Revitalization through TCEQ Brownfields

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A brownfield site is defined as real property, the expansion, redevelopment/reuse of which may be complicated by the perceived presence of a hazardous substance, pollutant or contaminant.
WHAT MIGHT A BROWNFIELD SITE LOOK LIKE IN YOUR COMMUNITY?

https://www.tceq.texas.gov/remediation/bsa/SuccessStories.html

NEW Austin Brownfields Tour Story Map

Take a virtual tour with the TCEQ Brownfields Program and explore Austin’s transformed redevelopments of former brownfields properties.
ABANDONED GAS STATION
WHAT IS THE PURPOSE OF THE BROWNFIELDS PROGRAM?

- Many commercial, industrial and even some residential properties may be environmentally impacted due to past uses of the site.
- Small Business Liability Relief and Brownfields Revitalization Act or “Brownfields Law” amends CERCLA, providing grants for site assessment, cleanup and liability exemptions.
- Brownfields grant funding aids the redevelopment of properties that are dormant or underutilized AND promotes sustainable cleanup and reuse.
WHY REDEVELOP BROWNFIELDS?

- Increase Tax Revenue
- Improve Quality of Life
- Economic Growth
- Reuse Infrastructure
- Community Enhancement
- Eliminate Eyesores
- Create Jobs
TCEQ PROGRAM PROCESS

Planning & Application

Phase I Environmental Site Assessment

Phase II Environmental Site Assessment

Cleanup Planning

Cleanup & Redevelopment
Key information needed:
- Property owner
- Access agreement
- Site name
- Site address
- Historical use of property
- Redevelopment plan
WHO IS ELIGIBLE?

Nonprofit OR Governmental Entity

- Economic Development Corporation
- Redevelopment Agencies
- Federally Recognized Tribes
- Cities/Towns/Local Government
INELIGIBLE PROPERTIES

- Federal property
- Listed or proposed for the National Priority List (NPL)
- Leaking Underground Storage Tanks (LUST)
- Corrective Action permitted sites
- Superfund Sites and properties subject to an administrative order under CERCLA
- Property research, interviews and site inspection conducted by the TCEQ contractor.
- Identifies Recognized Environmental Conditions (RECs) and Historic Environmental Conditions.
- Should be completed prior to purchase of property and within 180 days of the final Phase I report.
Site activities determined based on Phase I findings.

Investigations conducted by the TCEQ contractor.
- Groundwater sampling
- Soil sampling

Supplemental Activities
- Geophysical Survey
- Water well survey
- Engineering estimate for cleanup
TCEQ Partners with Texas Railroad Commission (RRC), EPA, federal & state entities, local redevelopment agencies, and applicants to facilitate cleanup, transferability and revitalization

- Grant support letters
  - Grant writing workshops
  - Schedules and registration can be found at [https://www.ksutsab.org/](https://www.ksutsab.org/)

Assistance with application to the TCEQ Voluntary Cleanup Program (VCP)

- Fees waived (up to $1,000)
- Constraints, like liability protection, for completing real estate transactions at VCP sites allow unused or under used properties an opportunity to be restored to economically productive or community beneficial use.

More information can be found at: [https://www.tceq.texas.gov/remediation/vcp/vcp.html](https://www.tceq.texas.gov/remediation/vcp/vcp.html)
WHAT’S NEXT?

Visioning meetings with your community

1. Farmer's Market/offices
2. Antique Mall (microbrewery, wine bar)
3. Entertainment Ctr (escape room, bowling, rock climbing, trampoline, themed restaurant)
4. Museum (themed countries, animals, birthday parties, holiday themes)
5. Shipping Warehouse (brewery, bakery)
Capital Metro North Operations & Maintenance Facility
Austin, TX
St. Philips Food Pantry
Dallas, TX
CONTACT INFORMATION

TCEQ Brownfields Program:

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Visit the TCEQ Brownfields Webpage for more success stories
https://www.tceq.texas.gov/remediation/bsa