



# BROWNFIELDS

**Revitalization through TCEQ Brownfields**

Ariana Nehrbass, TCEQ



- What are Brownfields?
- How to apply for the program
- Program timeline
- Brownfields success stories

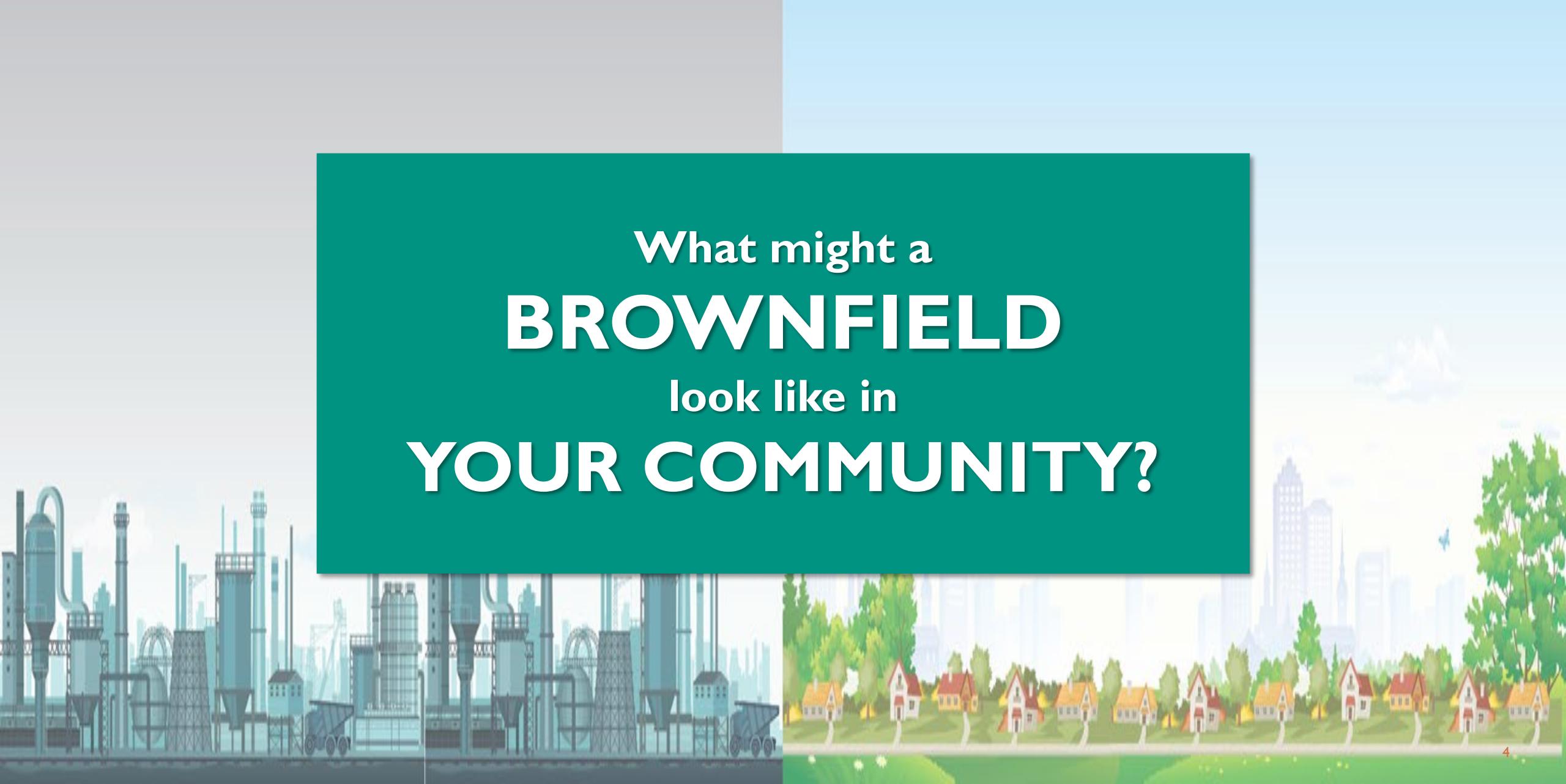


# WHAT ARE BROWNFIELDS?

**ANY PROPERTY**  
where redevelopment is hindered due to  
**ENVIRONMENTAL CONCERNS**  
(real or perceived)



# BROWNFIELDS



What might a  
**BROWNFIELD**  
look like in  
**YOUR COMMUNITY?**

# ABANDONED BUILDINGS



# ABANDONED GAS STATIONS



# VACANT FIELDS



# BROWNFIELDS REVITALIZATION

What can you do with these  
**BROWNFIELDS?**



# HOUSING



# TRANSPORTATION



# COMMUNITY RESOURCES



# GETTING STARTED

**I have the perfect site!**

...

**Now what?**





# BROWNFIELDS

## Site Assessment Program

APPLY!

# ABOUT TCEQ BROWNFIELDS

When you enter a qualifying site, we provide:

- FREE Environmental Site Assessment reports
- Limited contaminant removal
- Other technical assistance

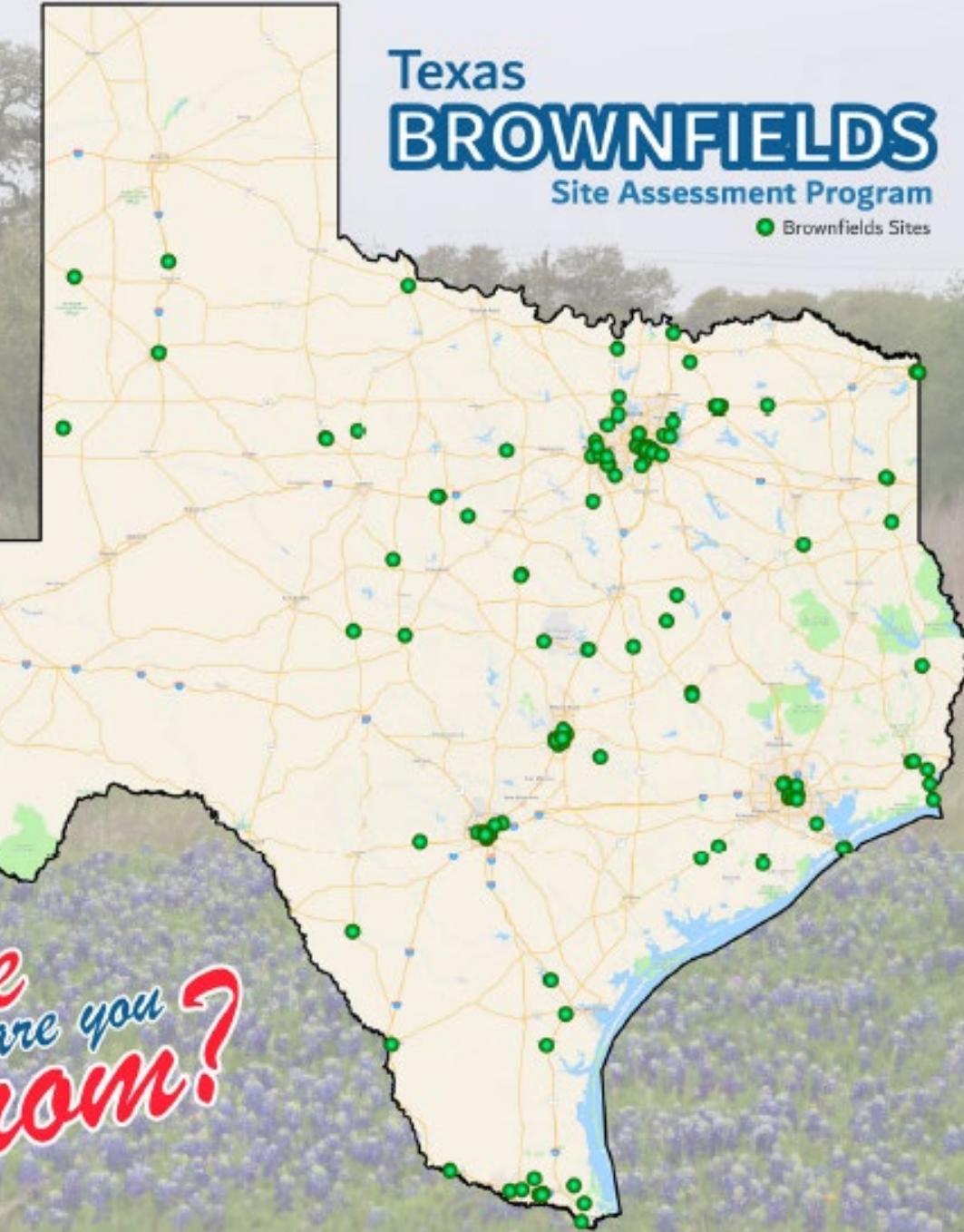
- Funded by EPA grant
- Small Business Liability Relief and Brownfields Revitalization Act
- Available to nonprofits & local governments



# BENEFITS



Over  
200  
sites assessed!



# WHO CAN APPLY?

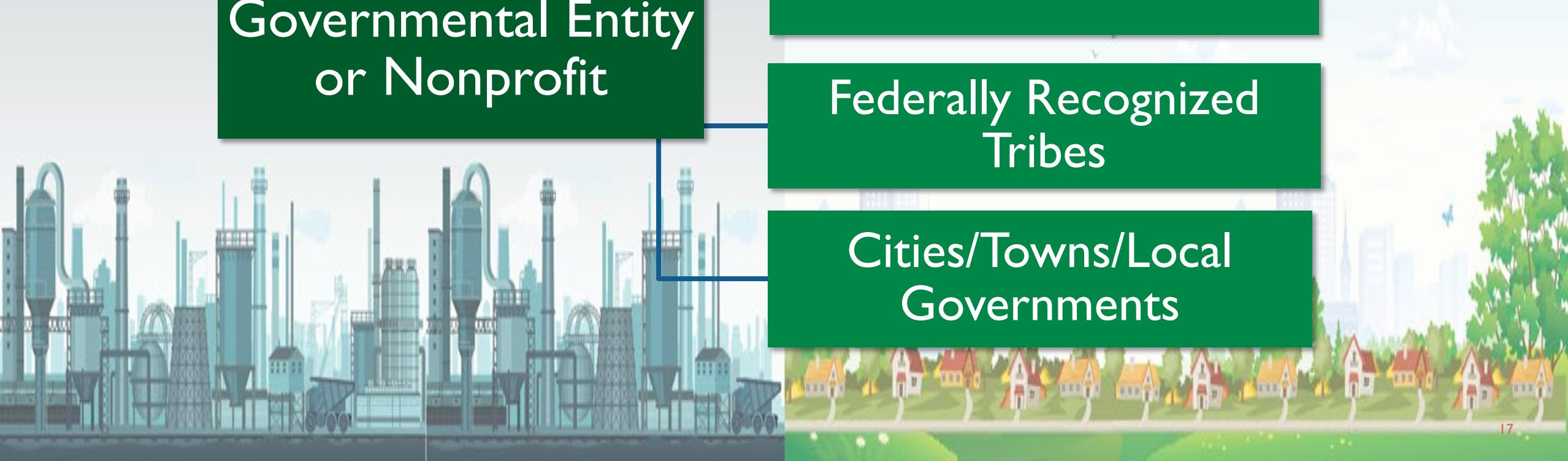
Governmental Entity  
or Nonprofit

Economic Development  
Corporations

Redevelopment Agencies

Federally Recognized  
Tribes

Cities/Towns/Local  
Governments



# PROPERTIES WE CAN'T ACCEPT:

- Federal property
- Leaking Underground Storage Tanks (LUST) grant-funded sites
- Sites subject to Resource Conservation and Recovery Act (RCRA) Correction Action
- Listed or proposed for the National Priority List (NPL)
  - Superfund sites
  - Sites subject to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) or other enforcement orders

**IMPORTANT -**

**APPLY  
BEFORE  
YOU BUY!**



# BROWNFIELDS PROCESS

## BROWNFIELDS PROJECT TIMELINE



# BROWNFIELDS PROCESS: PLANNING & APPLICATION

**Planning & Application**

**Phase I  
Environmental  
Site Assessment**

**Phase II  
Environmental  
Site Assessment**

**Cleanup  
Planning**

**Cleanup &  
Redevelopment**



# APPLY ON OUR WEBSITE!

Brownfields Trade Fair Presenta x Brownfields Site Assessments P x +

tceq.texas.gov/remediation/bsa

ABOUT US CONTACT US CALENDAR JOBS ORG CHART SIGN UP FOR UPDATES ESPAÑOL

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY Home Air Land Water Licenses Permits Reporting Search Site



Remediation Home

Home / Remediation / Brownfields Site Assessment

Questions or Comments: brownfields@tceq.texas.gov

**Brownfields Site Assessments Program**

Many former industrial properties lie dormant or underutilized due to the liability associated with real or perceived contamination. The Brownfields program supports communities by assessing and assisting with the redevelopment and revitalization of these properties, broadly referred to as Brownfields.



✓ How are we doing? Take our customer satisfaction survey

**Benefits of Cleaning up a Site through the Brownfields Site Assessment Program**  
Learn how your site and community can benefit from the Brownfields Program, along with tools and technical and financial assistance.

**Eligibility and Application Process**  
Eligibility requirements and forms needed for the Brownfields Program such as the application and guidance.

**Success Stories**  
See what the Brownfields Site Assessment Program can do for you.

**Featured Events and Education**  
Upcoming workshops, outreach events, and related educational opportunities.

**Program Publications**  
Publications highlighting the Brownfields Program.

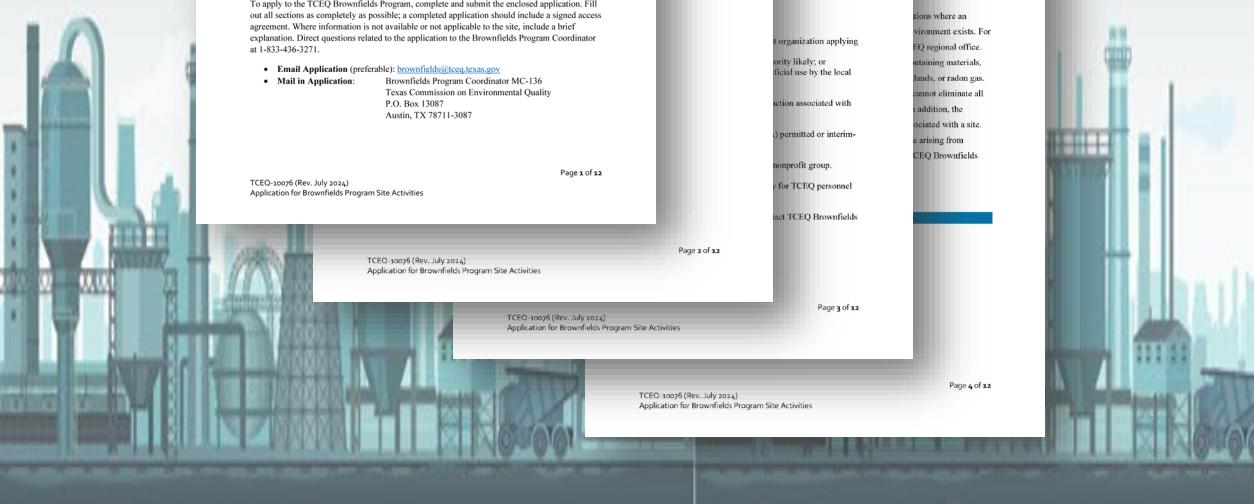
## Eligibility and Application Process

### Eligibility requirements and forms needed

22

# APPLICATION FORM

**First 4 pages:  
Program Information**



**Application for Brownfields  
Program Site Activities**

**INTRODUCTION**

The Texas Commission on Environmental Quality (TCEQ) directs the completion of a limited number of federally funded Environmental Site Assessments (ESAs) for qualifying local governments and non-profit groups in Texas. The TCEQ Brownfields Program Phase I and Phase II ESAs facilitate property transactions.

The TCEQ Brownfields Program Phase I and Phase II ESAs help identify the degree of contamination on Brownfields properties. The objective of an ESA is to discover real or potential environmental hazards to human health and the environment and provide the environmental information required in real estate and financial transactions on Brownfields properties. By assessing the degree of contamination on Brownfields properties, potential applicants are more likely to successfully market those properties and facilitate redevelopment.

In addition to performing assessment activities, TCEQ provides regulatory guidance. Such guidance includes developing cleanup levels, cleanup options, and clarification of environmental regulatory requirements as applicable.

Visit the [TCEQ Brownfields Program webpage](#) for more information.

**HOW TO APPLY**

To apply to the TCEQ Brownfields Program, complete and submit the enclosed application. Fill out all sections as completely as possible; a completed application should include a signed access agreement. Where information is not available or not applicable to the site, include a brief explanation. Direct questions related to the application to the Brownfields Program Coordinator at 1-833-436-3271.

- **Email Application (preferred):** [brownfields@tceq.texas.gov](mailto:brownfields@tceq.texas.gov)
- **Mail in Application:** Brownfields Program Coordinator MC-126, Texas Commission on Environmental Quality, P.O. Box 13087, Austin, TX 78711-3087

**TCEQ-10076 (Rev. July 2024)  
Application for Brownfields Program Site Activities**

Page 1 of 12

**TCEQ-10076 (Rev. July 2024)  
Application for Brownfields Program Site Activities**

Page 2 of 12

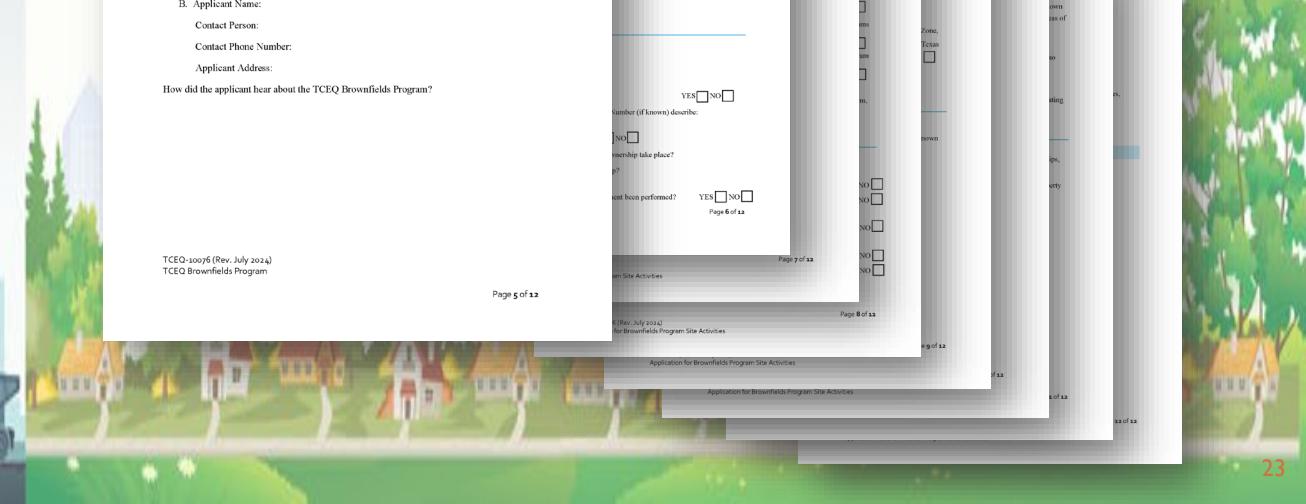
**TCEQ-10076 (Rev. July 2024)  
Application for Brownfields Program Site Activities**

Page 3 of 12

**TCEQ-10076 (Rev. July 2024)  
Application for Brownfields Program Site Activities**

Page 4 of 12

**Last 8 pages:  
Actual Application**



**For Internal Use Only**

Application Received Date
Comm ID
Method of Submittal: Hand Delivery

**TCEQ BROWNFIELDS APPLICATION**

The applicant should fill out the entire application. At the sole discretion of TCEQ, applications containing unsubstantiated statements will be determined ineligible. Many sections of the application require supporting documentation—attach it to the end of the application.

**DATE OF APPLICATION**

**APPLICANT INFORMATION**

A. Applicant Name:  
Contact Person:  
Contact Phone Number:  
Applicant Address:

B. Applicant Name:  
Contact Person:  
Contact Phone Number:  
Applicant Address:

How did the applicant hear about the TCEQ Brownfields Program?

YES  NO

Number (if known):

YES  NO

Membership take place?

YES  NO

Has a site been performed?

YES  NO

**TCEQ-10076 (Rev. July 2024)  
TCEQ Brownfields Program**

Page 5 of 12

**TCEQ-10076 (Rev. July 2024)  
TCEQ Brownfields Program Site Activities**

Page 6 of 12

**TCEQ-10076 (Rev. July 2024)  
TCEQ Brownfields Program Site Activities**

Page 7 of 12

**TCEQ-10076 (Rev. July 2024)  
TCEQ Brownfields Program Site Activities**

Page 8 of 12

**TCEQ-10076 (Rev. July 2024)  
TCEQ Brownfields Program Site Activities**

Page 9 of 12

**TCEQ-10076 (Rev. July 2024)  
TCEQ Brownfields Program Site Activities**

Page 10 of 12

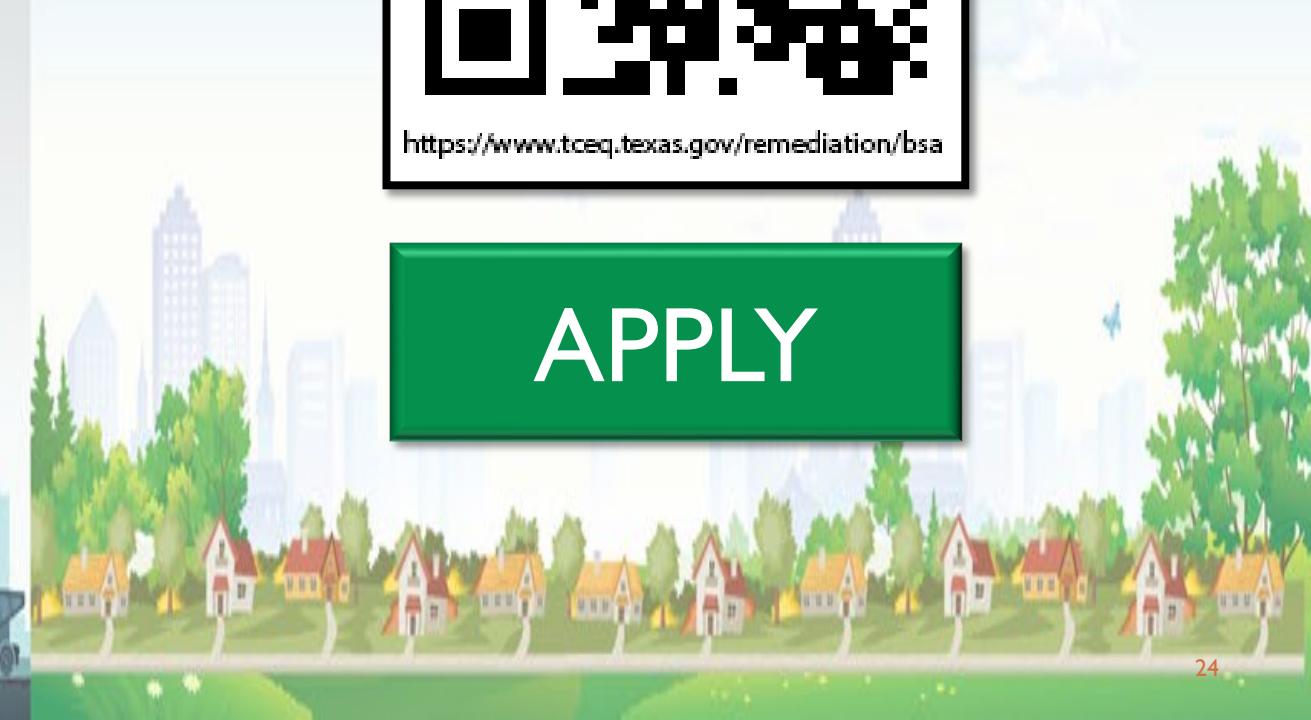
# APPLICATION INFO

## You will need:

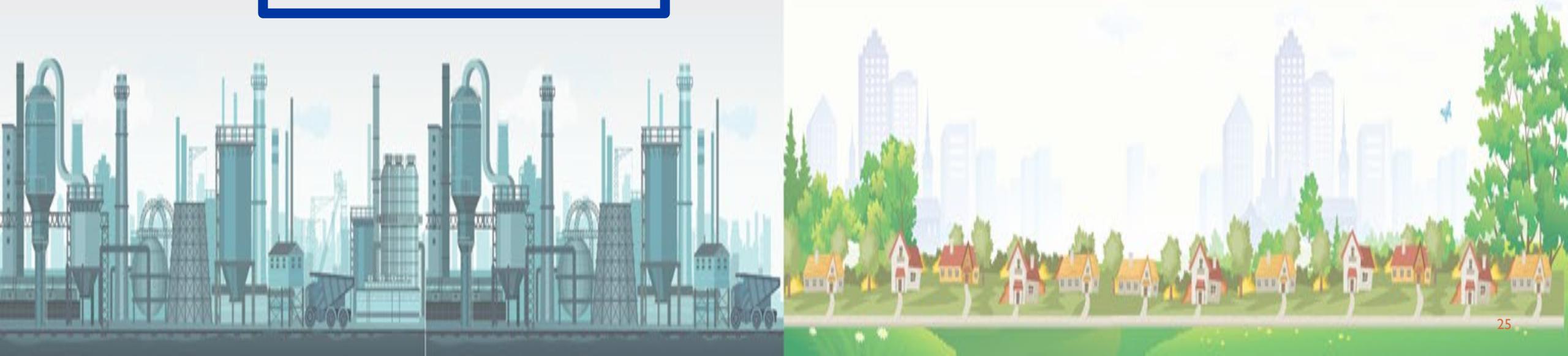
- Site name
- Site address
- Property owner
- **Access agreement**
- Historical use of property
- Redevelopment plan



APPLY



# BROWNFIELDS PROCESS: PHASE I ESA

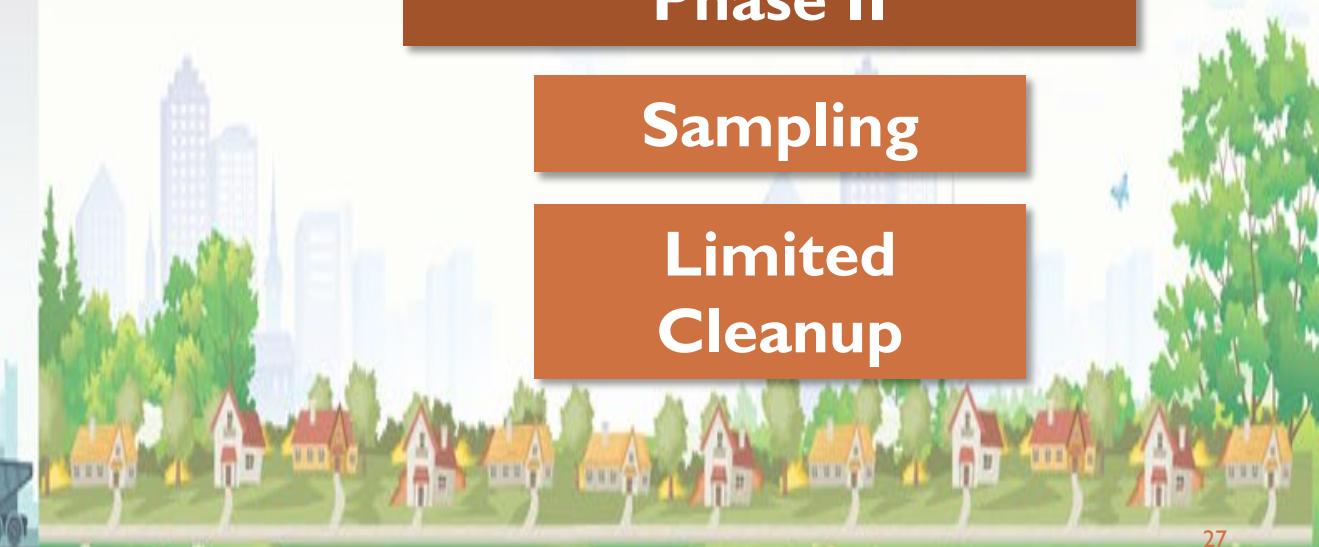


# PHASE I ESA

- Property research
  - Interviews
  - Site inspection
  - Records search
- Looking for Recognized Environmental Conditions (RECs)
- Performed by TCEQ contractors



# AFTER PHASE I ESA IS COMPLETE



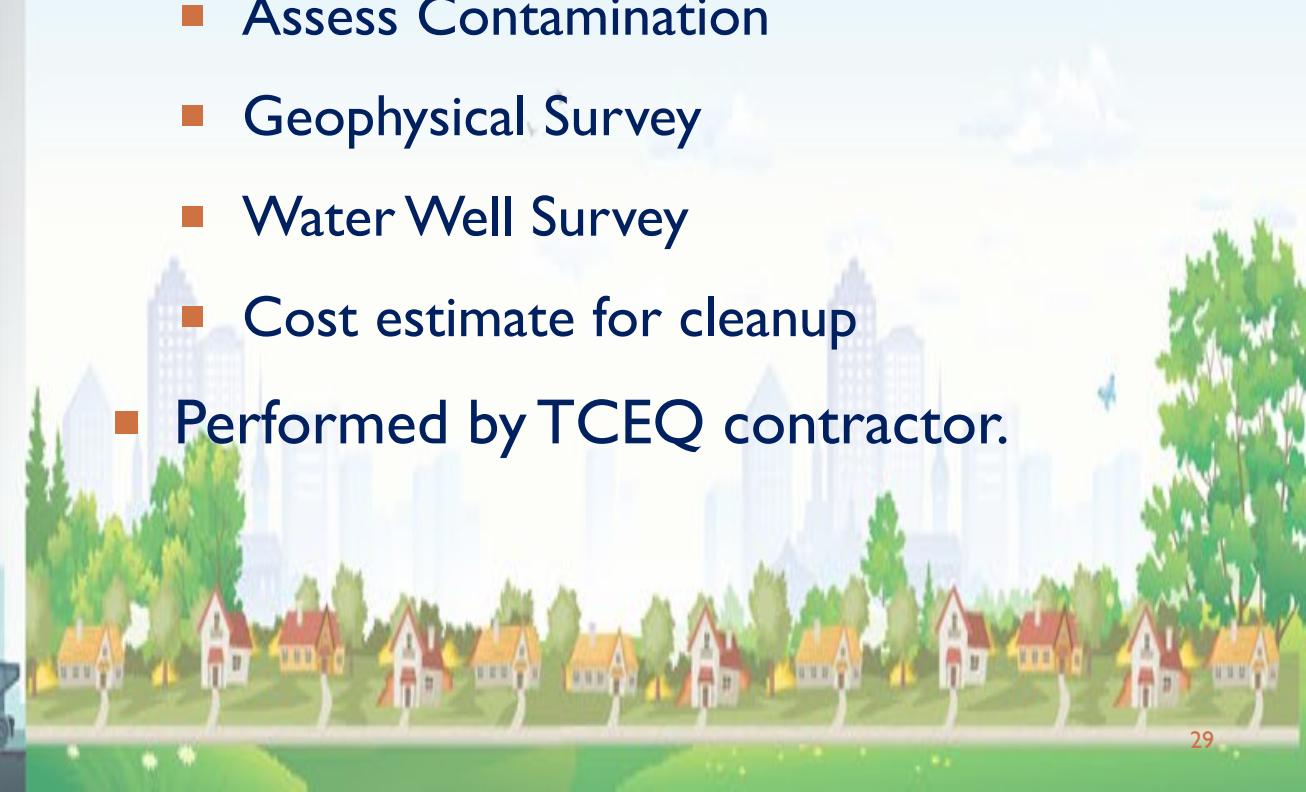
# BROWNFIELDS PROCESS: PHASE II ESA



# PHASE II ESA



- If we find any Environmental Concerns in Phase I...
  - Now's our chance to address it!
    - Sample Soil & Groundwater
    - Assess Contamination
    - Geophysical Survey
    - Water Well Survey
    - Cost estimate for cleanup
  - Performed by TCEQ contractor.



# WHAT DO WE DO?



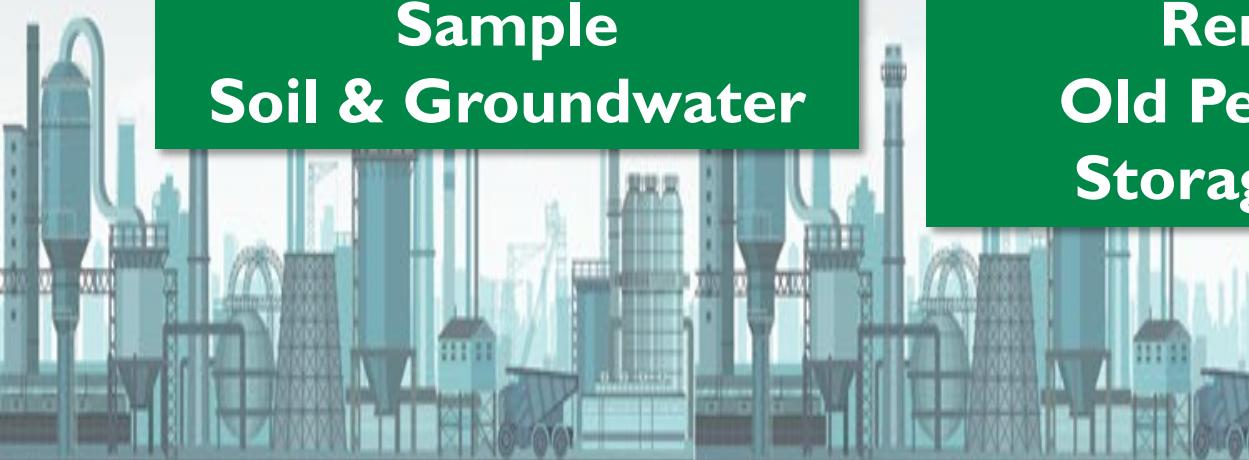
**Sample  
Soil & Groundwater**



**Remove  
Old Petroleum  
Storage Tanks**



**Excavate  
Contaminated Soil  
(rare cases)**



# WHAT WE DON'T DO



**Building  
Demolitions**



**Asbestos &  
Lead Paint**



**Oil  
Properties**



# BROWNFIELDS PROCESS: CLEANUP & REDEVELOPMENT

Planning & Application

Phase I  
Environmental  
Site Assessment

Phase II  
Environmental  
Site Assessment

Cleanup  
Planning

Cleanup &  
Redevelopment



# CLEANUP PLANNING

- TCEQ works with partners to facilitate cleanup and revitalization:
  - EPA
  - Texas Railroad Commission (RRC)
  - Federal & state entities
  - Local redevelopment agencies
- Community Involvement
- Grant support letters



# CLEANUP PLANNING CONT.

## Voluntary Cleanup Program (VCP)

- You do the cleanup
- Certificate of Completion releases your liability
- Fee & oversight costs waived
  - Normally \$1000
- More info:
- <https://www.tceq.texas.gov/mediation/vcp/vcp.html>



Source: Wiki Commons



# BROWNFIELD REVITALIZATION

## Success Stories

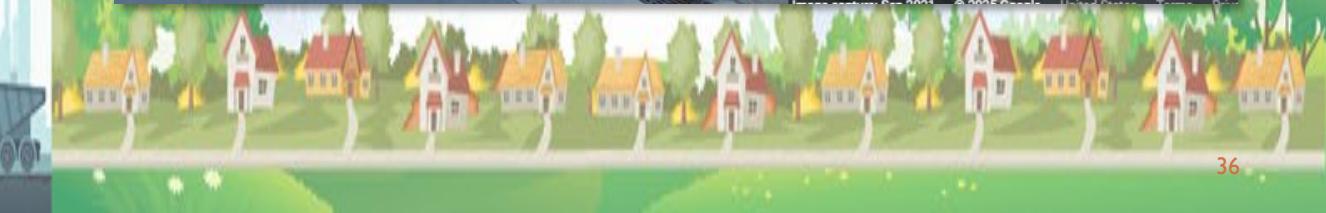


# Seaholm Power Plant, Austin

2002



2020's



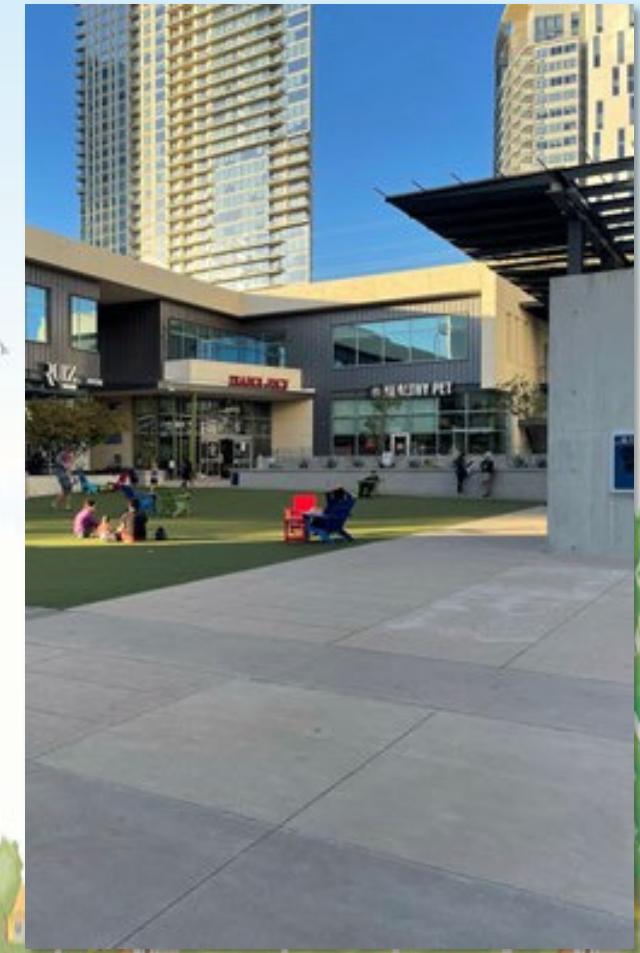
# Seaholm Power Plant, Austin

 **Applicant:** City of Austin

 **Phase I:** Former railyard operations, buried debris

 **Phase II:** TCEQ sampled soil & groundwater

 **Cleanup:** Excavated 20,000 yd<sup>3</sup> contaminated soil



# Foremost Dairy, El Campo

2016



2024



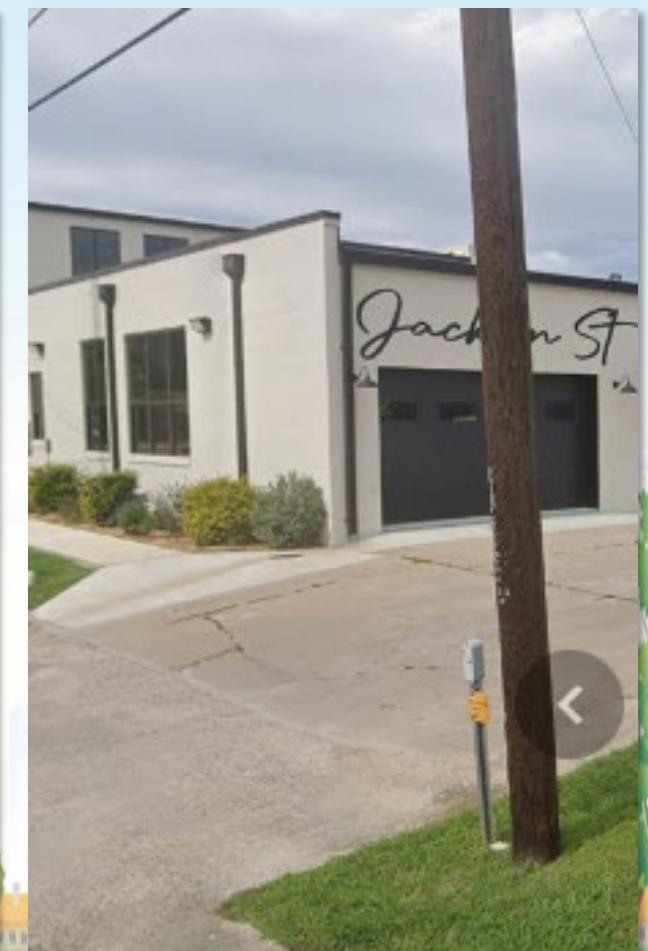
# Foremost Dairy, El Campo (cont.)

 **Applicant:** City of El Campo

 **Phase I:** Old dairy plant,  
possible chemical processing

 **Phase II:** TCEQ sampled soil &  
groundwater

 **Cleanup:** None needed. City  
used additional funds for further  
cleanup.



# Lost Pines Art Center, Bastrop

2013



2019



# Lost Pines Art Center, Bastrop (cont.)

- 👤 **Applicant:** Lost Pines Art League of Bastrop
- 🔍 **Phase I:** Former cottonseed mill & auto repair yard.
- 🧪 **Phase II:** TCEQ sampled soil & groundwater
- 🚧 **Cleanup:** Silos were left in place to act as caps over contamination.



Over  
200  
sites  
assessed!!



# CONTACT US!

**Ariana Nehrbass**  
Brownfields Outreach Coordinator

Ariana.Nehrbass@TCEQ.texas.gov  
512-239-5061

**TCEQ Brownfields Program**  
[www.TCEQ.texas.gov/remediation/bsa](http://www.TCEQ.texas.gov/remediation/bsa)

**Brownfields@TCEQ.texas.gov**  
1-833-436-3271





## Useful Links:

- <https://www.tceq.texas.gov/downloads/remediation/brownfields/success/gi-468.pdf>
- <https://tceq.maps.arcgis.com/apps/MapTour/index.html?appid=7477e68d82d34f32a68dba34f394c8e6>
- <https://www.tceq.texas.gov/remediation/bsa>
- [https://www.epa.gov/sites/default/files/2020-05/documents/festival\\_beach\\_food\\_forest.pdf](https://www.epa.gov/sites/default/files/2020-05/documents/festival_beach_food_forest.pdf)