

# Welcome to the 2024 Louisiana Brownfields Conference!

Thank you to Docville Farms  
for providing the meeting  
facility!



# Conference Logistics

- ▶ Cell Phones
- ▶ Bathrooms
- ▶ Parking lot paper to post questions
  - ▶ Acronyms & Terms that we use and don't explain
- ▶ Interactive with group exercises

# Goal of this Year's Conference

- ▶ Demystify the environmental process and Brownfield resources (not make you experts)
- ▶ Create connections to facilitate future projects

# Thank you to our Conference Partners!

- ▶ Regional Planning Commission
- ▶ St. Bernard Economic Development Foundation
- ▶ KSU TAB
- ▶ Louisiana Brownfields Association
- ▶ LaMATS
- ▶ EPA

# Welcome to St. Bernard Parish!



# Pulling out the Map: Brownfields 101

Louisiana Brownfields Conference

June 5, 2024



# LDEQ Brownfields & VRP Team



Rebecca Otte, LDEQ Brownfields  
& VRP Coordinator

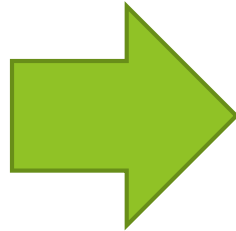
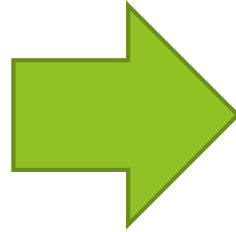


Jennifer Schatzle, Brownfields  
and VRP Technical Liaison



Ashlyn Holmes,  
Brownfield Project Manager

# What is the Brownfield Program?

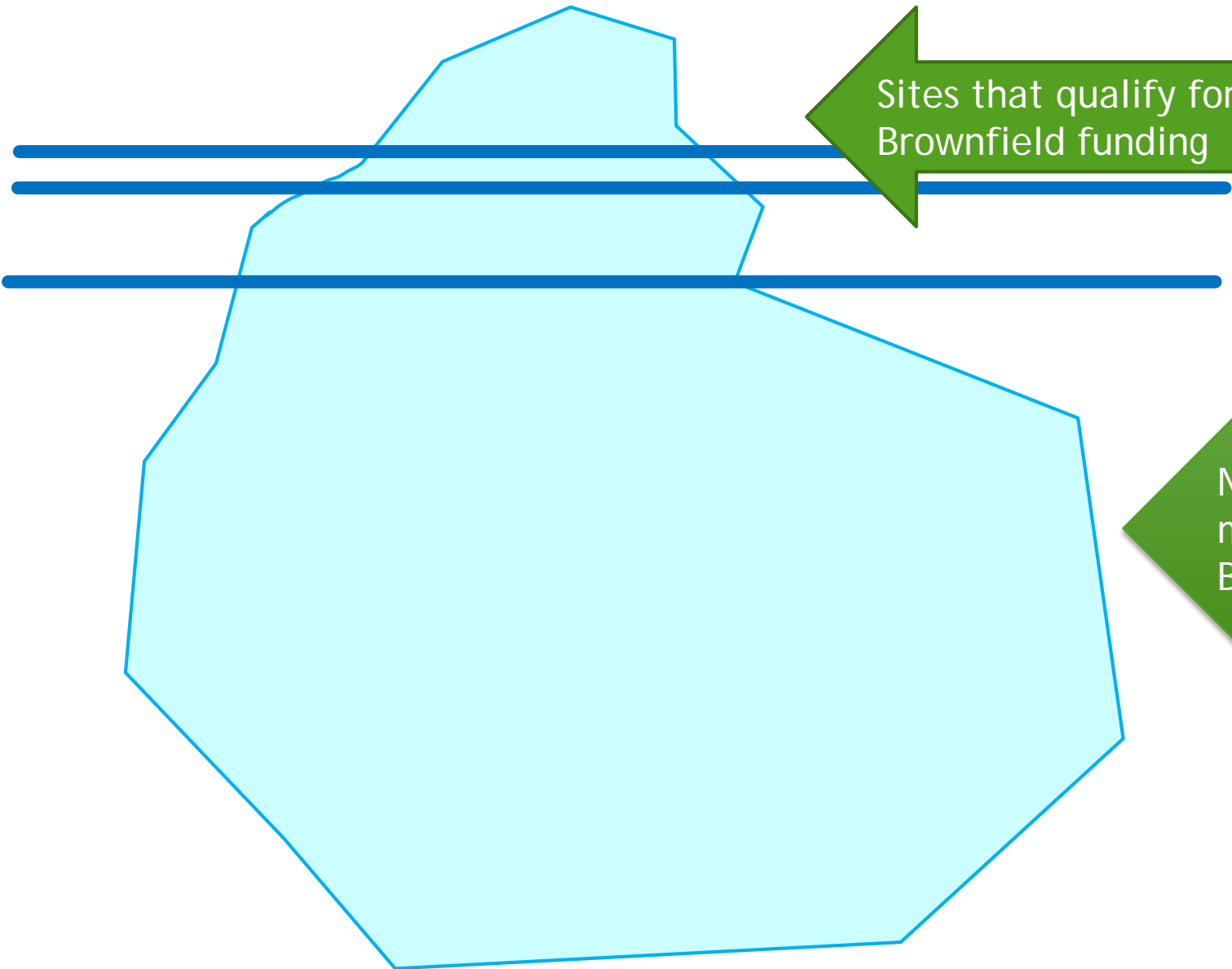


Vacant or underutilized property where real or perceived contamination is inhibiting redevelopment or expanded use of the site



# Examples of Brownfield Sites





Sites that qualify for Brownfield funding

Number of Sites that meet the definition of a Brownfield Site

# Redeveloping a Brownfield Site vs. Redeveloping a Brownfield site with Brownfield Grant Funding

- ▶ “Brownfield site” is general category
- ▶ You can redevelop a Brownfield site with or without EPA Brownfield funding
  - ▶ EPA Brownfield funding can be used for part or all of the assessment/ cleanup
- ▶ In this conference, we’ll try to note:
  - ▶ What’s required for any Brownfield assessment/ cleanup
  - ▶ What’s required only if you’re using Brownfield funding
  - ▶ What’s best practice but not necessarily required

# Environmental Process

- ❖ Develop an Inventory of Brownfield Sites & Prioritize Sites for Assessment
- ❖ Phase I Environmental Site Assessment/ EPA All Appropriate Inquiries
  - Research Report
  - Liability Protection
  - Timeframe
- ❖ Phase II Environmental Site Assessment
  - Soil and Groundwater Sampling
  - Asbestos/ Lead/ Mold Inspections
- ❖ Cleanup/ Remediation Planning
  - Develop a plan to address contamination
- ❖ Cleanup/ Remediation
  - Execute the Cleanup/ Remediation Plan

Not necessarily  
in this order/  
can be done  
concurrently

Will be going into  
detail on each of these  
today and tomorrow

# Conduct Environmental Assessment Activities

## Example: Meche Gas Station in Town of Washington

- Vacant Gas Station: Owner wants to sell it to adjacent property owner
- Requested assistance from LDEQ's TBA
- Plan: Address environmental issues at the site to facilitate the sale & reuse of the property
- Completed Phase I Environmental Site Assessment
  - Liability Protection for Prospective Purchaser
  - Identify Environmental Concerns ("Recognized Environmental Conditions")
- Completed Phase II Environmental Site Assessment
  - Soil & Groundwater Sampling
  - Lead & Asbestos Survey
  - UST Removal

Site Ready for Reuse!



# If Needed, Conduct Environmental Cleanup Activities

## Example: Livingston Courthouse

- ▶ Initially developed in the 1960s by the Livingston Parish Government and contained Government Offices, a Sheriff's Office, Judicial Court and Detention Center
- ▶ Operations moved to a new location in 2019 leaving the building vacant
- ▶ Town of Livingston would like to repurpose the building and the surrounding grounds
- ▶ Lead & Asbestos needed to be addressed to facilitate reuse
- ▶ In process of issuing a subgrant to Town of Livingston to address environmental concerns

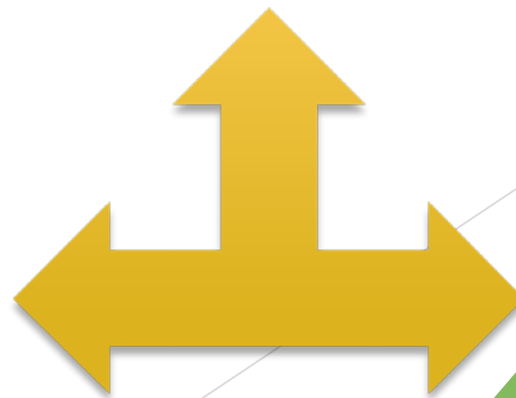
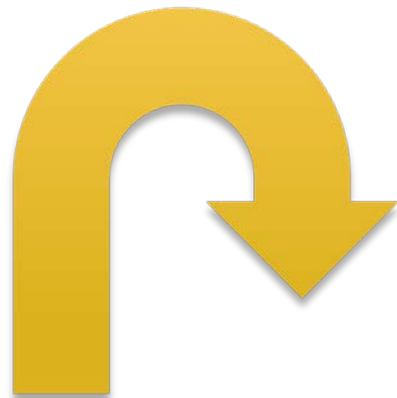
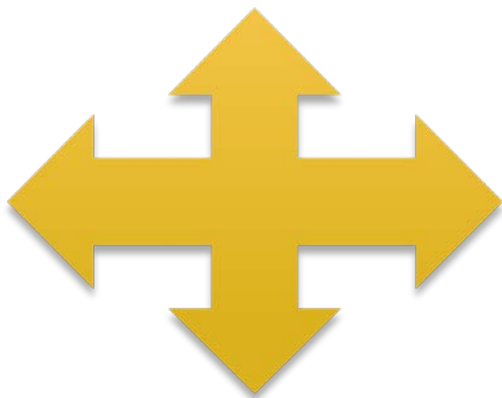


*Drone footage from  
Cliff Palmer*



# Brownfield Resources

- ▶ The Brownfields Path to Redevelopment is not always straight or easy but it worth the journey!
- ▶ We're here to help you navigate the process



# Contact Information

Rebecca Otte  
Statewide Brownfields Coordinator  
(504) 736-7069  
[Rebecca.Otte@LA.gov](mailto:Rebecca.Otte@LA.gov)

Jennifer Schatzle  
Brownfields Technical Liaison  
(225) 219-3039  
[Jennifer.Schatzle@la.gov](mailto:Jennifer.Schatzle@la.gov)

Ashlyn Holmes  
Brownfields Project Manager  
[Ashlyn.Holmes@la.gov](mailto:Ashlyn.Holmes@la.gov)