

NC BROWNFIELDS SECTION



Summer 2023 Newsletter



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About Us

The Brownfields Redevelopment Section of the N.C. Department of Environmental Quality (NCDEQ) works with prospective developers and communities to overcome barriers associated with redeveloping abandoned, idled or underused properties with potential environmental contamination – known as brownfield sites. Through the process, these properties are put back into productive reuse for the benefit of the community. By obtaining a Brownfields Agreement, prospective developers are offered a covenant-not-to-sue with the State, along with tax incentives if they agree to perform the actions deemed necessary by DEQ to make the property suitable for its intended use.

To date, over 700 Brownfields Agreements have been completed since the Section's inception in 1998 and the BRS continues to draft new agreements, bringing more acreage under our oversight!

Our cover image is an artistic rendering of CAMP North End, an impressive redevelopment in Charlotte. Read more about this Brownfields Success Story on Page 4!

Upcoming Events

- September 19, 26 & 28: EPA Webinar Series on a variety of topics related to grants, applications, and processes! <https://www.epa.gov/grants/epa-grants-webinars>
- October 18-19: EPA New Grantee Conference, Knoxville, Tennessee at UT Conference Center! Topics to be covered include work plan requirements, community engagement, quality assurance, and there will be a grant writing seminar! For more information or to register: <https://form.jotform.com/232285783630157>

Section News



2023 EPA Brownfields Conference

EPA's annual Brownfields Conference was held in Detroit, Michigan August 8-11. BRS staff attended, representing DEQ, and learned more about current best management practices, common issues with repositioning sites for redevelopment, and environmental justice. Mobile workshops were a staff favorite, seeing Brownfields in action!

Updated VI Guidance In Progress

The risk of Vapor Intrusion (VI), the migration of chemicals from below ground into occupied buildings, continues to be a concern to DEQ. Our stakeholders asked for predictability in management of these risks. NC Brownfields has been working to provide consistency in our guidelines so that the outcomes are both predictable and fully protective of public health.

In February 2023, a stakeholder meeting was held to review the proposed changes to its Vapor Intrusion Guidance. Comments were heard at the meeting, as well as submitted and received after the meeting. We are currently in the process of evaluating these comments and hope to have updated information later this year.

BIL Funding for Property Management

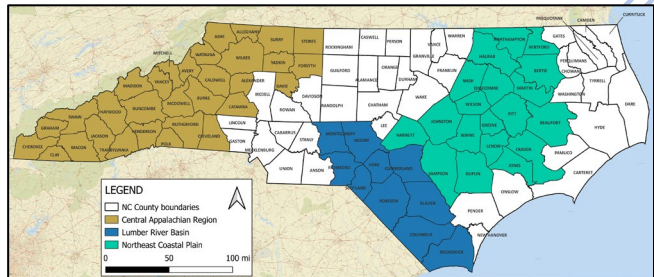
DEQ Brownfields Redevelopment Section was the recipient of \$5.8 MM in EPA funding over five years through the Bipartisan Infrastructure Law (BIL) in 2022. The funds were specifically requested for our Property Management Branch (PMB) – the group responsible for oversight of over 700 existing brownfields agreements on nearly 1,000 acres across North Carolina. Because public health protections rely on land use restrictions within Brownfields Agreement, a robust compliance monitoring and assistance program is imperative. Changes in science of common contaminants as well as requests to change existing land uses to keep up with real estate market demands keep the PMB staff hopping! BIL funding will be used to hire additional staff as well as fund the purchase of portable monitoring equipment, capable of detecting common contaminants in indoor air. Staff will be trained in the use of this equipment and be able to evaluate in real time the efficacy of engineering controls commonly in use.

Section News *(continued)*

Property Assessment Opportunities

DEQ Brownfields Redevelopment Section doesn't typically assess properties. However, receiving a \$2 Million EPA Assessment grant recently changed that. Grant funding allowed DEQ BRS to hire an internal Grant Coordinator and contract with three licensed environmental consultants to implement the work outlined in our application to EPA. Assessments will be focused in one of three defined target regions, which were generally selected based on the State's County Tier designation and classified as "disadvantaged" for one or more reasons. The program provides technical resources to these communities and assists in reuse planning and community engagement.

Five priority sites were selected when the application was prepared with many more partner communities listed in the application. To date, Brownfields has completed one Phase I and the field work for three Phase II Environmental Site Assessments (ESAs), with planning for two additional Phase II ESAs in the works!



Map of priority regions provided by RTI International

With the priority sites all having launched, Brownfields is now recruiting for additional properties to be evaluated. New properties are taken on a rolling basis, and there is not currently a waiting list. Eventually, there may need to be a prioritization for incoming sites should the need exceed our funding. Should that be the case, community dynamics, need, and public benefit will be considered in selection of priority sites. Our Grant Coordinator is also available to conduct Brownfields related training to your municipality!

Does your property qualify for a free environmental assessment? Do you want to learn more about EPA grants or Brownfields in general? Not sure where to even start? Contact Grant Coordinator, Joselyn.Harriger@deq.nc.gov or visit our [Assessment Grant Website!](#)

Assessment Grant In Action – Pembroke Oil

The first Phase II Environmental Site Assessment (ESA) using the Assessment Grant funds was completed on the former Pembroke Oil facility this summer. The 2-acre parcel near Pembroke's downtown was developed in the early 1940s by Pates Supply. In the late 1950s bulk petroleum aboveground storage tanks were installed. In 1990, the property was purchased by Pembroke Oil Company, who continued to operate a bulk petroleum distribution and herbicides and pesticide sales and storage through the 2010s. The site buildings were razed in 2017 and the property is currently vacant. Upon receipt of data and evaluation of risk, a Brownfields Agreement will be crafted. Quantifying the risk will help the Town move forward with plans for a community center to double as a hurricane shelter which has been on hold, waiting for environmental data.



2022 In Review

31 Finalized New Brownfields Agreements	705 Total Brownfields Agreements
\$1.7 Billion Estimated Capital Investment	986 Total Acres of Property
94 New Applications Received	4 NC Communities awarded EPA Grants

Success Story – Camp North End

Located in the North End Smart District of Charlotte, Camp North End is a 76-acre multi-purpose space that beautifully combines its industrial history, walkable outdoor spaces, with modern shops and businesses.

This colorful property boasts a rich industrial history, including the manufacturing of Ford Model Ts, operation of a Quartermaster Depot during WWII, and missile development during the Cold War. Until 2016, this property was a warehousing and distribution center.

Currently, it is home to over 60 tenants, including offices, restaurants, a coffee shop, retail, and specialty stores. The property also has spaces for recreation and community events, such as a farmers' market, concerts, and outdoor movie nights!

For more information on events or visiting Camp North End, check out Their website!

[Camp North End](#)



Before



After



Online Resources

[Section Information](#): provides information about the program's history and a brief overview of Brownfields Agreements

[Brownfields FAQ](#): frequently asked questions about benefits, properties, eligibility, and more

[Brownfields Program Statutes](#): learn about the Brownfields Property Reuse Act and find additional guidance documents

[Site Locator Tool](#): interactive mapping system allows users to search for brownfields properties documented by the NCDEQ Division of Waste Management

[Brownfields Contact Information](#): Provides name, title, phone number, and email addresses of N.C. Brownfields Program staff

Additional Resources for Communities

Brownfields 101

In addition to facilitating dispersal of grant funding, DEQ Brownfields offers a training meeting called Brownfields 101. These meetings have been held both in-person and virtually for a variety of municipalities and regional councils of government. The Brownfields 101 training covers the history, uses, application, and practical considerations of entering the grant program or applying for a Brownfields Agreement. It provides a chance for all interested parties to meet with DEQ personnel to have their questions answered personally. If you're wondering whether a site is a Brownfield, whether it needs assessment, or whether it should enter the program, a Brownfields 101 session can help! Contact Joselyn.Harriger@deq.nc.gov for more information.



Technical Assistance to Brownfields Provider

The [International City/County Management Association](#) (ICMA) is currently the EPA's Technical Assistance to Brownfields (TAB) Communities provider for Region 4, but there will be a new TAB provider starting in October 2023! [New Jersey Institute of Technology \(NJIT\)](#) will be the new provider, and the two will overlap for approximately a year. Local governments, community-based organizations, and other stakeholders can access free technical assistance to help create a successful system of brownfield redevelopment.

As non-profit organizations serving local government, both providers can offer technical assistance such as help with requests for proposals and consultant selections, evaluating cleanup and regulatory requirements, evaluation of financing strategies, facilitating community engagement, planning for the Brownfields property and surrounding area, and providing training to city, town, and county administrative personnel. Reach out to ICMA or NJIT directly, or DEQ Brownfields Redevelopment Section can help coordinate with these providers!

Congratulations New Grantees!

EPA has released its 2023 MARC Grantees, 4 of which are communities in North Carolina! Congratulations to:

- Fairmont: \$500,000 community-wide assessment grant;
- Marion: \$500,000 site-specific cleanup grant;
- Winston-Salem/Forsyth County Schools: \$744,700 community-wide multipurpose grant; and
- Alamance County: \$1,000,000 community-wide assessment grant.

Visit the press release for more information on EPA's recent awards.

[Applicants Selected for FY 2023 Brownfields Multipurpose, Assessment, Revolving Loan Fund, Cleanup Grants and RLF Supplemental Funding | US EPA](#)