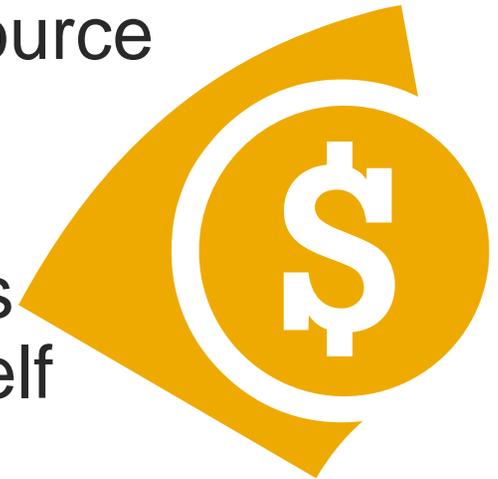
**Can't quantify real issues  
or remove the stigma  
without environmental  
assessment**



## Brownfield Concept - How Do Communities Break the Cycle ?

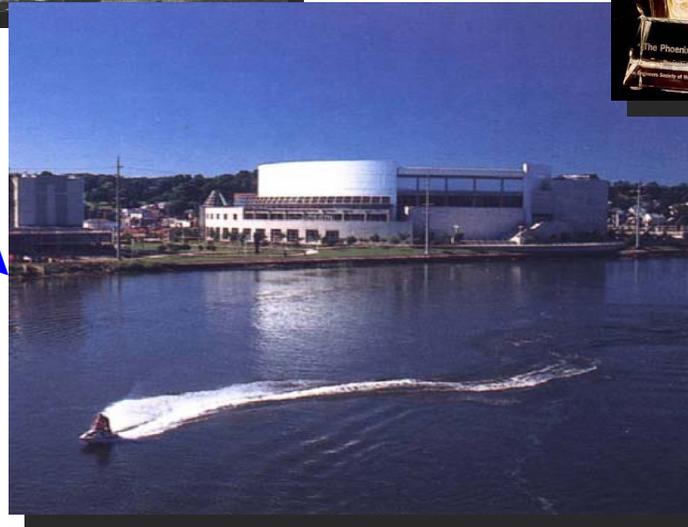
- Just like everyone else, with money...
- Money has come from an unusual source ... the United States Environmental Protection Agency
- Took ~5 years of the first Brownfields funding cycle for agency to prove itself and overcome the fear that ...

**“Hi, we’re the EPA with money to enter your property and test for chemicals ... and we are here to *help* you.”**



# Why is the City Involved?

You may not know it, but Moline has been involved in Brownfield redevelopment since at least the Mark of the Quad Cities, and has received National recognition for its efforts!



# Why is the City Involved?

- EPA Assessment Grants are only awarded to municipalities or other non-profit redevelopment or quasi-government entities
- Ultimately, this is an Economic Development activity, not environmental. The environmental aspect is only one facet that is addressed by the EPA grants.



# Moline's Brownfield Inventory

- Completed in November 2005
- Identified 151 Potential Brownfield Properties
- **NO Environmental Review was Conducted on any of the Properties**
  - Inclusion in a City Plan
  - Inclusion in a TIF District
  - Location Outside I-74 Relocation Zone
  - Need for City's Assistance in order to Redevelop
  - Community Values



# [ Phase I ESAs ]

- Key element of the Brownfields redevelopment process - commonly performed for property transfers
- Necessary to determine the likelihood of contamination
- Consists of a review of government records, history of use at site, site visit, and interview with the owner
- Concludes with a report that either recommends further action or concludes “recognized environmental conditions” were not evident



# [ Phase II Site Investigations ]

- Involves sampling and testing soil, groundwater, and/or surface / river water
- Focuses on identifying, locating, and characterizing the nature and extent of contamination at a site
- Attempts to begin resolving concerns about possible threats to the environment or to any people living or working nearby
- Results can be used to determine goals for cleanup, quantifying risks, determining acceptable and unacceptable risk, and developing cleanup plans appropriate to redevelopment and future use



# Phase II ESA Advantages EPA Understanding

- The EPA is not “head hunting,” especially not private residential owners.
- Understanding that in historically developed areas, contamination may not be the result of activity by the current land owner
- EPA will not pursue property owners with contaminated groundwater caused by others.



# Phase II ESA Advantages Memorandums of Agreement

- Agreement between EPA and States to honor State's "No Further Action" determination
- EPA and the Illinois EPA have negotiated one of these
- Prevents EPA from "reopening" a property for investigation if the Illinois EPA has "closed" the property



# Post-Assessment Outcomes

- No Action Needed
- Risk-Based Corrective Action Study
- Evaluation of Redevelopment Alternatives
- Illinois Voluntary Cleanup Program
- Update Conceptual Land-Use Plan for Area



# Community Outreach

- The support of the local community is essential to brownfields projects.
- The project's success depends in large part on an understanding of community needs.
- Many communities prefer redevelopment that provides valuable public services, creates jobs, generates tax revenues, and attracts new residents and businesses.
- *Look for us to hold a Public Field Day, where you will be invited to observe Phase II assessment work in progress*



# Support and Participation

- Let the City Staff know your ideas for redevelopment, improvement, expansion, etc.
- We need your participation in order to make this brownfields redevelopment project a success story, a nationwide example of how to provide the best economic climate and environmental attributes for a community.



# [ Questions and Answers ]

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**Thank You**

