

GMRC Brownfield Grant Program

March 28, 2024

Key Brownfield Team Members



Amanda M. Herrit, M.S.
Brownfields Project Manager



Dallas Whitmill, P.E.
Environmental Department
Manager



Becky Horace
Grants Manager

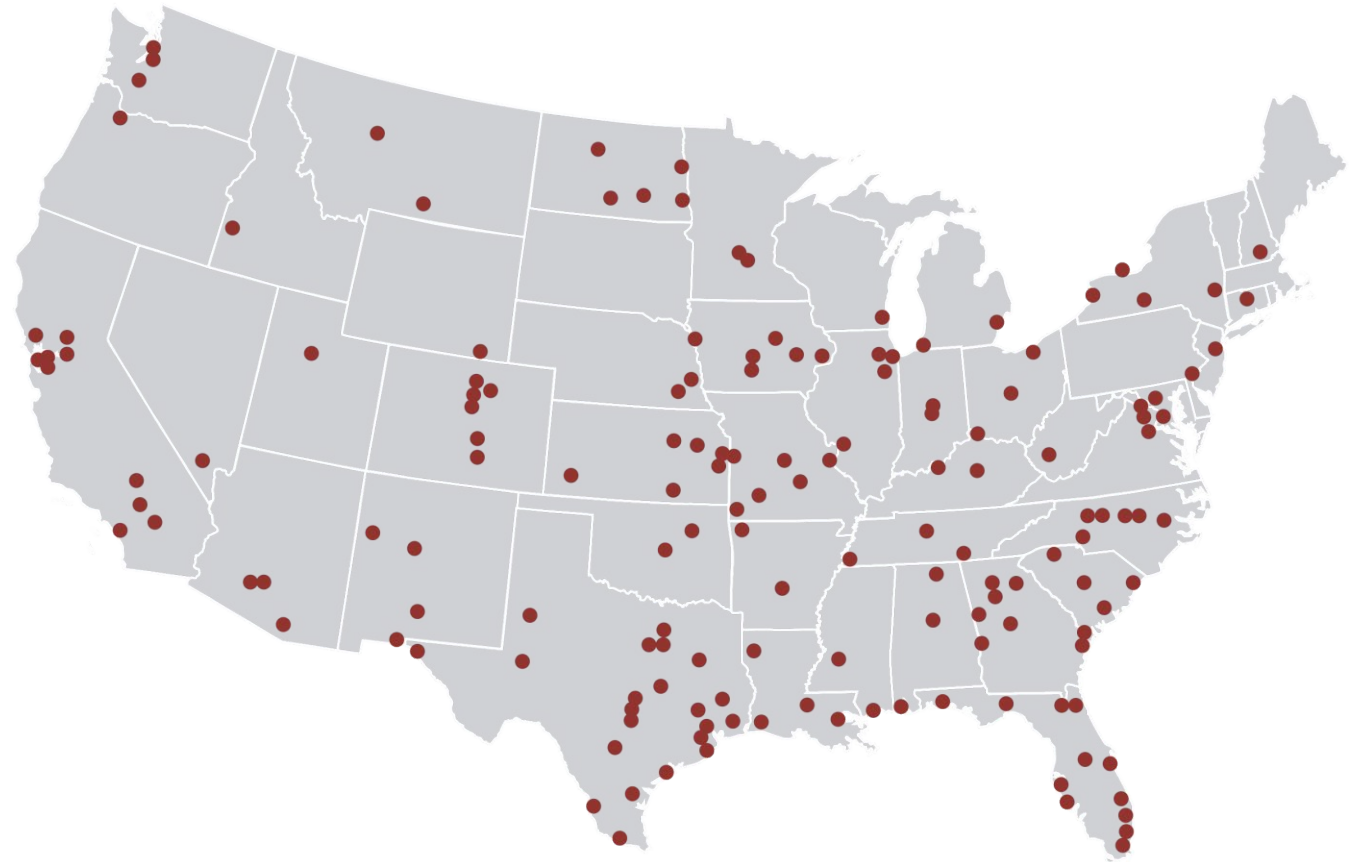


Belinda Richard
National Manager,
Brownfields Program

Overview

- 5,000 employees nationwide
- 175+ offices
- Employee-owned
- More than 50 Years of Service
- Services:
 - Environmental
 - Geotechnical
 - Facilities
 - Materials

**LOCAL FOCUS.
NATIONAL RESOURCES.**



GMRC Assessment Grant

- Assessment Grant
 - \$500,000 Grant Award
 - Hazardous Substances & Petroleum
- Grant Tasks
 - Brownfield Site Identification
 - Phase I/II Environmental Site Assessments (ESA)
 - Remediation & Reuse Planning
 - Community Outreach
 - Programmatic Support - Regulatory Reporting

What is a Brownfield?

“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.” EPA



A brownfield site is a property whose full use is hindered by fears of environmental contamination.

Brownfield Examples

- Vacant Properties
- Abandoned Properties
- Dry Cleaners
- Former Gas Stations
- Landfills
- Illicit Dump Sites
- Industrial Properties
- Junk Yards
- Mine Scarred and Adjacent Lands
- Rail Yards and Adjacent Facilities



EPA Assessment & Cleanup Grants

- Funding covers
 - Community Outreach/Engagement
 - Site Inventory
 - Phase I & Phase II Environmental Site Assessments
 - Generic & Site-Specific Quality Assurance Project Plans
 - Reuse & Remediation Planning: Analysis of Brownfields Cleanup Alternatives
 - Site Cleanup
 - EPA Approved Planning Activities
 - Programmatic Support



Brownfield Program Addresses:

- Potential unknowns and blight hinder redevelopment
- Selling/Redeveloping properties requires **Due Diligence**
- Identify the risks
 - **Phase I ESA**
- Understand the risks
 - **Phase II ESA**
- Define the risks
 - Feasibility Studies, **Analysis of Brownfields Cleanup Alternatives**



Environmental Assessments

Phase I ESA

- Inspection of the property
- Interview of site owners and/or neighbors
- Review of environmental records
- Review of historical records

Phase II ESA

- Collection of samples from site
- Assessment to determine if site is contaminated
- Determines if suspected contaminants are present at concentrations above regulated levels



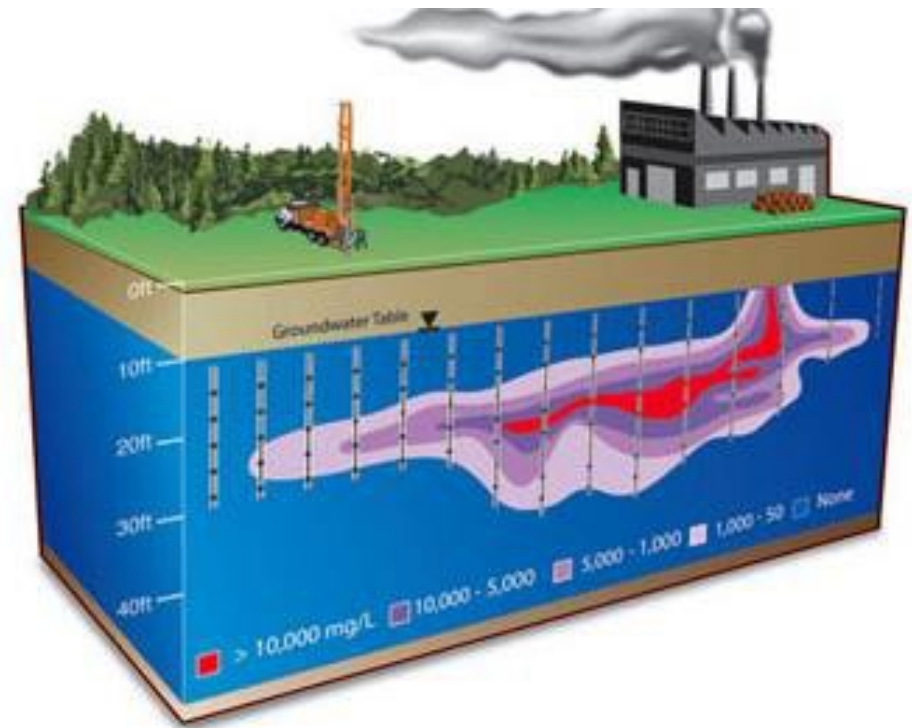
Why a Phase I ESA?

- Phase I ESA Reports are valid for 180 Days
- Update Phase I ESA (after 180 days up to 360 days)
- Beyond 360 days - New Phase I ESA



Phase II ESA – Scope Considerations

- Adjust to Client and Lender Risk Tolerance
- Confirm or Deny Presence of Contamination
- Need to Define Release Mechanisms and Locations



Phase II ESA

Purchase Options of Contaminated Property

- Walk Away from the deal
- Purchase As Is
- Obtain Indemnification
- Obtain Brownfields Agreement



Cleanup/Reuse Planning

Analysis of Brownfield Cleanup Alternatives (ABCA)

- Integrates the results from Phase II ESA findings
- Serves as a framework for Remedial Action Plans
- Describes the different cleanup and cost options



Benefits of Creating a Brownfield Program

Redevelopment of Brownfield properties in your community can....

- Facilitate Job Growth
- Increases Local Tax Base
- Builds on Existing Infrastructure
- Promotes Partnerships
- Improves & Protects the Environment
- Strengthens the Marketplace
- Promotes Sustainable Redevelopment
- Fulfill the needs of the community



How Do You Participate?

- Participation is voluntary.
- Property owner will fill out an application form for GMRC to review.
- If the site is selected, the property owner will be asked to authorize site access (Site Access Agreement with Terracon).
- Property owner may withdraw from the program at any time.

**EPA Brownfields Assessment Coalition Grant
Brownfield Site Application/ Consideration Form**

This form is for property owners that are interested in having their property assessed as part of the Brownfields Assessment. It is requested that the form be filled out as completely as possible to provide the information necessary to select sites as part of the overall growth plan.

What is a Brownfield?
Brownfields are defined as "real property," the expansion, redevelopment or reuse of which is complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in brownfields properties protects the environment, reduces development pressures off greenspaces and working lands.

Contact Information: Property Owner *Legal Representative of Property

Name: _____
Address: _____
Phone Number: _____
Email: _____
* How are you the Legal Representative? _____
Form completed by (please provide contact information, if different from above) _____

Property:

Property Address: _____
Tax Parcel ID Number: _____
Parcel Size: _____
Size of structures on site, if applicable: _____
Is the property currently located within the City limits? _____
Property Concerns: _____
Current site use: _____
Historical site use: _____
Does the property have any known petroleum use? _____
Does the property have any known hazardous substance use? _____
Historic significance of site: _____
What are the proposed redevelopment plans, if applicable? _____
What is the timeline for redevelopment, if applicable? _____
Has the property been involved in any other environmental cleanup programs? If yes, the regulatory agency involved, when, and any project identification numbers: _____

How to Get Involved?

- Attend community meetings
- Sign up for the community emails
- Visit the GMRC website



Amanda M. Herrit, M.S.

Project Manager

(423) 315-1449

Amanda.Herrit@terracon.com

Dallas Whitmill, P.E.

Senior Engineer

(423) 499-6111

Dallas.Whitmill@terracon.com



Explore with us



BROWNFIELD PROGRAM COMMUNITY INVOLVEMENT SITE SELECTION



PROGRAM BENEFITS

Community

- Address Blight, Improve Community Appearance
- Improve Property Tax Revenue
- Economic Development Driver – Incentivize More Investment in the Community
- Uses Existing Infrastructure

PROGRAM BENEFITS

Owners / Sellers

- No-cost Environmental Due Diligence Services for Seller - Could Qualify a Clean Property or Identify the Issues that Might Complicate the Transaction
- Could Help to Better Position a Property's Sale - Attract Prospective Purchasers
- State or Federal Brownfield Program Cleanup Incentives



THE REGION'S BROWNFIELD SUCCESSES



THE REGION'S BROWNFIELD SUCCESSES



THE REGION'S BROWNFIELD SUCCESSES



BEST SOURCES TO IDENTIFY PROSPECTIVE BROWNFIELD SITES

Community Resources

- Officials
- Administrators
- Residents
- Business Owners
- Non-Profit Agencies

Commercial Resources

- Brokers
- Site Owners/Sellers
- Prospective Purchasers/Developers

IDENTIFYING SITES

- Do You Know of a Property You Believe May be Contaminated?
- Is the Property Vacant Because of Real or Perceived Contamination?
- Is the Prospect of Real or Perceived of Contamination Troubling the Sale of the Property?

Prospective Brownfield Sites



Priority Sites Listed in the EPA-Grant Application

Cornelia Veneer Mill

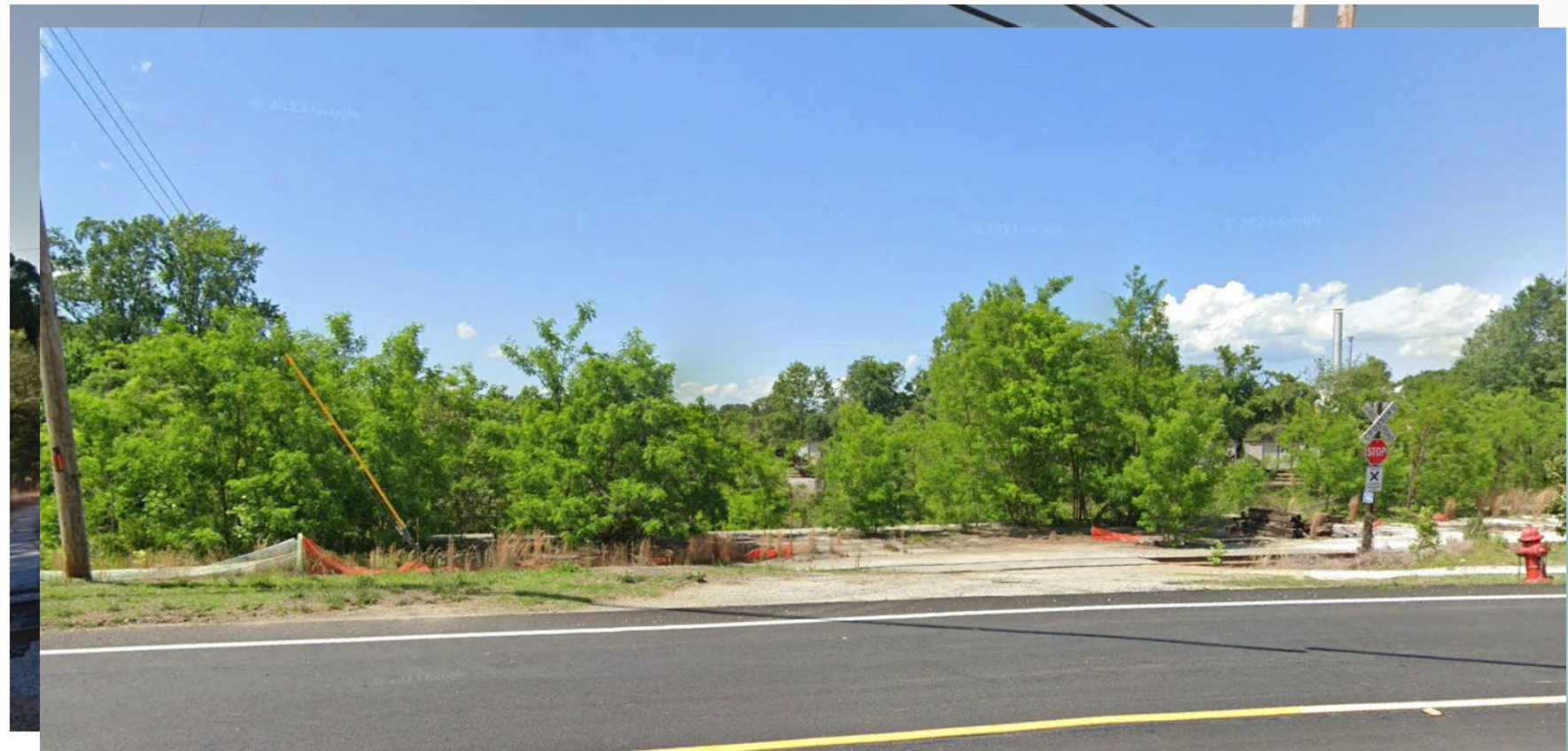
- Operated from 1947 until 2009.
- **Vacant and abandoned** wood mill sits on 10 acres in the City of Cornelia's Urban Redevelopment Area.
- Derelict, steel-panel and concrete-block industrial buildings with rusty metal roofs occupy the mostly unpaved and unfenced site.



Priority Sites Listed in the EPA-Grant Application

Former American Heritage Furniture

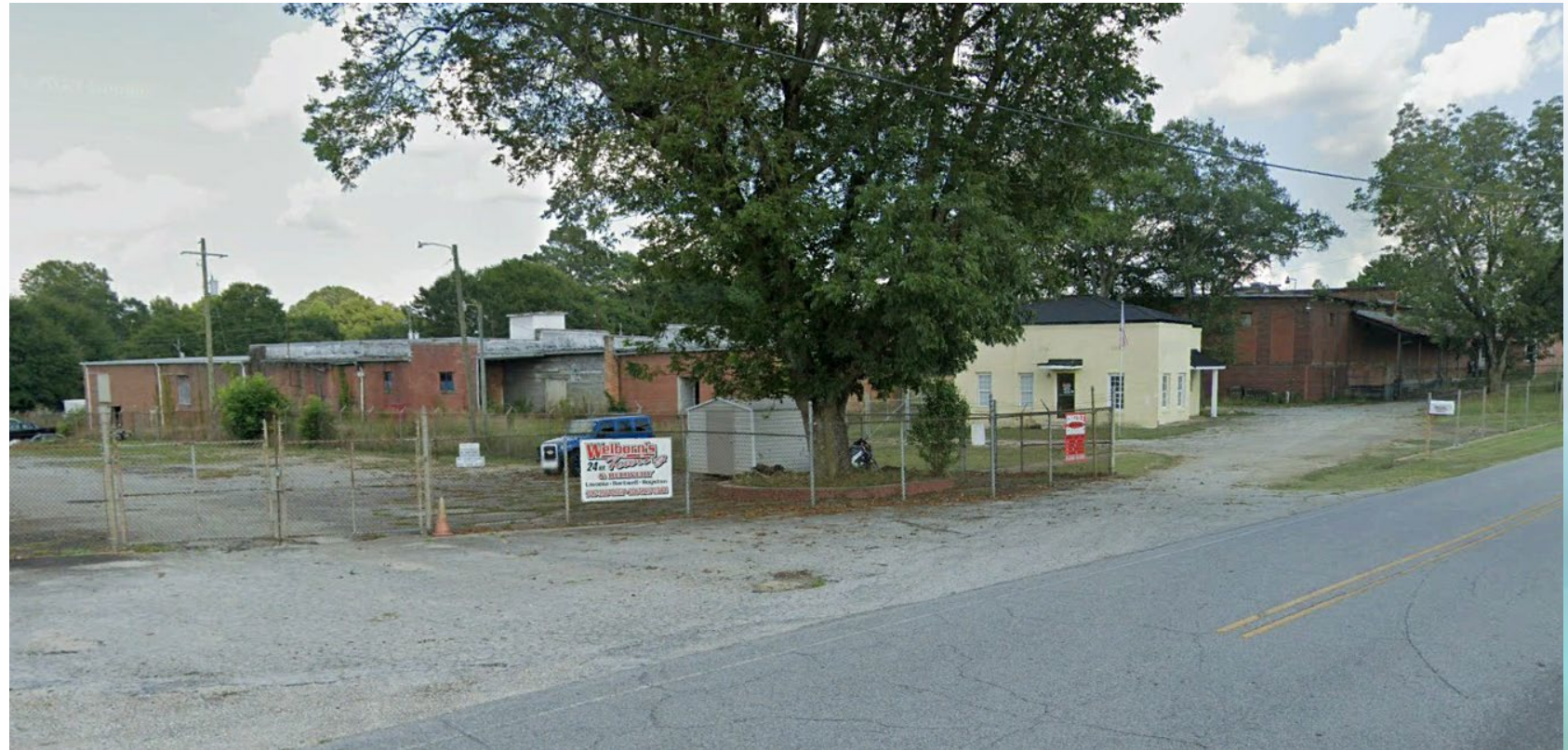
- 3.2-acre property, **vacant** since 2015.
- Facility manufactured
- furniture for the Southeast for 57 years.
- The 1958-era buildings were demolished in 2015 as part of the owner's plan for future economic development.



Priority Sites Listed in the EPA-Grant Application

Lavonia Cotton Mill

- 1920s-era masonry building on 5.83 acres
- The cotton mill produced textile products for 70 years.
- Closed in the 1990s.
- The majority of the unfenced site has been **vacant** for more than a decade.



BROWNFIELD PROGRAM



SITE INVENTORY

Site Name	Address	Tax Parcel ID	Size (acres)	City	County	Owner	Potential Contaminants/RECs	Site Contact	Consultant (Contacted in Green)	Access Agreement	DNR HSI?	DNR UST?	DNR VCP?	DNR BF?	DNR HW Gen?	UST Data				
Old Cotton Mill (Welborn's Auto & 24 Hour Towing)	720 East Main Street (GA-17)		5.83	Lavonia	Franklin	CODY GRIZZLE	LEAD PETRO ASBESTOS HAZ CHI Solv		WGI	No		No	No	No	No					
I-85/Lavonia Industrial	205 Silo Ln, Lavonia		4.64	Lavonia	Franklin	MELKANE LLC	LEAD PETRO ASBESTOS HAZ CHI Solv		WGI	No	No	No	No	No	No					No
171 Jeffery Street	171 Jeffery St, Lavonia		0.62	Lavonia	Franklin				WGI	No	No	No	No	No	No					No
Old Ty Cobb Hospital	521 Franklin Springs St	R0022 023	4.15	Royston	Franklin	MedLink Georgia, Inc.	HAZ, PETRO, ASBESTOS	Dave Ward MedLink Georgia, Inc. 6754 GA-72, Colbert, GA 30628, 706-521-3113 706-788-2936 comments@medlinkga.org <i>Teleconference with Dave Ward 3/13/24 - Agreed to participate for site assessments</i>	WGI	No	No	Yes	No	No	No	UST Fac ID S90002	Owner/ Operator/ funded site	COBB MEMORIAL HOSPITAL	577 FRANKLIN SPRINGS ST	NFA - Clean Closures: 4/5/1999, 9/24/2019
523 SW Main St, Gainesville	523 SW Main St, Gainesville	01011 001004	1.4	Gainesville	Hall	S.A. PETERS, L.L.C.	LEAD PETRO ASBESTOS HAZ CHI Solv	Brian Hughes												
Industrial/Warehouse 1951, Reno 1985	c. 514 SW Davis Street, Gainesville	01018 001012	0.78	Gainesville	Hall	OSLEEPER INVESTMENTS, LLC	LEAD PETRO ASBESTOS HAZ CHI Solv	Brian Hughes	WGI											
Retail/Commercial c. 1950, reno 1980, 2023	102 Clarks Bridge Rd, Gainesville	09125 000031	1.38	Gainesville	Hall	JUST ICING ON THE CAKE, LLC	ASBESTOS LEAD PAINT/PIPES	Karen Griffin	WGI											
Auto Fitness-Auto Service Center, c. 2014	2800 SW Browns Bridge Rd, Gainesville	08015 007001	2.12	Gainesville	Hall	AUTO GALLERY HOLDINGS INC.	LEAD PETRO ASBESTOS HAZ CHI Solv	Jeff Hammond	WGI											
Auto Gallery-Auto Dealership, c. 2007	2821 Browns Bridge Rd, Gainesville	08015 005039	2.21	Gainesville	Hall	AUTO GALLERY HOLDINGS INC.	LEAD PETRO ASBESTOS HAZ CHI Solv	Jeff Hammond	WGI											
Comm-Auto Repair Shop, c. 1994	2419 SW Corporate Dr	08007 001028	1	Gainesville	Hall	FOOTE & MILLER PROPERTIES LLC	LEAD PETRO ASBESTOS HAZ CHI Solv	George Hokayem	WGI											
Medical ofc, 1983 Reno 2021	c. 672 NE Lanier Park Dr, Gainesville,	09124 000053	0.9	Gainesville	Hall	MILLER E LAIRD MILTON C BOWLING	ASBESTOS LEAD PAINT/PIPES	Vern Fowler	WGI											
Sav-A-Lot Plaza	218, 226 & 238 N Main Street		5+ Acres	Hiawassee	Towns		LEAD PAINT/PIPES ASBESTOS	Jason McCart Bill Johnston	WGI											
Former Living Word Church	1360 Main St		3.5	Young Harris	Towns		LEAD PAINT/PIPES ASBESTOS		WGI											
Rezoned Commercial	5274 Walker St		0.81	Blairsville	Union		LEAD PETRO ASBESTOS		WGI											
Former Retail	4494 Gainesville Hwy		1.21	Blairsville	Union		LEAD PAINT/PIPES ASBESTOS		WGI											
Red Rooster Collectibles	562 Gainesville Hwy		0.58	Blairsville	Union	GARRY & CHRISTA K INVESTMENTS LLC	LEAD PAINT/PIPES ASBESTOS		WGI											
Two Metal Buildings	1949 Old Smokey Rd,		2.4	Blairsville	Union	RICH DAVID	LEAD PETRO ASBESTOS HAZ CHI Solv		WGI											
Trucking-Grading Business	1234 Old Smokey Rd		2.3	Blairsville	Union	RICH TRINT & DEREK L STEPHENS	LEAD PETRO ASBESTOS HAZ CHI Solv		WGI											
Jack's Creek Bait & Tackle	2532 State Highway 325		4.2	Blairsville	Union	DOROTHY N PATTERSON	LEAD PAINT/PIPES ASBESTOS		WGI											
Former Gas Station	8623 Murphy Hwy		0.68	Blairsville	Union	GA MOUNTAIN HOLDINGS LLC	LEAD PETRO ASBESTOS HAZ CHI Solv		WGI											



BROWNFIELD PROGRAM



304 S Main St, Cleveland (Cleveland Donuts)



521 Franklin Springs St, Royston (Old Ty Cobb Hospital)



BROWNFIELD PROGRAM



218, 226 & 238 North Main Street, Hiawassee (SAV-A-LOT Plaza)



Ted Chester St, Dawsonville (Fire-Damaged Restaurant)



BROWNFIELD PROGRAM



168 Old Cleveland Rd, Cornelia



8623 Murphy Hwy, Blairsville (Abandoned Gas Station)



BROWNFIELD PROGRAM



1378 Us Highway 76 E, Hiawassee (Mixed-Use Property)



205 Silo Lane, Lavonia (Industrial Building)



BROWNFIELD PROGRAM



523 Main St SW, Gainesville (Commercial/Retail)



QUESTIONS?



PROSPECTIVE SITES!

SITE SELECTION CONTACTS

❖ Amanda Herritt 

D (423) 602-2109 | M (423) 315-1449

Amanda.Herritt@terracon.com

Counties: Banks, Habersham, Lumpkin, Rabun, Stephens, White

❖ Mike Fisher 

O (470) 336-5058 | M 561-289-1070

Mike.Fisher@wginc.com

Counties: Dawson, Franklin, Hall, Hart, Towns, Union





THANK YOU