

Presented to

**Environmental
Review Commission
of the
General Assembly**

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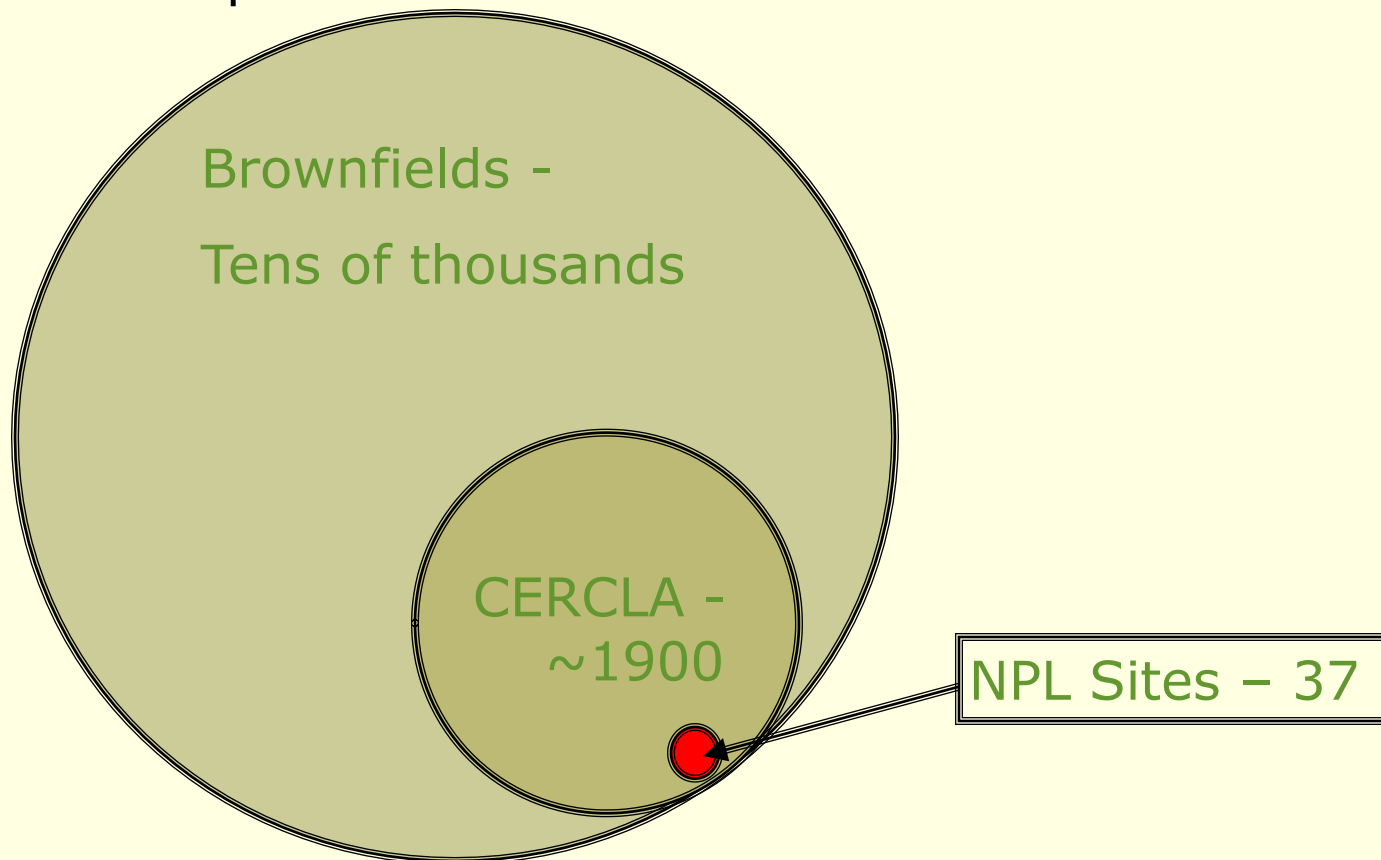


The Brownfields Program

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Cleanup Site Universe

Brownfield: “Abandoned, idled, or underused property where redevelopment is hindered by real or perceived environmental contamination.”



Brownfields Public Policy

- Address contaminated sites with redevelopment potential in a way that encourages safe redevelopment
- Preserve Responsible Party liability to discourage future contamination
- In effect, set two public policies on cleanup...one for polluters and one for non-polluters (Brownfields Property Reuse Act)

Brownfields Property Reuse Act of 1997

- Create special class of remediating parties: 'prospective developers' of abandoned sites
- Provide them with liability protection in return for measures that make property safe for reuse
- Provide them with a tax incentive to assist in costs
- Ensure enforceability of land use restrictions

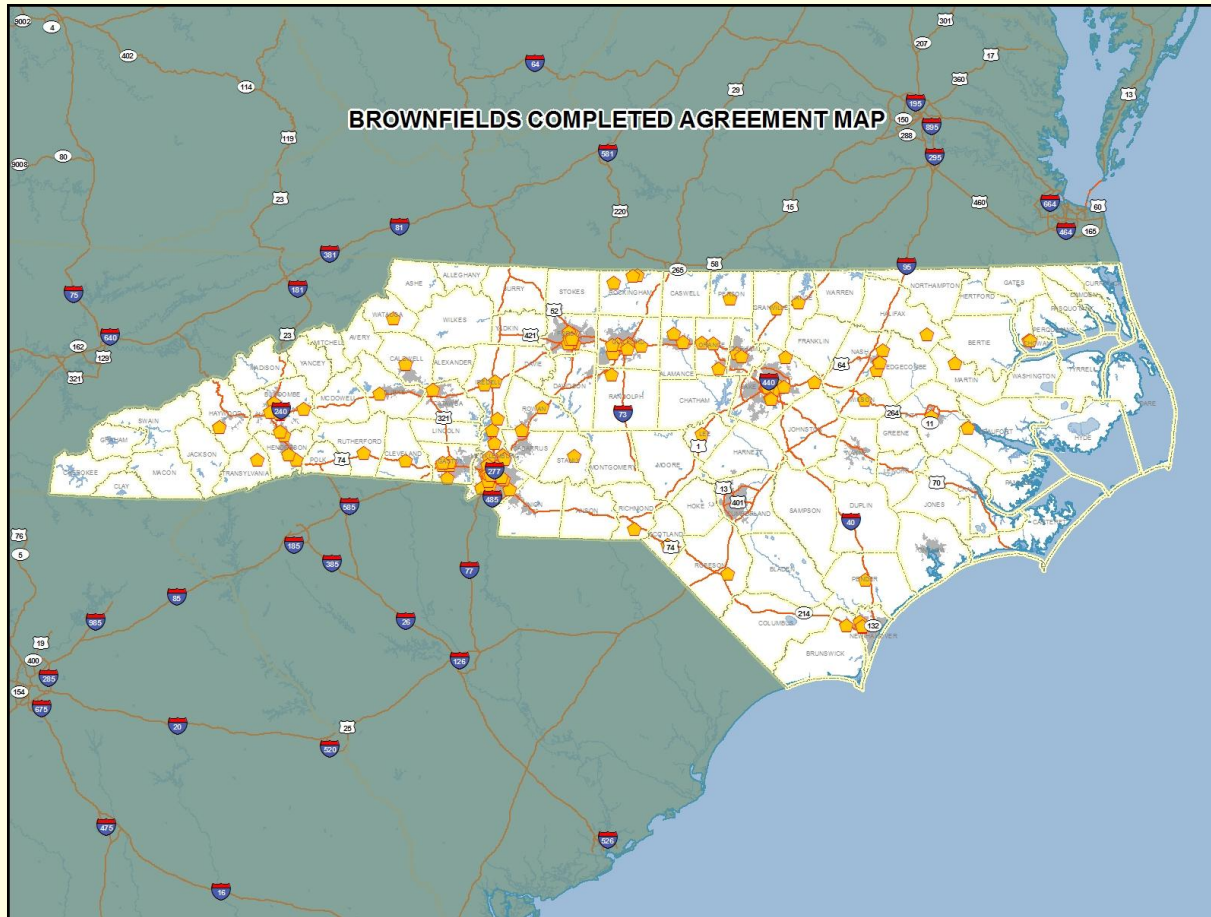
Hypothetical Cases: vary required risk controls based on desired property use

Contamination	Somewhat restricted Residential Use	More restricted Residential Use	Commercial or Industrial Use
Solvents in groundwater beneath bldg.	Subslab vapor mitigation and monitoring; prohibit use of groundwater	No basements, parking only on ground floor, residential above, prohibit use of groundwater	No basements, seal cracks, vapor intrusion ranges from HVAC upgrade to vapor mitigation
Lead in soil	Excavate and remove	Excavate or cap, multifamily use only, sampling of common play area; no commercial day care	Cap, restriction on excavations

Where We Are

- 204 Brownfields Agreements Recorded
- \$8+ billion in facilitated private investment
- 296 acres redeveloped during 2011
- Lender recognition of BFAs as trigger to release funds for redevelopment

Completed Agreements



Recent Progress

- Land use restriction compliance monitoring and innovative compliance assistance (a model for other states).
- Redevelopment Now option – for prospective developers who need a Brownfields Agreement in a short timeframe.
- “Ready for Reuse”- opportunity to advance redevelopment projects before a Prospective Developer is identified.
- Partnering with NC Rural Center and local governments to support local redevelopment initiatives and grant efforts.
- \$1.2 million in competitive federal grants to local gov’ts. in FFY 2011.

2011 U.S. EPA Brownfield Grant Recipients

■ Williamston	\$400,000
■ Wilmington	\$400,000
■ Upper Coastal Plain Council of Government	\$400,000

Total = \$1,200,000

2012 U.S. EPA Brownfield Grant Applicants

- Centralina COG
- City of Hickory
- Town of Cooleemee
- Isothermal Planning and Development Commission
- City of Durham
- Town of Franklin
- City of Greenville
- City of Havelock
- City of High Point
- Land-of-Sky Regional Council
- Town of Mesic
- Piedmont Triad Regional Council
- City of Sanford
- Scotland County
- Vance County
- City of Whiteville
- City of Wilson

Roles

Federal Program

- **Funding to States**
NC Brownfields
Program \$820,790
- **Competitive
Brownfields Grants to
Local Governments**
\$1.2 M in NC last yr.

State Program

- **Liability Protection to PD**
Brownfields Agreement
- **Guidance for Safe
Redevelopment**
Brownfields Agreement
Deed Recordation
- **Tax Incentives to PD**
BF Property tax
abatement

Goal: Something For Everyone

NCDENR / EPA

- Risk Reduction / Public Protection
- Smart Growth
- Sustainability

Prospective Developer

- Reduced Uncertainty
- Liability Protection
- Profit

Local Govt.

- Economic Devel.
- Jobs
- Sustainability
- Risk Reduction

Lender

- Reduced Uncertainty
- Profit

Neighbors

- Economic Benefits, Jobs
- Risk Reduction
- Blight Reduction

From Former Alpha Mill to Alpha Mill Apartments



Abandoned Textile Mill, circa 1888 and Chromium Electroplater, circa 1955



Alpha Mill Apartments bordering uptown Charlotte



Preservation of historic architectural heritage

From Former Schoonmaker Mica Co. to Mica Village Lofts



Abandoned Mica Plant,
circa 1905 in Biltmore
Village, Asheville



Green building redevelopment as
Mica Village Loft Condominiums

From Alamac Textiles to Penco Metal Products - Hamilton



School locker manufacturer relocates manufacturing operations to 400,000 ft² former textile mill.

- Hamilton, Martin County
- 300 manufacturing jobs replaced those lost by Alamac Textiles bankruptcy
- Brownfields Agreement facilitated Dept. of Commerce recruitment

From Former Almont Shipping Co. to PPD World Headquarters - Wilmington



Abandoned Fertilizer
Stockyard/Shipping Facility



PPD World
Headquarters in
downtown
Wilmington,
400,000-ft², and
1,800 workers



From Pillowtex Plant 1 to NC Research Campus - Kannapolis



Former Pillowtex and Cannon Mills
on 150 acres in Kannapolis

Largest single layoff in State
history (4800 jobs lost)



North Carolina Research Campus

David Murdock/Dole/University
Public-Private Venture Nutrition/Ag
Research Park

\$500 M – \$1 B investment

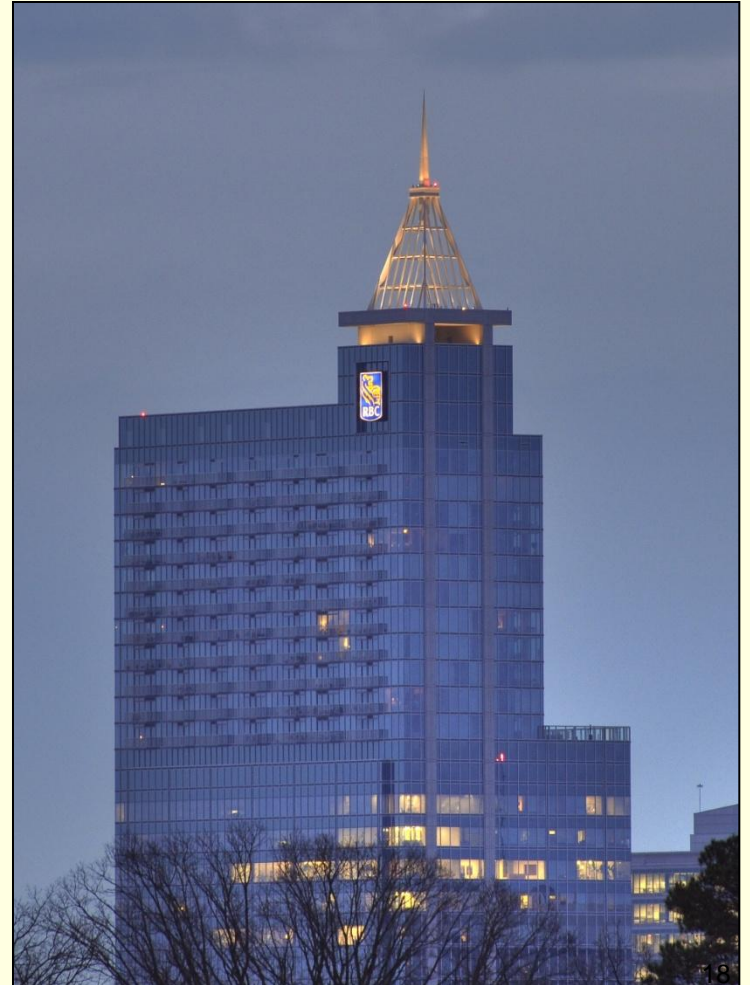
Core Labs built, more to follow

From Vacant Lot to RBC Plaza - Raleigh



Vacant lot with former
drycleaning history
needed brownfields
agreement

At 538 feet, the RBC Plaza and
Condominiums is presently the
tallest building in Raleigh



From Former Pilot Mill to Pilot Mill Office Complex - Raleigh



Abandoned Turn of the
Century Textile Mill Slated
For Demolition

Tax Value:\$200,000

Cleanup Cost:~\$1 million



Fully Leased Office
Complex on National
Register of Historic Places

Value over \$13 million

Cleanup Cost:~\$100,000

Spurred Neighborhood
investment of \$100 million

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