Paying for the Journey: Brownfield Resources: LDEQ Brownfields Program

Rebecca Otte, LDEQ Brownfields Coordinator Louisiana Brownfields Conference June 5-6, 2024

Targeted Brownfield Assessments (TBAs)

Provide Environmental Assessments & Cleanup Planning through our TBA Contractor

- Phase I Environmental Site Assessment
- Phase II Investigations
- Cleanup Planning
- Goal: Facilitate the reuse of a site by addressing environmental concerns

Can be layered with other resources

Funding Fluctuates Regularly - Limited Pot of Funding

LDEQ Targeted Brownfield Assessments (TBAs)

Applicant is involved in the process: Project Champion

- > Site Access
- > Site Information
- ➤ Phase I ESA User Responsibilities
- > Connect with other project partners
- > Facilitate the project moving forward

LDEQ Targeted Brownfield Assessments (TBAs)

Application Process:

- > Call Rebecca & Jennifer to talk about the site and make sure it's eligible
- > Submit TBA Request Form to LDEQ as a Word document
- ➤ LDEQ (Rebecca) addresses any blanks, makes sure everything is complete, and sends it back for signature
- ➤ Applicant reviews and signs the TBA Request and submits it to LDEQ with the signed access agreement
- ➤ LDEQ secures EPA's approval for the project
- ➤ LDEQ's contractor conducts the requested work
- Applicant is kept informed along the way and is provided a report and next steps at the end of the project





REQUEST FOR TARGETED BROWNFIELD ASSESSMENT

| Site Name: | |
|--|--|
| EJ40 Community? (To be cor | npleted by LDEQ) |
| SECTION A: APPLICANT | 50 // Annual Control (1980 - 1 |
| Type of Applicant: ☐ Gove | ernment |
| Entity Name: | |
| Mailing Address: | |
| City: | State: Zip Code: |
| Contact Person: Phone No: | □ Office □ Cell □ Home □ Other: |
| En | □ Office □ Cell □ Home □ Other: |
| SE Check a Tyl Chai Paperwell Hai Hai St Each sta | age is dependent on resources |
| Petroleum sites – complete Is there a viable responsible pa Will the site be assessed, investortially liable for cleaning up | rty for the contamination? |
| | ssued under section 9003(h) of the Solid Waste |
| SECTION C: TYPE OF EN | /IRONMENTAL WORK REQUESTED |
| ☑ All Appropriate Inquiries/ | Phase I Environmental Site Assessment |
| ☐ Phase II Environmental S | ite Assessment – attach Phase I |
| □ Evpanded RECAP Invest | igation – attach Phase I and Phase II or any other investigations |
| | n Phase I and Phase II or any other investigations |
| SECTION D: SITE INFORM | ATION |
| Current Property Ov | |
| Owner rame. | |
| Mailing Address: | |
| City: | State: Zip Code: |
| Contact Person: Phone No: | □ Office □ Cell □ Home □ Other: |
| Email Address: | LI Office Li Cell Li Home Li Other. |
| | access for the proposed assessment activities? |
| How did the current Owner acquire the property? | □ Bought Outright □ Foreclosure/Tax Delinquent □ Eminent Domain □ Donation □ Other, please explain: |
| | Annual Control of the Control of the Control of Control |

| Date Acquired | (if unkno | wn state "unknow | wn"): | | | | | |
|-------------------------|-------------|--------------------|--------------|---------------|------------|------------|----------|------|
| | ective Pur | rchaser / Develo | per | | | | | |
| Name: Mailing Addre | cc. | | | | | | | |
| City: | 55. | | | Stat | ۵. | | Zip Co | do. |
| Contact Perso | n: | | | Jolai | C | | Zip Co | ue. |
| Phone No: | | | | □ Office | □ Cell | □ Home | Ot | her: |
| Email Address | 3: | | | | | | | |
| 3. Contac | t for Site | Access | _ | | | | | |
| Name: | - A11 | | | | | | | |
| Relationship to | | | | | | | | |
| Email Address Phone No: | 5. | | | C Office | - C-II | - Ilama | 0 | har |
| | | | | □ Office | □ Cell | □ Home | : 1100 | ner. |
| 4. Proper | | | | | | | | |
| | Atta | ch Site Plan tha | at clearly n | otes the box | undarie | s of the s | site | |
| Site Name: | | | | | | | | |
| Physical addre | ess (or Dir | rection & Distanc | e from nea | rest Intersec | tion or C | Other Des | cription |): |
| - | | | | | | | - | |
| City/Town: | | | Parish: | | | | Zip: | |
| Property Size | (acres): | T | | | | | | |
| | | h assessor reco | rd or conv | and naste inf | ormatio | n here | | |
| Legal Descrip | uon. Attac | 77 40000007 7000 | id or copy o | ind paote ini | omatio | 777070 | | |
| Check here if | Assessor | Record attached | d: 🗆 | | | | | |
| , | | , | | | ACR | ES ID (if | exists): | |
| Current Prop | erty Use | | | | | | | • |
| Current Frop | city osc. | | | | _ | | | |
| | | | | | | | | |
| Current Zonii | ng/ Land | Use Restriction | s for Prop | erty (if know | vn) | | | |
| | | | | | | | | |
| Surrounding | Land Use | e & Zoning (if ki | nown). | | _ | | | |
| ourrounding | Luna oo | a coming (ii iii | | | _ | | | |
| 2 | | | | | | | | |
| Known Past | Uses: | | | | | | | |
| | | | | | | | | |
| Environment | al Conce | rns (Check all ti | hat apply): | | | | | |
| | | equested for rea | | | ility prot | ection | | |
| | | Building Materials | | | | | | |
| ☐ Former Ga | | | 9 | | | | | |
| 175.765 | | y you think the s | ite might be | contaminat | ed: | | | |
| | | | | | | | | |
| | | | | | | | | |
| 3A0001 | | | | | | | | |

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| Previous Envir | onment | al Investig | pations Conducto | ed at the Sit | te: | |
|---|---|---|----------------------|--|---|---|
| Type of Assess | | Cost: | Source of Fund | ing: | Summary | of Work: |
| | | | | | | |
| This inform assist LDE completed Describe, in de | nation is p Q's regul Plans do tail, the | rovided to El atory process not need to future rec | s. Provide as much i | tion for spendi nformation as y understand the I/or reuse o | ing Brownfield fundii you have available a at they may change | ng on the site as well as t t the time the request is as the project progresses |
| | | | | | | |
| | | | ve purchaser/ cu | | er is trying to me | eet |
| ource of Fundi | ng: | | | | | Amount: |
| | | | | | | |
| | | | | | | |
| stimated Num | ber of | Jobs for th | ne Cleanup: | | | <u> </u> |
| stimated Num | ber of | Jobs durin | g Construction/ | Redevelop | ment Phase: | |
| | | | Redeveloped: | | | |
| Stimated Red | evelopr | nent / Reu | se Cost: | | | |
| | | | | it / Reuse (a | add additional li | nes as needed): |
| Reuse Funding | | | | nount: | □ Prop | osed Applied For |
| Source: | | | 1 | ilouini. | ☐ Com | mitted |

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| Brown consid projec | mic and Community Benefits eld funded focuses on projects that will provide economic and/community benefits. Please thoughtfully r the following questions and provide as much information as possible to highlight the future benefits of this |
|----------------------------|--|
| What comr site (e.g. re | economic and noneconomic benefits of the reuse for the community as a whole? unity needs & issues might be addressed by the cleanup and redevelopment of this ucing blight; providing jobs for neighborhood residents; need for additional etc.)? Why is this project a priority for your community? |
| | |
| | |
| | |
| | you describe the project to a potential investor to get them excited about the |
| project? W former sign | you describe the project to a potential investor to get them excited about the at's interesting about the site? (e.g. historic event or building; unique architecture ficance to the community; creative planned reuse; sustainability/ resiliency that wited into the cleanup or reuse; etc.) - to be noted in EPA reporting: |
| project? W former sign | at's interesting about the site? (e.g. historic event or building; unique architecture ficance to the community; creative planned reuse; sustainability/ resiliency that w |
| project? W former sign | at's interesting about the site? (e.g. historic event or building; unique architecture ficance to the community; creative planned reuse; sustainability/ resiliency that w |

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SECTION E: CERTIFICATION, INDEMNIFICATION, AND LIABILITY RELEASE

All applicants must certify the following with their signature below:

This section must be signed by either a principal executive officer or a ranking elected official of the Applicant and the Current Property Owner.

The undersigned certifies the information submitted is, to the best of the undersigned's knowledge and belief, true, accurate, and complete. The undersigned agrees on behalf of the applicant/ current property owner(s) to hereby release, indemnify, and hold harmless the Louisiana Department of Environmental Quality (LDEQ), its agents, employees, officers, principals, and successors from all liability, claims, damages, or actions, including attorney's fees and expenses of litigation, that arise or result from the performance of the Louisiana Targeted Brownfields Assessment Services, regardless of whether such liability, claims, damages, or actions are caused in whole or in part by a negligent act or omission of LDEQ, its agents, employees, officers, principals, and successors.

| Principal Executive Officer or R | anking Elected Official of Applicant |
|----------------------------------|--------------------------------------|
| Printed Name: | |
| Organization: | |
| Signature: | Date: |
| Current Pr | roperty Owner |
| Printed Name: | |
| Title: | |
| Organization: | |
| Signature: | Date: |
| Prospective Purchaser/ Deve | eloper/ Developer Representative |
| Printed Name: | |
| Title: | |
| Organization: | |
| | |

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CONSENT FOR ACCESS TO PROPERTY

Complete this section:

| Name of Property Own | er: | | |
|-----------------------|------------------------------|-----------|--|
| If Owner is a Company | Entity, Name of Legal Repres | entative: | |
| Site Address: | | | |
| City: | State: LA | Zip Code: | |

I hereby consent to officers, employees, authorized representatives of the Louisiana Department of Environmental Quality (LDEQ) and their contractors, subcontractors and consultants the right to enter the property and continued access and use of by, through, and on the property for the following purposes:

The taking of samples, surface and subsurface including but not limited to soil sediments, water, and air property as may be determ

Applicant is

The documenting of scien to taking notes, recording:

- The drilling and finishing groundwater samples with
- Other inquiry actions at the and potential threat to hur

Applicant is Responsible for Obtaining Owners Consent for Access

I am the property owner or an individual owner to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind. This permission is granted for a time period of twenty-four months from the date of signature found below.

Please indicate if you are granting access by signing this document and providing your contact information.

| Date: | | |
|------------------------|--------|------|
| Complete this section: | | |
| Name (Printed): | | |
| Title: | | |
| Relationship to Site: | | |
| Address: | | |
| City: | State: | Zip: |
| Phone (Main): | • | |
| Alternate Phone: | | |
| Email Address: | | |

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Brownfield Cleanup Revolving Loan Fund

- Low Interest Loans to cover Brownfield Cleanup Costs
- Flexible Repayment Terms tailored to the Project
- Nonprofits and Government Entities Eligible for Loan Forgiveness up to 30%
 - Subgrants may also be available
- Funding goes to the entity applying for assistance who then hires a qualified environmental contactor
 - May also be able to use LDEQ Contractors



Louisiana Brownfield Tax Credit

- Bill to reinstate the tax credit:
 - 25% of Assessment Costs
 - 25% of Cleanup Costs
 - Start Date: 1/1/2024
 - Sunsets: 12/31/2033
 - Stackable with State Historic Tax Credit
 - Site must be in DEQ's Voluntary Remediation Program
- Proposed last session but didn't make it out of committee

Brownfield Resources

- ► Lots of pots of funding/ resources available for the same activity
- ► Limited amount of funding in each pot
- May need to bring together multiple pots to make a project work

We're here to help you navigate the process

