



**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

---

# Brownfields/ Voluntary Cleanup Program

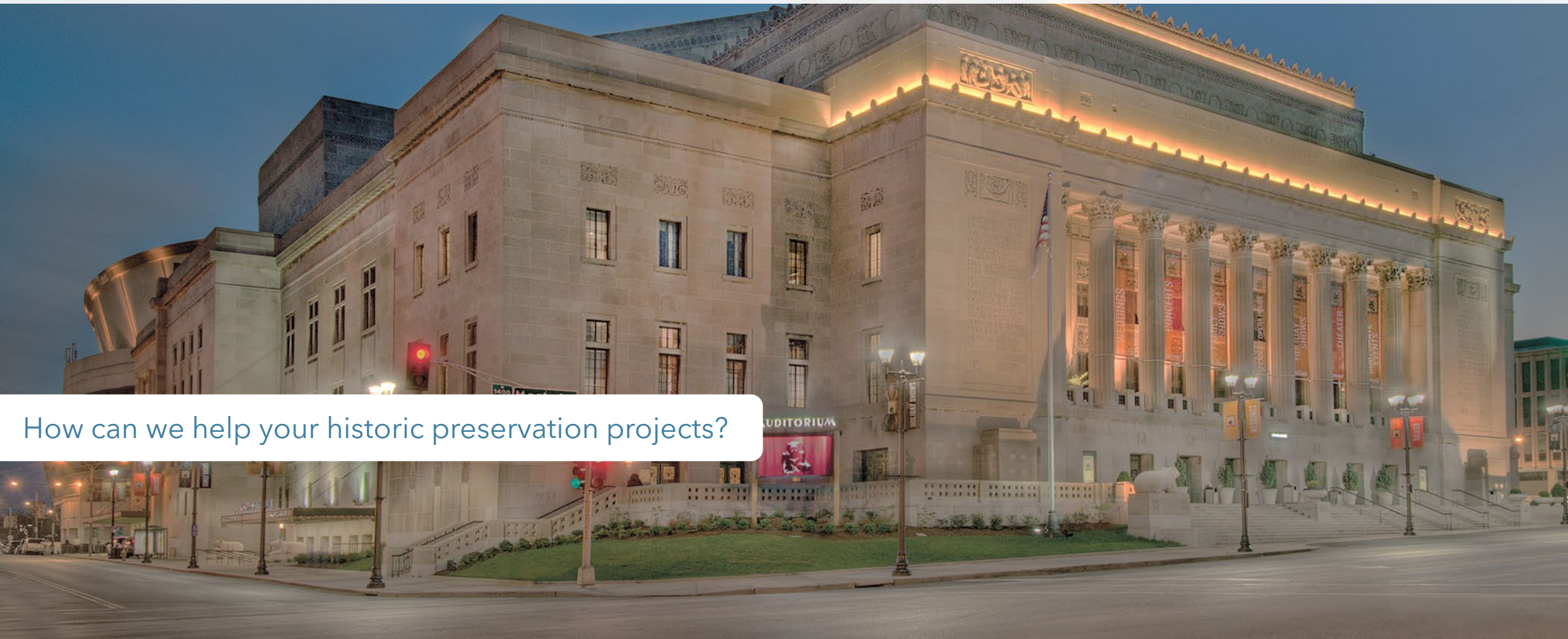
Sarah Ni- Outreach Coordinator

Email: [Sarah.Ni@dnr.mo.gov](mailto:Sarah.Ni@dnr.mo.gov)

Work Phone: 573-526-4725

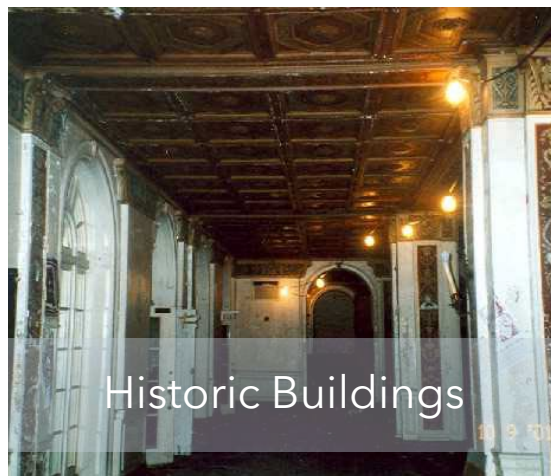
# Brownfields and Historic Preservation

Sarah Ni





# What is a Brownfield?



# What is a Brownfield?

Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. - *USEPA*

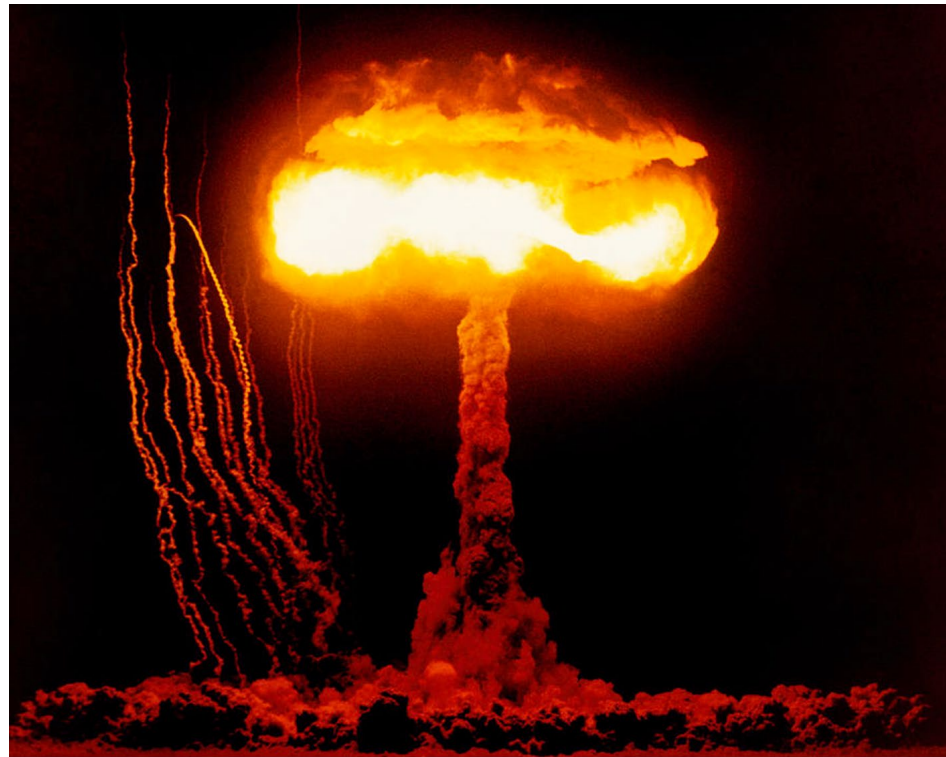
Okay, so what is it?

In more simple terms, it is land that is abandoned or underused, in part, because of concerns about contamination

# What makes them scary?

Either have or have the perception of having a hazardous substance

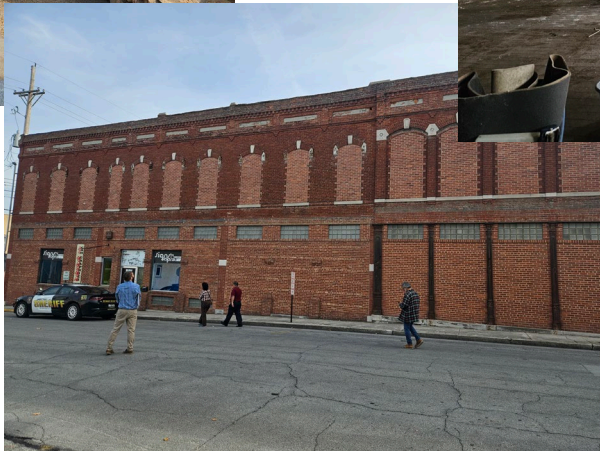
- ❖ Asbestos
- ❖ Lead-based paints
- ❖ Petroleum
- ❖ VOCs
- ❖ PCBs
- ❖ Heavy metals/arsenic



This Photo by Unknown Author is licensed under CC BY-SA



# Carthage, MO



# MoDNR Brownfields Program Assistance Services

- Phase I/II Environmental Site Assessments (no cost!)
- Analysis of Brownfield Cleanup Alternatives (cost analysis of project)
- Educational Outreach - Missouri Brownfields Conference
- Site visits/ stakeholder outreach
- Project Mentorship and External Resource guidance
- Letters of support for grant applications
- Voluntary Cleanup Program (Phase III/ Site Remediation/ No Further Action)





# Phase I Environmental Site Assessment

- Process to determine if a parcel of land has Recognized Environmental Conditions (RECs)

**REC:** The presence or likely presence of any hazardous substances or petroleum products on a property

**GET IT  
AT NO  
COST!**



Photo courtesy Library of Congress Geography and Map Division.



# What is considered a REC?

Petroleum Products and Tanks



Dry Cleaning Solvents



Pesticides

Transformers



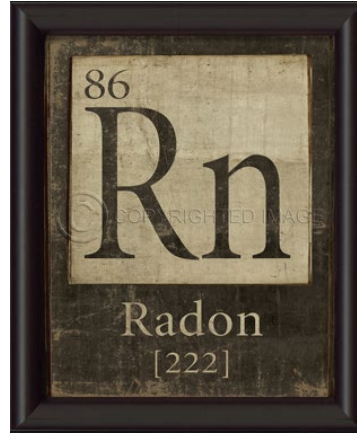
Landfills/ Salvage/  
Dumps



# What Things Aren't RECs?



Mold



Septic  
Tanks

Bird Droppings



# The Phase I ESA Report

- Narrative of the site including site description, records review, site reconnaissance, interviews, findings & conclusions, deviations, signature and qualifications of Environmental Professional
  - **Appendices:** Site map, photos, historic photos/maps, topographical maps, regulatory records documentation, interview documentation
- Most important: what RECs have been identified and whether or not further testing (Phase II) is recommended
  - Having an up-to-date Phase I will separate the liability of previous environmental contamination from new owners when transferring



## Phase II ESA

- Developed from the RECs identified in the Phase I ESA
- Samples collected, though not exhaustive
- Phase II report will include all contaminants, and their concentrations, found during testing



# Why should you check for RECs?

- To protect the health and safety of those who will be utilizing the property
- Getting a Phase I report before acquiring a property provides liability protection for the new owner
- Doing the due diligence (also called all appropriate inquiry) before acquisition keeps you eligible for tax credits and grants
- Helps guide remediation and protect the safety of workers
- Often a financing requirement for loans on commercial properties

# Do Your Homework!





# What if you find hazardous substances?



[This Photo](#) by Unknown Author is licensed under [CC BY](#)

# ABCA - Analysis of Brownfield Cleanup Alternatives

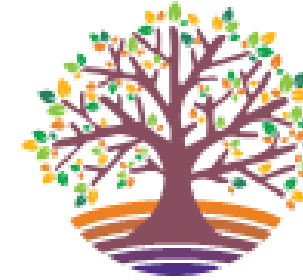
- Summarizes site background, assessment findings, applicable regulations, cleanup standards, and project goals
- Evaluates cleanup alternatives for *effectiveness, applicability, and cost*
- Recommends overall best cleanup alternative
- Required by EPA when using grant funds for remediation



# If the plan changes?

## Free services through our partners:

- Strategic planning and redevelopment visioning workshops
- Economic feasibility and sustainability analysis
- Identification of potential funding sources
- Guidance in finding and contracting with environmental firms
- Independent review and summary of technical documents
- Assistance with sustainability education and planning
- Assistance with soil analyses for community gardens placed on brownfields



**TAB**  
Technical Assistance  
to Brownfields







**Cleaning up a complex site?**



# Voluntary Cleanup Oversight (BVCP)

- Phase I & II discover contamination or if spill occurred
- Technical assistance and oversight for investigation and cleanup of contaminated properties
- Fee-for-service program
- You choose your consultant and the cleanup method
- Missouri Risk-Based Corrective Action (MRBCA)
- Closure - Certificate of Completion



# Certificate of Completion

- Key document for reuse/redevelopment
- Summarizes investigation and cleanup
- Cleanup has met standards
- Site is safe for intended uses (as long as any land use restrictions are followed)
- Runs with the land (not the owner)





# Long-Term Stewardship

- Any site cleaned up to restricted-use levels (aka non-residential) will have use restrictions
- Ensures safe use of property for as long as contamination remains
- Environmental Covenant according to Missouri Environmental Covenants Act
- Filed in chain of title of property, runs with the land
- Covers land use, maintenance of engineered controls, use of groundwater, etc. as appropriate
- Self-reporting and BVCP audits ensure restrictions are followed
- One-time Monitoring Fee: \$15,000



# Environmental Site Tracking and Research Tool (E-START)

- E-START is an online interactive map of environmental cleanup sites in Missouri
- Find completed and in-progress cleanups in your area
- View site histories, contaminants, cleanup summaries, and land use restrictions.
- Download documents for completed sites
- GIS data layers available for download



# Key Takeaways

- Local governments and nonprofit organizations can get services for FREE!
- Always do your homework on commercial property before acquiring them
- Our program is entirely voluntary and is not enforcement; you can withdraw at any time
- We are an economic development program. We want buildings back in use while also making sure they are safe!



## More info:

Visit [missouribrownfields.com](https://missouribrownfields.com)

Also find:

- Application for our program
- Publications
- Frequently asked questions
- Additional resources

Email me: [sarah.ni@dnr.mo.gov](mailto:sarah.ni@dnr.mo.gov)



**Questions?**