



Brownfields in Texas: Redevelopment and Revitalization through State Programs

June 23rd, 2020 | 1:30 pm

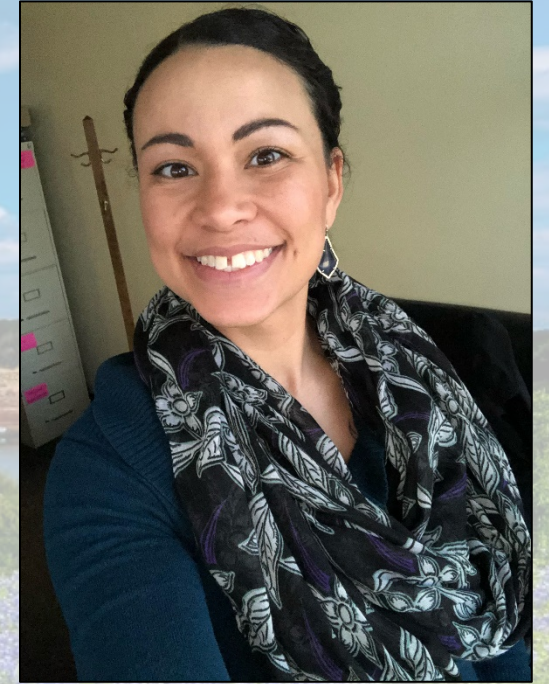
Presenters



Leslie Bruce

VCP/Brownfield Program Coordinator

Leslie received a BS in Geology from the University of South Carolina and an MS in Geology from UT Austin. Leslie has been with the RRC since September 2017.



Phylicia Allen

Brownfield Program Coordinator

Phylicia received a BS in Biology from Southwestern College of Kansas and an MS in Aquatic Resources from TX State University. Phylicia has been with the TCEQ since December 2012.

Panelists



Peter Pope, PG

Manager, Site Remediation

Mr. Pope received a BS in Geology from Purdue University and an MA in Geology from Rice University. Mr. Pope has been with the RRC since September 2001.



Kristy Livingston

Team Leader, Superfund

Kristy earned a BS in Bioenvironmental Science from Texas A&M. She was the Brownfields Manager until 2019 and now is the Superfund Team Lead.

Agenda

RRC Presentation

Brownfield Definition

RRC Jurisdiction

Applicant and Property Eligibility

How to Apply

What to Expect

Site Examples

TCEQ Presentation

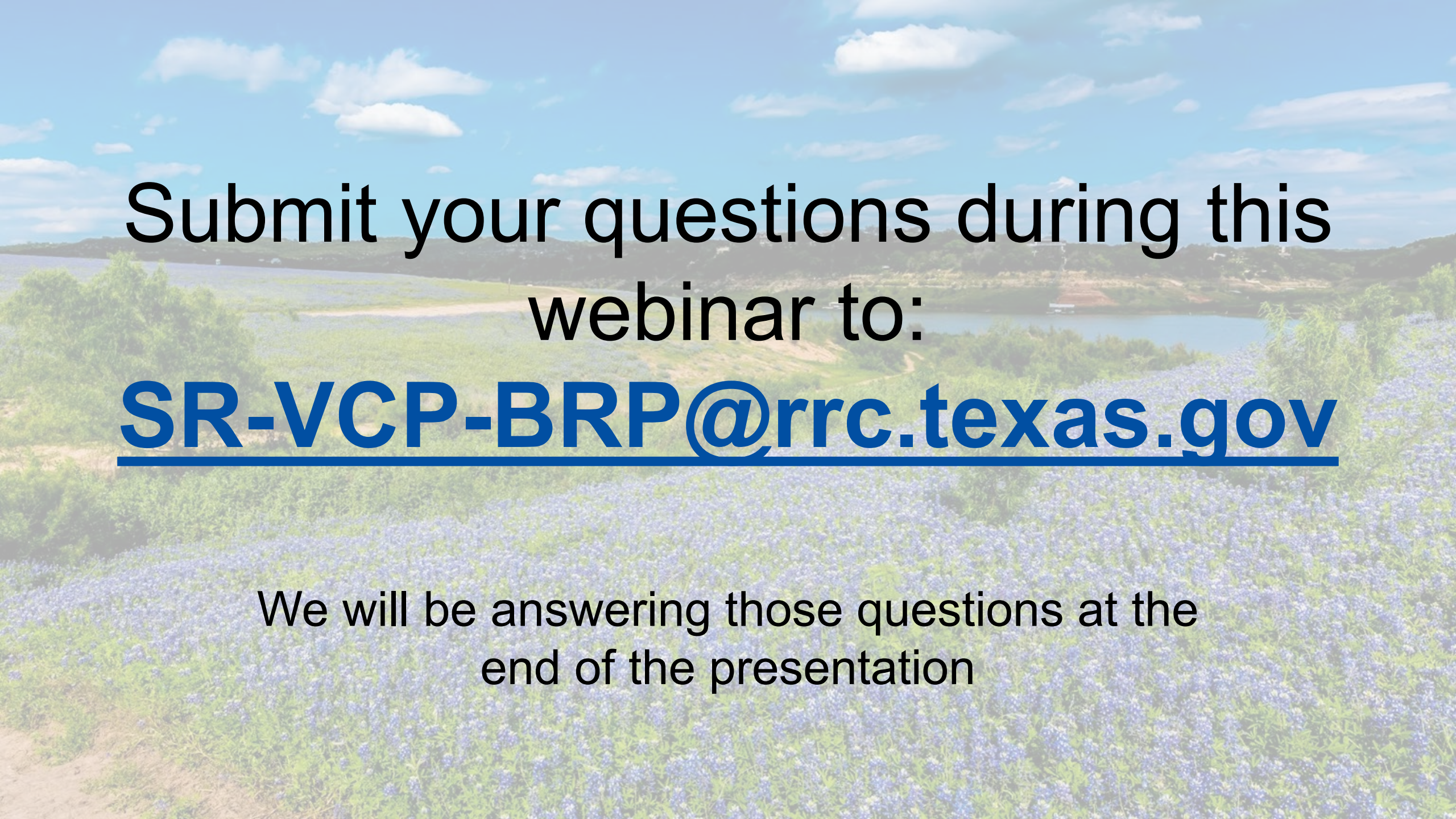
What are Brownfields?

What might a Brownfield Site
Look like in your Community?

TCEQ Brownfields Program
Process

Site Assessments and Activities

Next Step: Planning and
Redevelopment



Submit your questions during this
webinar to:

SR-VCP-BRP@rrc.texas.gov

We will be answering those questions at the
end of the presentation



The Railroad Commission's Brownfield Response Program

Leslie Bruce
June 2020





What is a Brownfield?

A Brownfield is a property that's redevelopment or reuse is hindered by the presence or potential presence of contamination.

These properties are usually eyesores and are contributing to blight in communities.

Email your questions to SR-VCP-BRP@rrc.texas.gov



What is the Brownfield Program?

A grant funded program that provides **FREE** site assessments and cleanups of Brownfield properties for:

- Local government entities
- Non-profits
- Universities and schools
- Federally Recognized Tribes
- Private landowners (with community support)

Email your questions to SR-VCP-BRP@rrc.texas.gov



Why is the Brownfields Program Important?

The investigation and cleanup of these properties enables:

- Community Development
- Increased tax base
- Job creation
- Other Community revitalization activities

[Click here to learn more](#)

Email your questions to SR-VCP-BRP@rrc.texas.gov



Program Eligibility

- Must be a qualified applicant with a redevelopment plan
- Oil & Gas operations on the property have been abandoned and there is no responsible party for cleanup
 - **Note that the RRC does not hold innocent landowners responsible for cleanup
- No unresolved federal or state enforcement on the property
- Applicant and landowner agree to cooperate with RRC

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RRC Jurisdiction

- Oil and Gas Exploration and Production (E&P).
- Transportation of oil, gas, liquefied natural gas (LNG) by pipeline.
- Natural gas processing including recycling, separation, compression.
- Salt dome cavern storage, bring mining of oil, gas, LNG.
- Bulk storage of crude oil.
- Commercial disposal facilities

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RRC vs. TCEQ Jurisdiction

Memorandum of Understanding (MOU)

- Specifies in detail RRC's and TCEQ's interpretation of the division of jurisdictionover waste materials related to activities associated with the exploration for and the development, production, and refining of oil or gas.
- 16 TAC § 3.30
- RRC and TCEQ work cooperatively on cleanups that involve waste from both industrial and oil and gas sources.

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Tips for Determining Property Eligibility

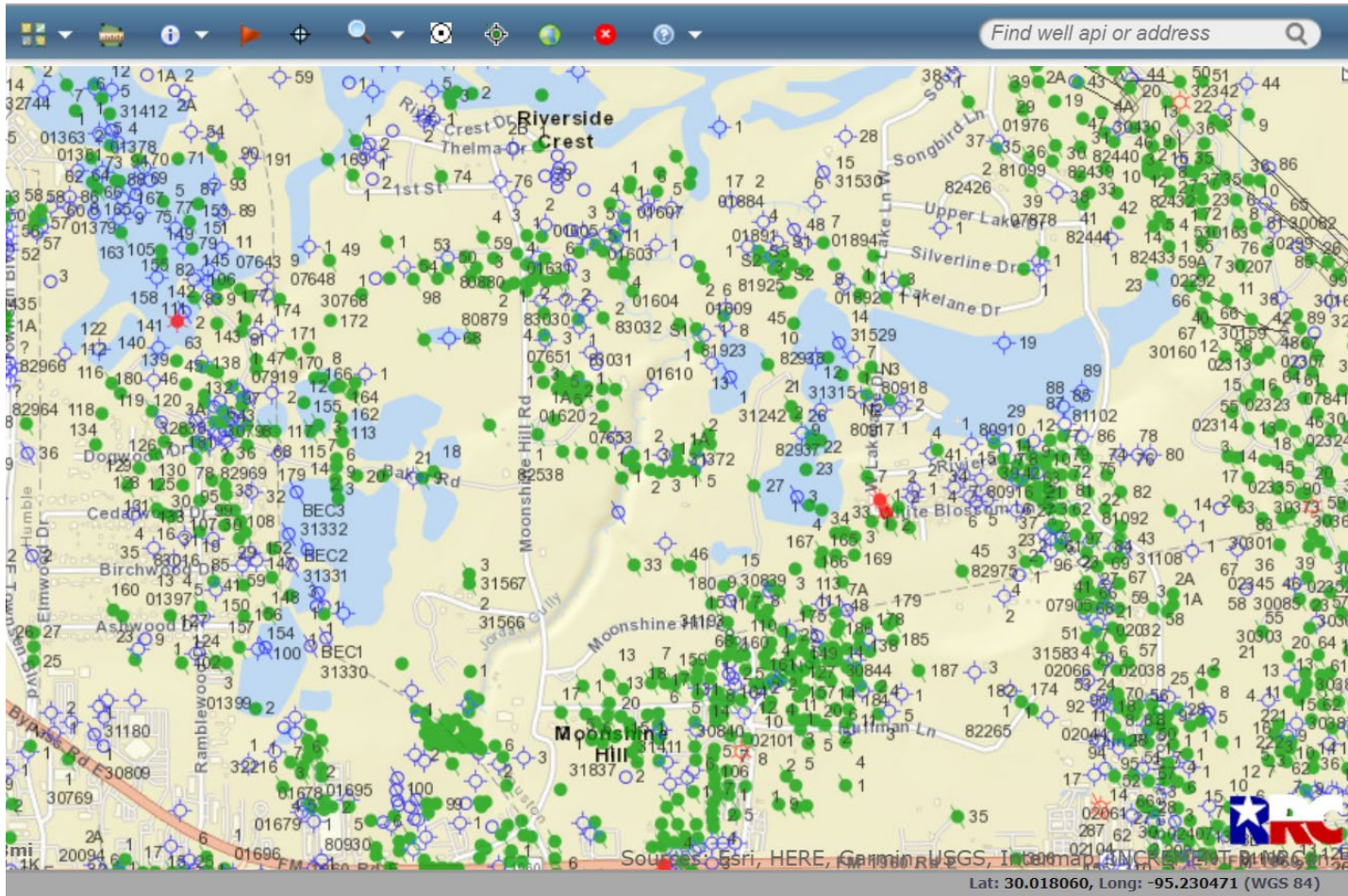
Unsure whether your property or the property you are interested in is eligible for RRC Brownfield Funding?

Use the following three helpful tips to help determine eligibility, but also be sure to reach out to us as well. We are more than happy to help!

Email your questions to SR-VCP-BRP@rrc.texas.gov



Tip #1: Check the RRC's Public GIS Viewer



Visit
gis.rrc.texas.gov/GISViewer

Look up your property
and determine if oil/gas
wells are present

Email your questions to SR-VCP-BRP@rrc.texas.gov



Tip #2: Take a Tour of the Property

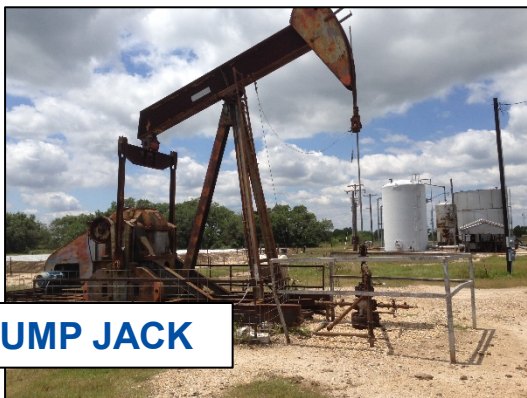
Do you see any of these on the property?



OIL DRUM



DISPOSAL PIT



PUMP JACK



TANKS



OIL WELL



DEAD VEGETATION

Email your questions to SR-VCP-BRP@rrc.texas.gov



Tip #3: Determine if Operations are Abandoned

- Determining if a site is abandoned can be tricky and requires a legal review of the oil and gas lease.
- The best thing to do is give us a call and we can help you determine this.

Email your questions to SR-VCP-BRP@rrc.texas.gov



What to Expect



COMPLETED MONITOR WELL INSTALLATION

- Application Submittal and Approval
- Phase I Assessment
- Phase II Assessment
- Remediation/Cleanup (as needed)
- Certificate of Completion

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RRC Brownfield Examples

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Bird Viewing Park and Hiking Trails

4 acres in Andrews, Texas



Before and After Cleanup and Redevelopment



Before



After



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Andrews Environmental Investigations

- **Environmental Site Investigation (Phase I & II) (2004)**
 - 5 leaking wooden tanks and one disposal pit were identified
 - Tanks were gauged and sampled to determine type and amount of product remaining
 - Soil samples collected and temporary monitor wells installed
 - NORM survey conducted
 - City of Andrews and local company helped dispose of tanks and NORM
- **Cleanup (2005)**
 - Impacted soils around the tanks and pit were excavated and disposed of off site
- **Certificate of Completion (2006)**



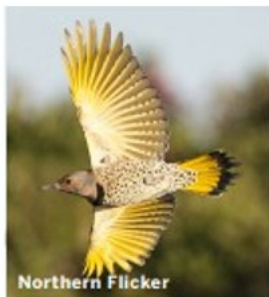
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A Clever Reuse of the Site



- The 4-acre Brownfield property is adjacent to a 120-acre water treatment facility.
- The facility has three sedimentation lagoons.
- These lagoons have high organic content that supports wildlife and vegetation.
- Over 30 species of birds are known to frequent the lagoons.



Northern Flicker



Baltimore Oriole



Osprey



Indigo Bunting

Email your questions to SR-VCP-BRP@rrc.texas.gov



Redevelopment Grant Funding

BIRD VIEWING AND HIKING TRAIL



Grant funds from Texas Parks and Wildlife were used to develop the hiking trails and the boardwalk at the park, as well as purchase viewing scopes.

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Multifacted Redevelopment Plan



The 4-acre Brownfield property is also adjacent to an 80-acre sports complex recently built by the City of Andrews.

SPORT COMPLEX NEXT TO SITE



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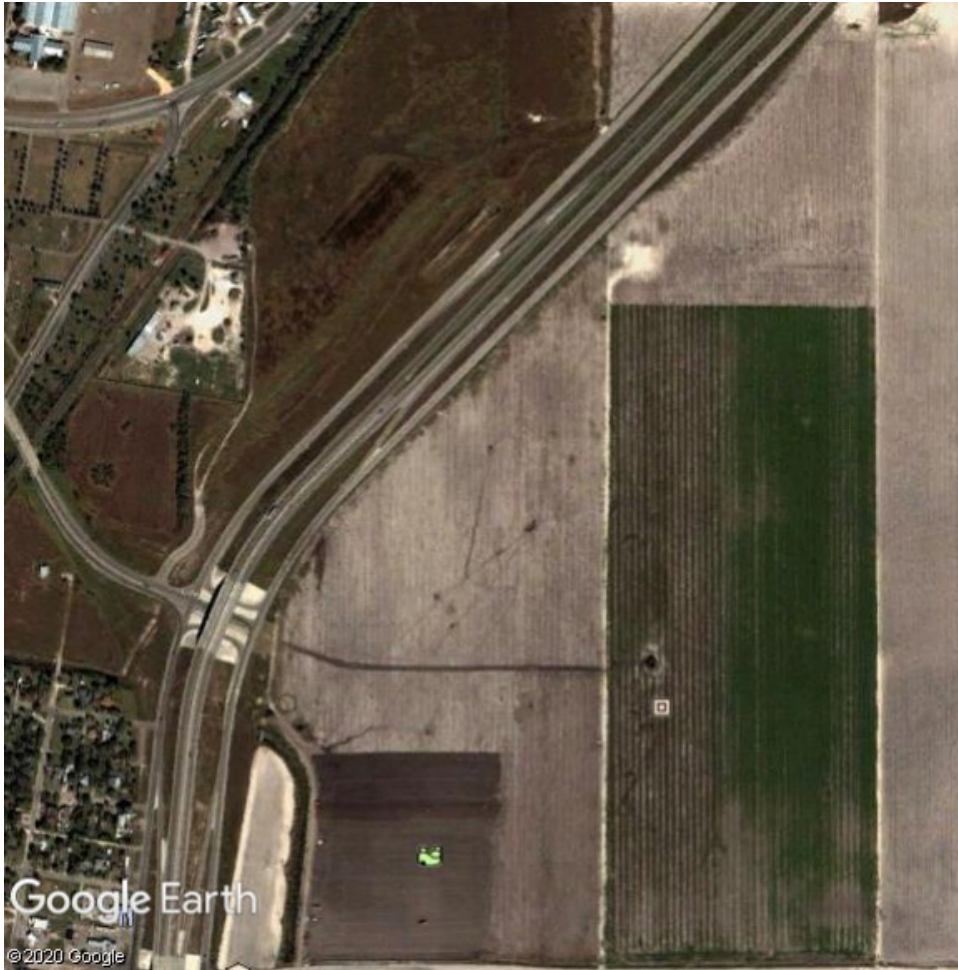


Nueces County Redevelopment Projects

A total of 67.5 acres in Robstown, Texas



Nueces County Site Pre-development

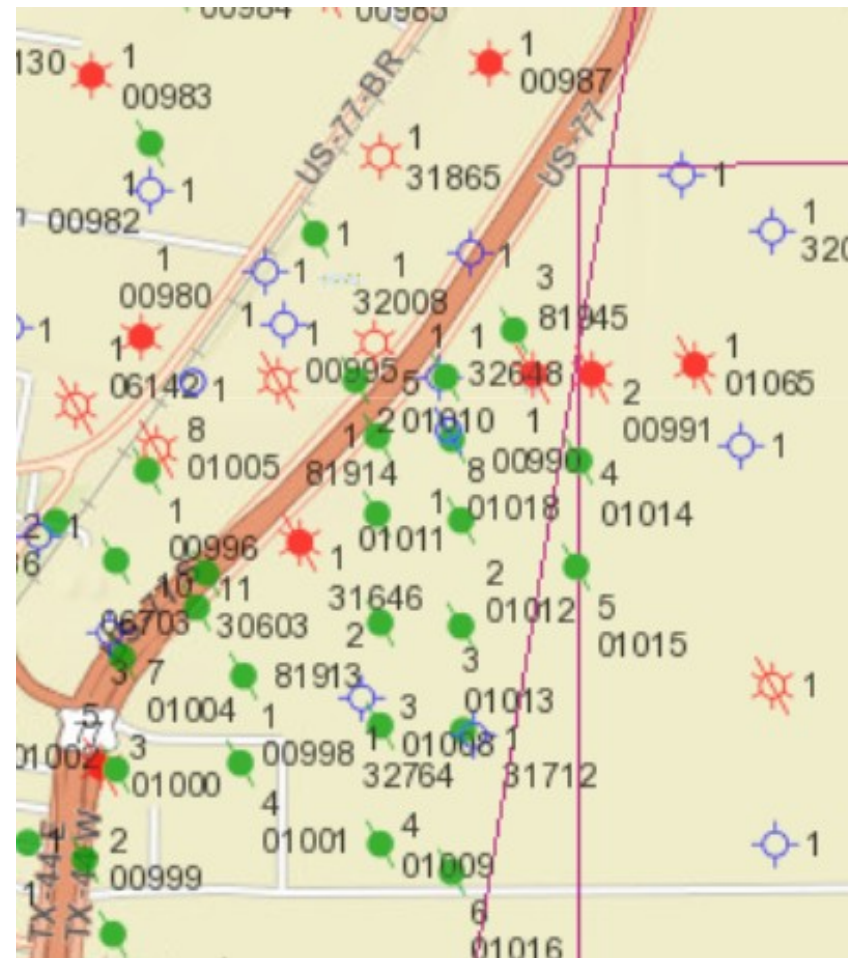
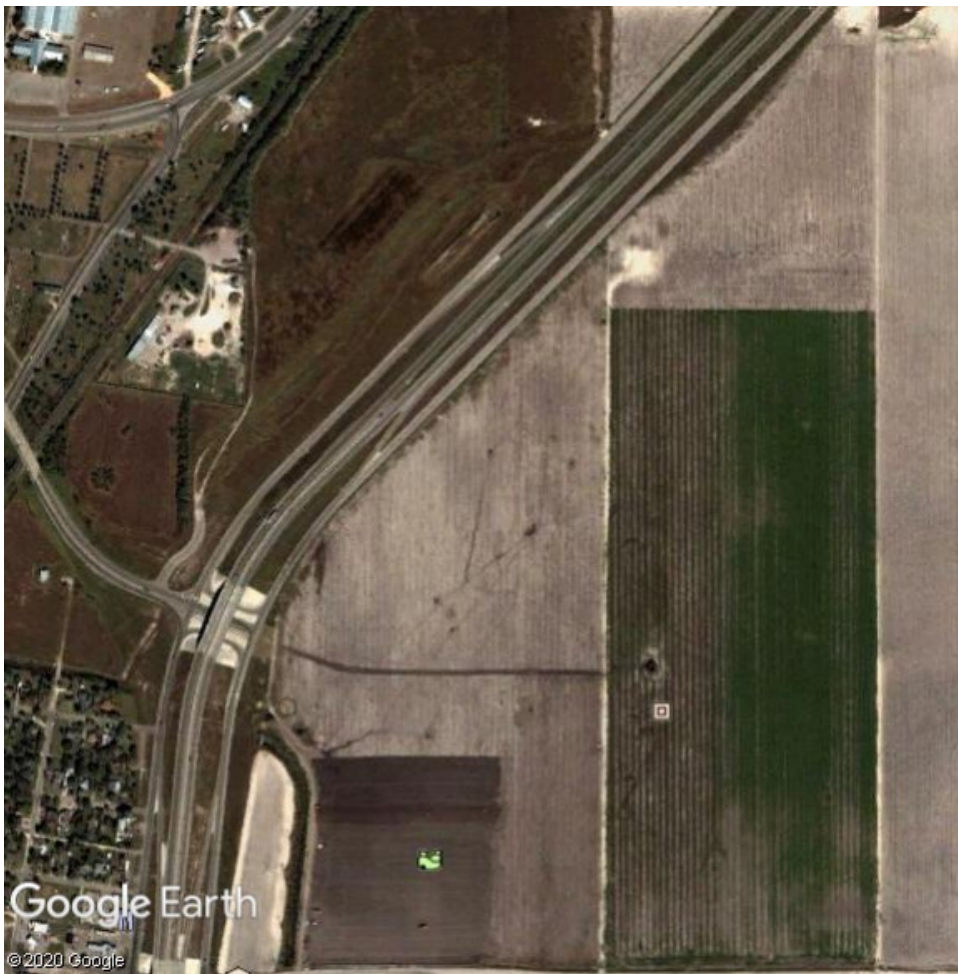


Pre-2002, the area was undeveloped agricultural land previously used for oil and gas production

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Past Oil and Gas Activities on Property



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Multifaceted Development Plan



Four redevelopment projects between 2002 and 2017

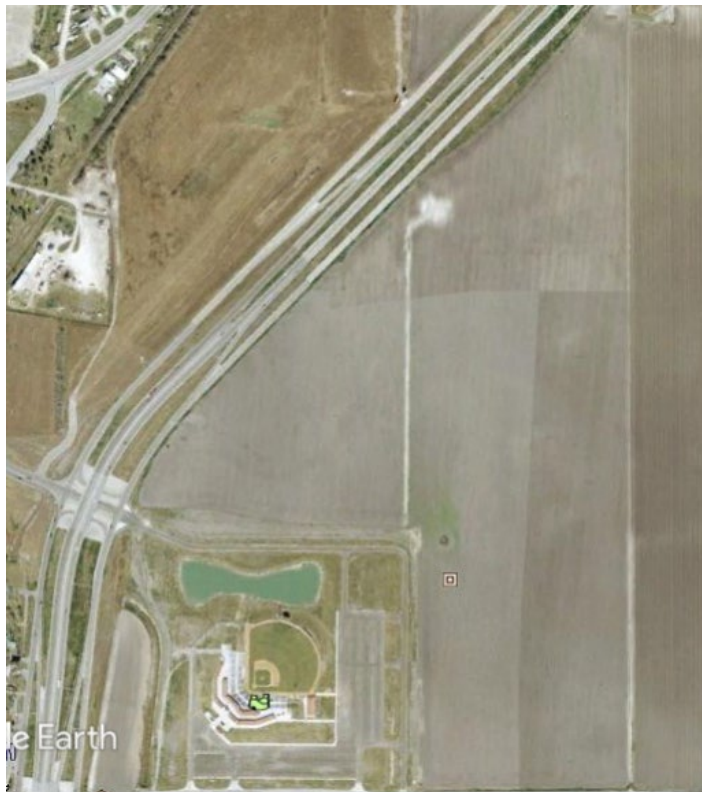
- *Baseball Stadium (2002)*
- *Fairgrounds (2008)*
- *Outlet Mall (2017) - Brownfield*
- *Water Quality Improvement (2017) - Brownfield*

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Progression of Redevelopment (2004 – 2020)

2004



2008



2017



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Outlet Mall Environmental Investigations

- **Environmental Site Investigations (Phase I & II) (2005 & 2006)**
 - 8 plugged oil and gas wells were identified on the property
 - Soil samples collected and a temporary monitor well installed
 - Hydrocarbons in soil above regulatory levels
- **Cleanup (2008)**
 - 227 tons of impacted soils were excavated and disposed of off site
- **Certificate of Completion (2008)**

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Water Quality Environmental Investigations

- **Environmental Site Investigations (Phase I & II) (2015)**
 - Plugged oil and gas wells, a drilling pit, and tank battery were identified on the property
 - Hydrocarbons, metals, and chlorides above regulatory levels in soils
- **Supplemental Assessment (2016)**
 - Soil samples collected and three permanent monitor wells installed
- ***Groundwater and Surface Water Assessment (2018)***
 - Exceedance of benzene in one monitor well, of arsenic in two monitor wells, and of chloride in all three monitor wells above regulatory levels for groundwater ingestion

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A photograph of a bayou landscape. In the foreground, several tall, slender cypress trees with dark trunks stand prominently. The ground is covered with green grasses and some fallen branches. In the middle ground, a body of water is visible, with several cypress trees growing out of it, their characteristic buttresses partially submerged. The background shows a vast expanse of water under a blue sky with scattered white clouds.

Turtle Bayou Nature Preserve

511 acres in Chambers County, Texas



Turtle Bayou Environmental Investigations

- **Phase I & II (2011)**
 - 10 abandoned oil wells, associated pits, AST, SWD pit
 - Soil, groundwater, and surface waters sampled for petroleum products
- **Limited Site Investigation (2012)**
 - Focused investigation of soil and groundwater within the SWD pit area
- **Groundwater Monitoring (2012 – present)**
 - Due to elevated chloride concentrations resulting from the SWD pit

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Turtle Bayou Costs

Funding Source	Funding Amount
Brownfield Grant	\$176,286
State Managed Cleanup Funds	\$49,808
State Managed Plugging Funds	\$487,000

Multiple sources of funding are available for Brownfield Sites depending on site conditions and funding availability each year

To learn more, please join us again tomorrow at 1:30 pm

Email your questions to SR-VCP-BRP@rrc.texas.gov



Accepting Applications for August 2020

Apply online at <http://bit.ly/RRCBapply>

Want more info or have questions?

Contact **Leslie Bruce**, Brownfields Program Coordinator
512-463-3384 or leslie.bruce@rrc.texas.gov

Sign up for the Brownfield Quarterly Bulletin

<https://bit.ly/BRPSubscribe>

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