



BROWNFIELDS

Revitalization through TCEQ Brownfields

Ariana Nehrbass, TCEQ





OVERVIEW

- 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





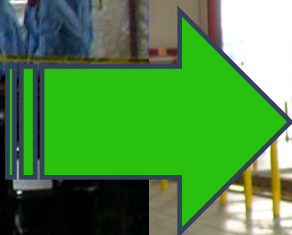
BROWNFIELDS REVITALIZATION

What can you do with these
BROWNFIELDS?





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

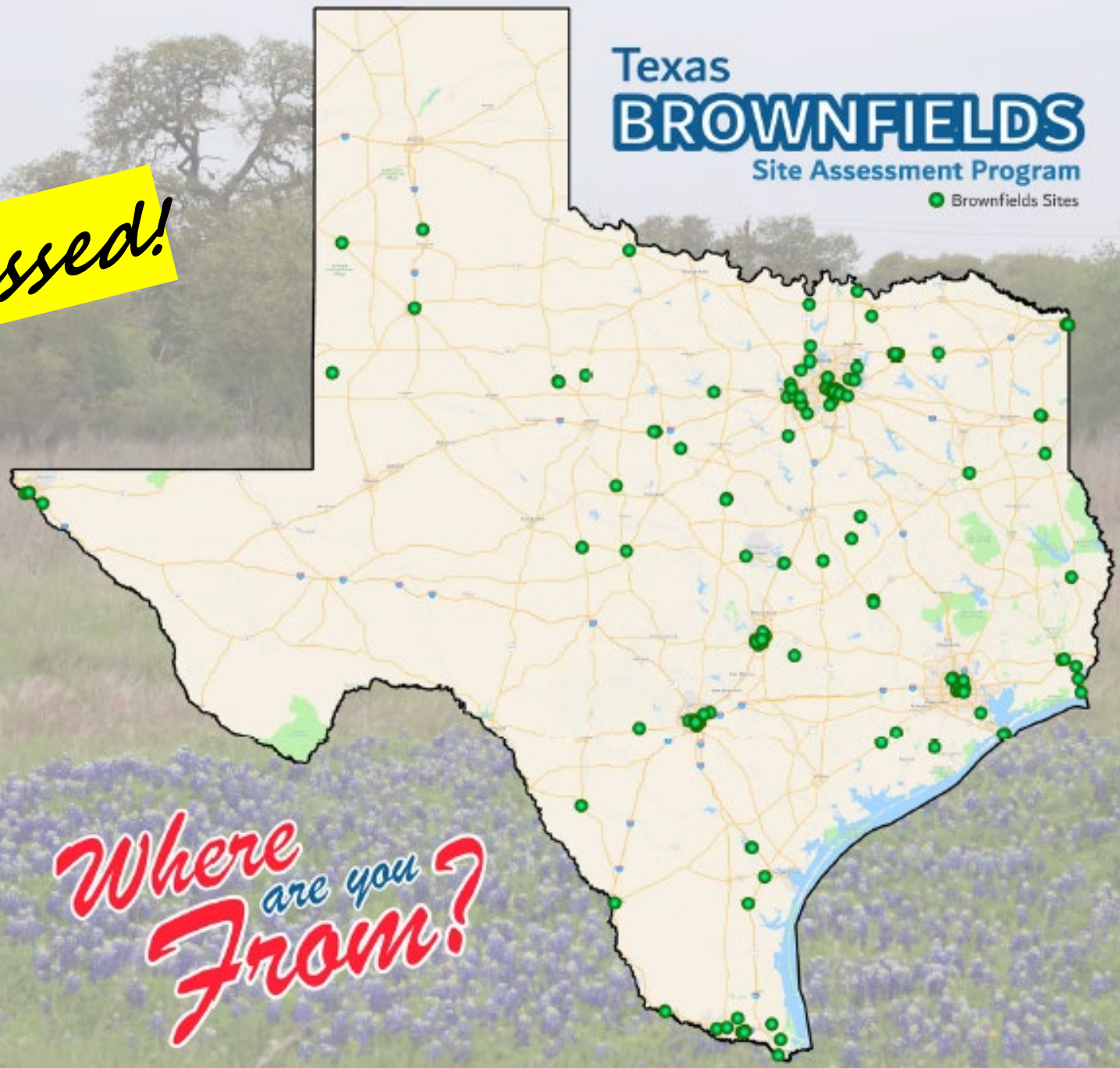


BENEFITS





*Over
200
sites assessed!*



*Where
are you
From?*





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 Pr 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 Texas Risk Reduction Program Superfund Leaking Petroleum Storage Tank Cleanups Voluntary Cleanup Program Innocent Owner/Operator Program Industrial and Hazardous Waste Corrective Action Dry Cleaner Remediation Program


How are we doing? Take our customer satisfaction survey

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.



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 app 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



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 perceived environmental barriers to redevelopment of underused or dormant properties 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** (preferable): brownfields@tceq.texas.gov
- **Mail in Application:** Brownfields Program Coordinator MC-136
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

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

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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) describe:
YES ☐ NO ☐

Membership take place?
YES ☐ NO ☐

Have been performed? YES ☐ NO ☐

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TCEQ Brownfields Program

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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

Planning &
Application

**Phase I
Environmental
Site Assessment**

Phase II
Environmental
Site Assessment

Cleanup
Planning

Cleanup &
Redevelopment



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

Phase I Environmental Assessment Report

No REC's

Close out of program

**Report is good for 180
days**

**Found REC's
(Environmental Concerns)**

Phase II

Sampling

**Limited
Cleanup**



BROWNFIELDS PROCESS: PHASE II ESA

**Planning &
Application**

**Phase I
Environmental
Site Assessment**

**Phase II
Environmental
Site Assessment**

**Cleanup
Planning**

**Cleanup &
Redevelopment**



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?



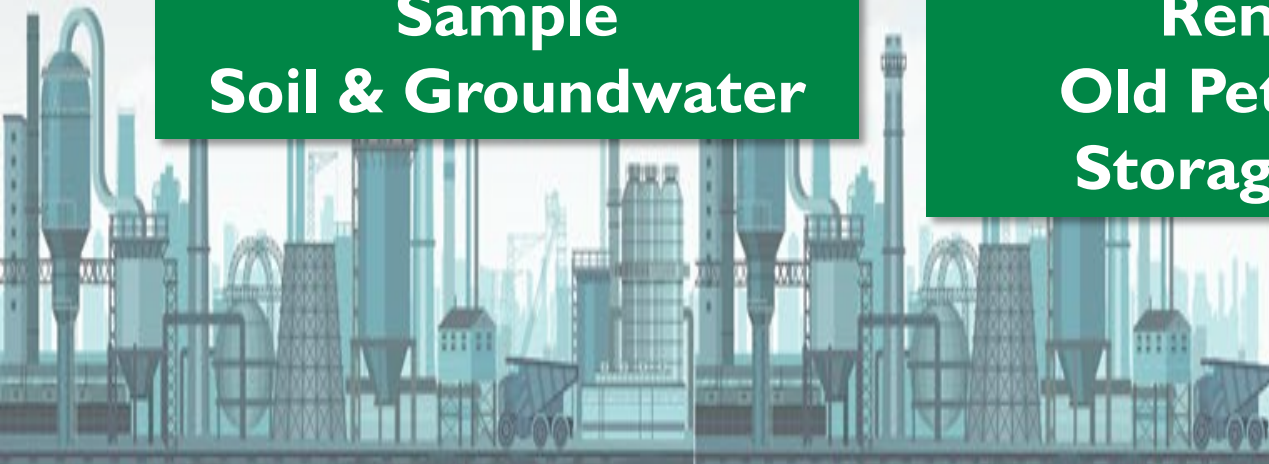
**Sample
Soil & Groundwater**



**Remove
Old Petroleum
Storage Tanks**



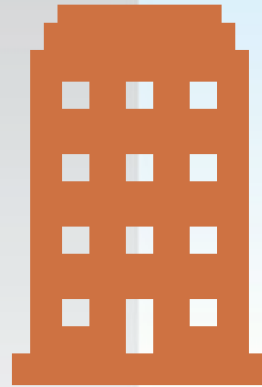
**Excavate
Contaminated Soil
(rare cases)**



WHAT WE DON'T DO



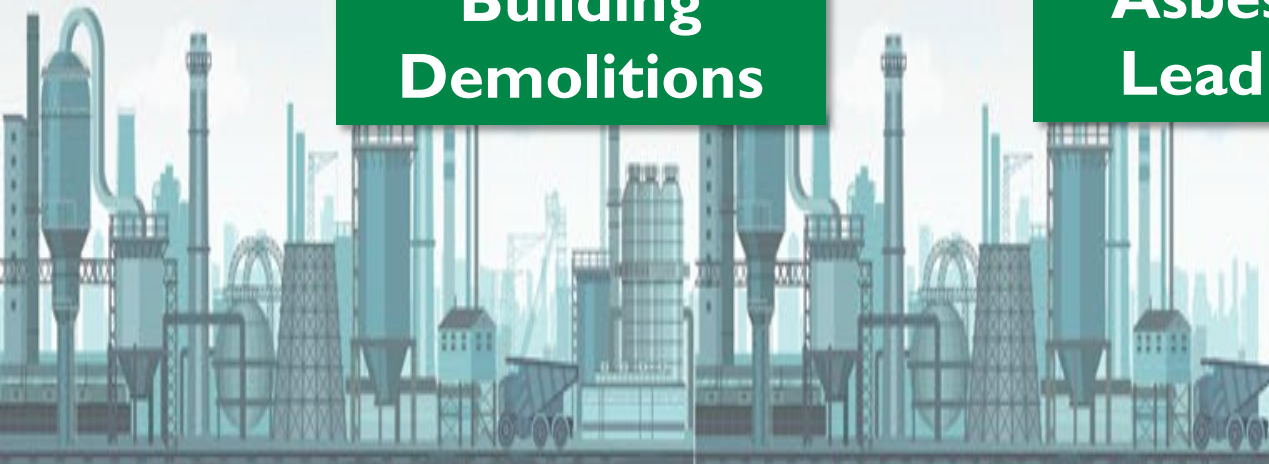
**Building
Demolitions**



**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



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS

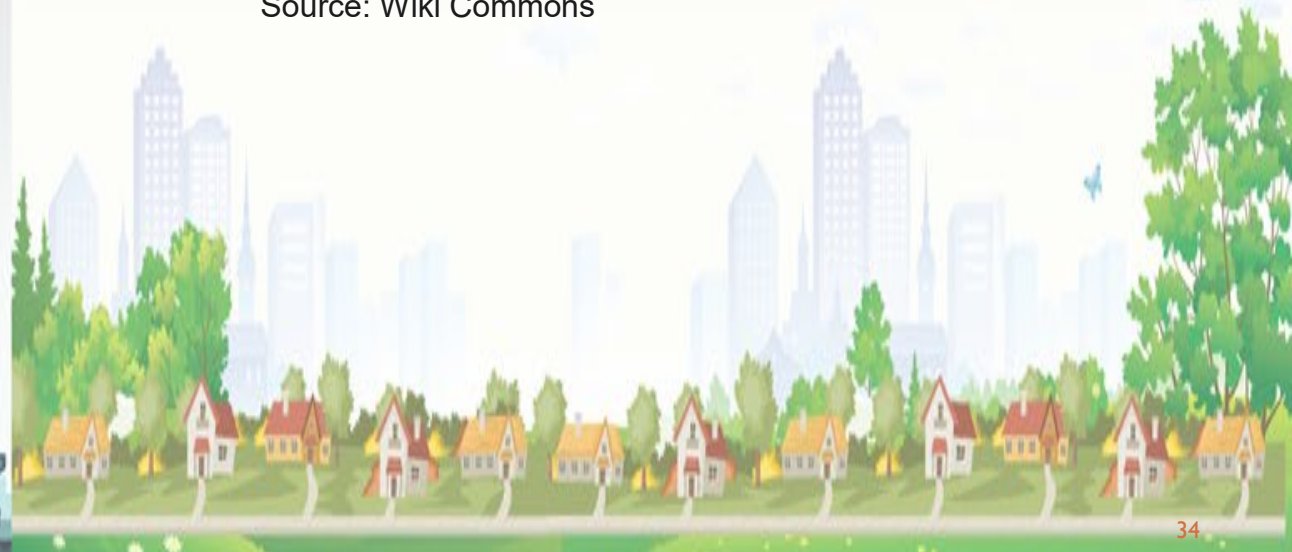
CLEANUP PLANNING CONT.

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/remediation/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



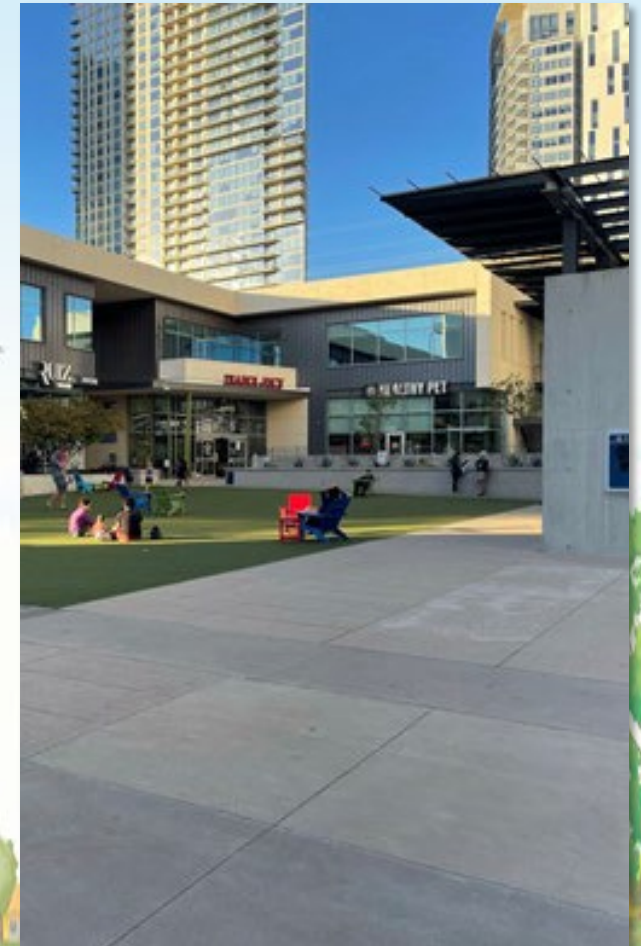
Phase I: Former railyard operations, buried debris



Phase II: TCEQ sampled soil & groundwater



Cleanup: Excavated 20,000 yd³ contaminated soil



Foremost Dairy, El Campo

2016



2024



Foremost Dairy, El Campo (cont.)



Applicant: City of El Campo



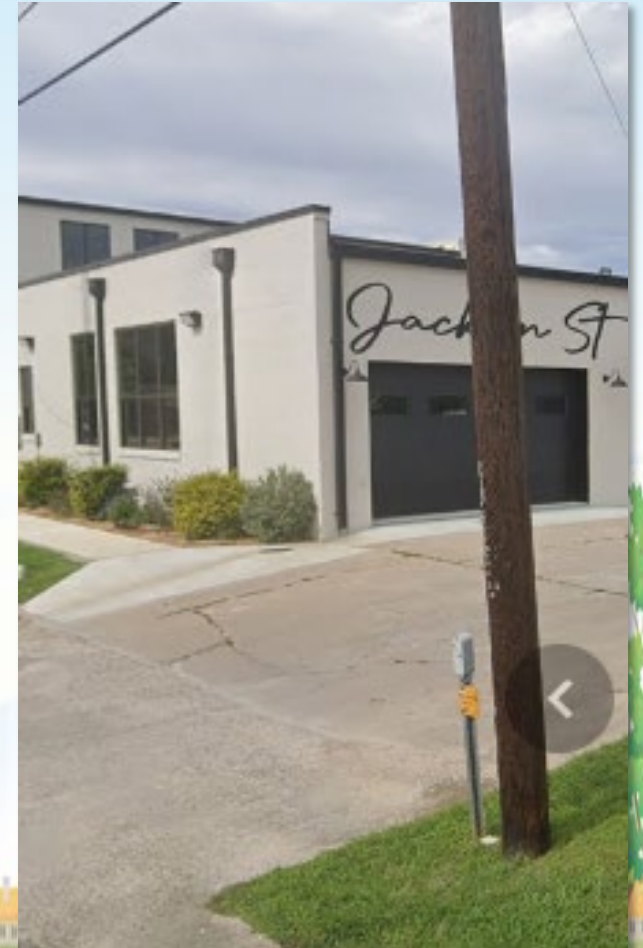
Phase I: Old dairy plant,
possible chemical processing



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

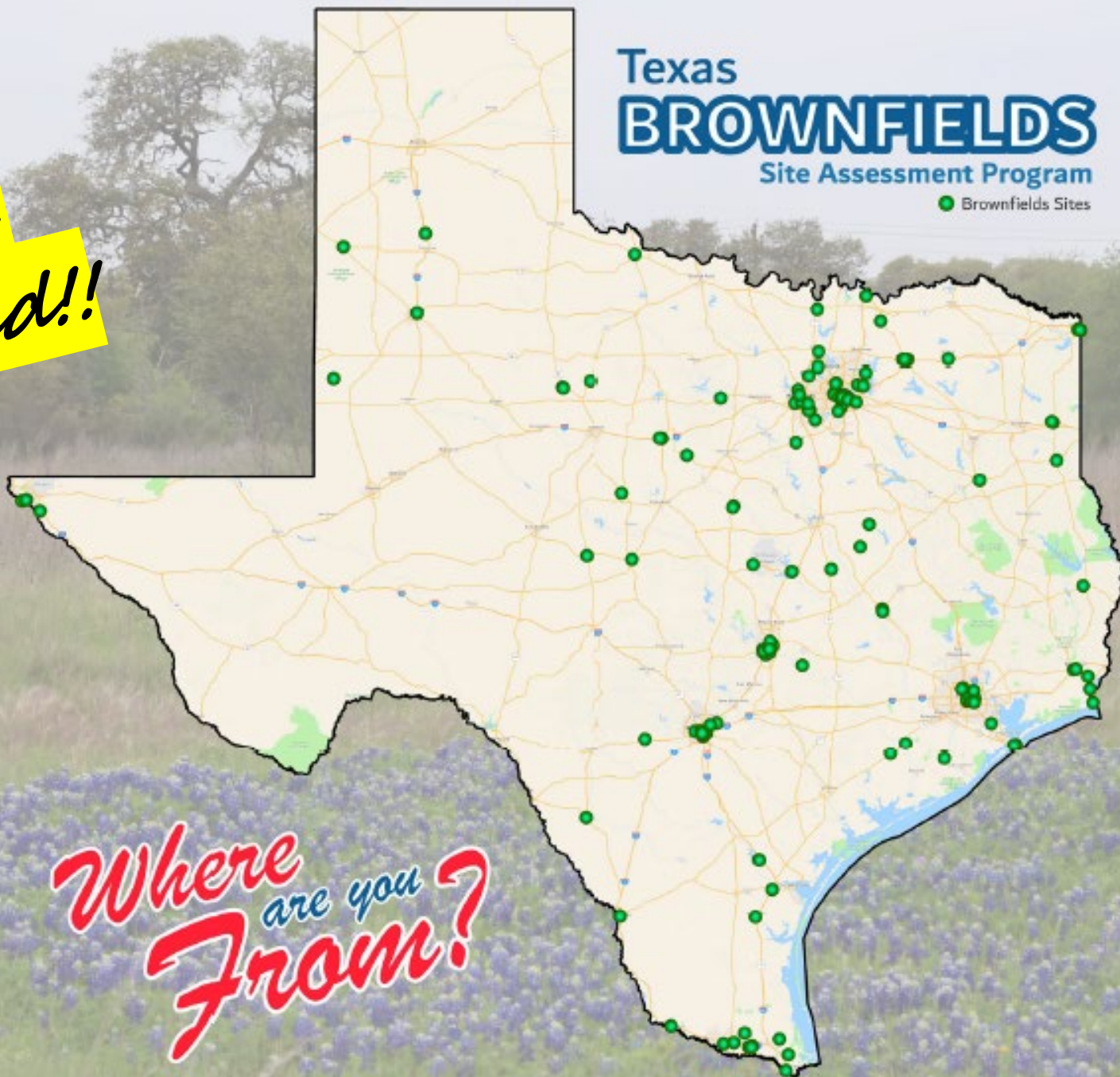


Cleanup: Silos were left in place to act as caps over contamination.





Over
200
sites
assessed!!



Where
are you
From?





CONTACT US!

Ariana Nehrbass

Brownfields Outreach Coordinator

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

TCEQ Brownfields Program

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