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Brownfields A to Z
Remediation, Revitalization, and Funding Opportunities for Local Governments



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South Carolina
Community Development Association
2024 Annual Meeting

Robert Hodges, Brownfields Program Manager, SC DHEC
Tyler Lewis, SC BEST Program Manager, Catawba COG
Corinne Sferrazza, Community Development Coordination, City of Rock Hill

What is a Brownfield?

"Brownfields are real properties for which the expansion, redevelopment, or reuse may be complicated by the presence, or potential presence, of hazardous substances, pollutants, or contaminants."

Common Brownfield Sites

- Former Textile Mills
- Former Service Stations
- Former Landfills



FORMER BUSH RECYCLING
CITY OF FLORENCE



FORMER BLEACHERY PLANT
CITY OF ROCK HILL

Why take on a Brownfield Project?

To encourage reuse or redevelopment of these sites in lieu of using a "green" site, and to:

- Put abandoned properties back on tax rolls
- Add park and recreational resources
- Create jobs
- Improve communities

Valley of the Drums

1970



Times Beach

1970s



Love Canal
1975



What is CERCLA?

- **Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980**
- **CERCLA is often referred to as the Superfund Law**

Am I Liable for Contamination under CERCLA?

- **Owner and operator**
- **Person who owned or operated at the time of release**
- **Person who arranged for disposal, treatment, transport**
- **Person who accepted for disposal, treatment, transport**

Where do I start?

SC's Voluntary Cleanup Program

- **Allows DHEC involvement and reimbursement of DHEC oversight costs**
- **Creates incentives to conduct environmental actions at a site**
- **Liability protection is granted to a Non-Responsible Party *if requirements are met***
- **Application requires a Phase I ESA**

Questions Break



SC Brownfields Environmental Site Testing Program (SC BEST)

- \$1 million available for environmental assessments across the state
- Funding allocations based on number of counties and population per region, along with poverty levels
- SC BEST funds are available for the benefit of non-profit, governmental, and private for-profit entities and approved based on the following:
 - Potential economic redevelopment opportunities
 - Potential to identify and eliminate environmental hazards
 - Potential to redevelop a property for public benefit/use
 - Potential to eliminate slum and blight in a community
 - Potential benefit to low-moderate income and/or rural communities



Current Active SC BEST Projects

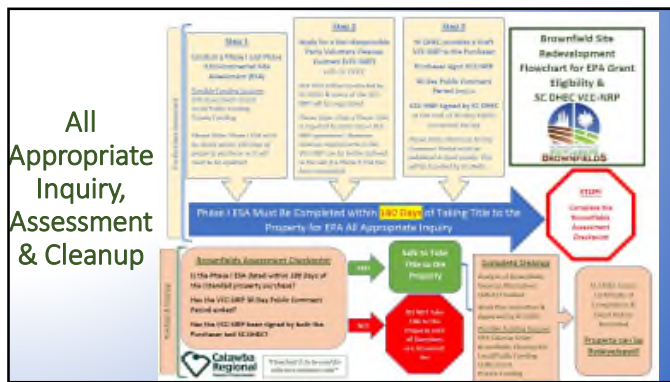
- 41 Sites
- 26 SC Counties
- 1,000+ Acres
- 60+ Environmental Reports issued or underway



SC BEST COG Contacts by Region

- Appalachian Regional COG – Jill Francisco
- Berkley-Charleston-Dorchester COG - Kristin Miguez
- Catawba Regional COG – Tyler Lewis
- Central Midlands COG – Gregory Sprouse
- Lowcountry COG – Tiffany Dantzer
- Lower Savannah COG – Emory Langston
- Pee Dee COG – Lindsay Privette
- Santee Lynches COG – Jeff Parkey
- Upper Savannah COG – Rick Green
- Waccamaw Regional COG – Rusty Gaskins





- Funds available to finance environmental cleanup and removal activities at brownfields sites across the state.
- Loan funds are available to non-profit, governmental, and private for-profit borrowers at a below market interest rate.
- Non-profit and governmental borrowers are eligible to receive loan forgiveness of up to *50% of the loan, to a maximum of \$500,000.*



To Date, 28 BCRLF Loans and Subgrants have been Closed for \$14.6 Million in Funding. Of that, \$2.1 Million has been forgiven for Government/Non-Profit Borrowers.

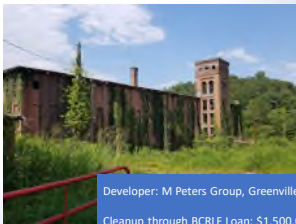
Lake City Park Former Public Works Facility Lake City, SC



- Total cleanup costs ~ \$691 thousand
- Funding Sources: \$500,000 BCRLF loan to Florence County; \$191,000 Drs. Bruce & Lee Foundation

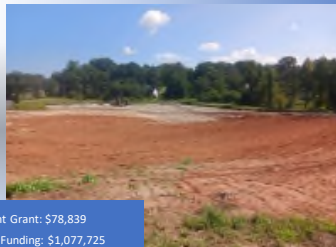
• Redeveloped as a community park for the citizens of Lake City. Other local community organizations, such as the Darla Moore Foundation, also contributed to repurposing the site.

Newry Mill Oconee County, SC



Developer: M Peters Group, Greenville, SC
Cleanup through BCRLF Loan: \$1,500,000
Redevelopment through the utilization of Historic, Textile, and Housing Tax Credits

Wellington Leisure Mill Jonesville, SC



EPA Brownfields Assessment Grant: \$78,839
Cleanup & Debris Removal Funding: \$1,077,725

- Community Development Block Grant
- Town of Jonesville
- Union County

Helpful Links & Resources

- EPA Brownfields Website – www.epa.gov/brownfields
 - EPA Assessment Grants
 - EPA Cleanup Grants



- New Jersey Institute of Technology – www.njit.edu/tab/
 - Assistance with public meetings
 - Assistance with grant application reviews
 - Assistance with procurement process related to brownfield grants



“I will prepare and someday my chance will come.”

-Abraham Lincoln

“The best thing about the future is that it comes one day at a time.”

– Abraham Lincoln

Brownfields A-Z

For more information about the SC BEST and RLF programs, please contact:

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Robert Hodges: (803) 898-0919;

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Questions Break



Brownfields Redevelopment Spotlight

Knowledge Park Project
University Center
Rock Hill, SC

Corinne Sferrazza
Community Development Coordinator
City of Rock Hill
