

Port of Bremerton EPA Brownfield Multipurpose Grant

Joel Hecker, LG, LHG

Senior Geologist/Hydrogeologist

PIONEER Technologies Corporation



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 contamination.” (USEPA)*

In layman's terms:

- A brownfield is a property that is difficult to develop because it is contaminated or believed to be contaminated
- A site with low to moderate levels of contamination
- Typically commercial and industrial sites
- Hazardous, petroleum, asbestos, lead paint, mold, meth- lab contaminants and mine-scarred lands

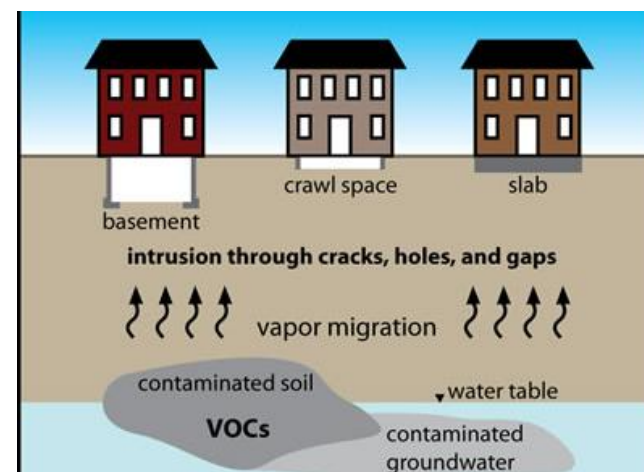
*Individual federal and state programs may have different definitions

Brownfield Examples



- Manufacturing plants
- Gas stations
- Tool and die shops
- Machine shops
- Steel fabricators
- Dry cleaners
- Printing shops
- Paint shops
- Auto repair shops
- Oil/fuel terminals
- Farms
- Marinas
- Greenhouses
- Agricultural suppliers
- Municipal dumps
- Municipal DPW yards
- Asphalt plants
- Former coal yards
- Manufactured gas plants
- Scrap yards
- Lumber yards
- Shooting ranges

Typical Environmental Problems



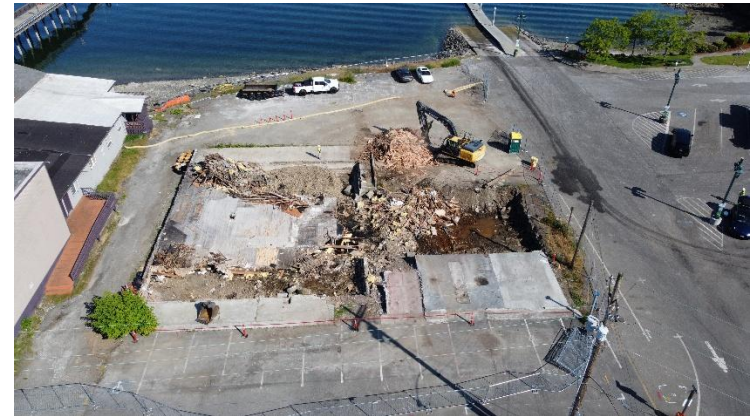
Port of Bremerton Brownfield Grant

- Grant funding: \$800,000
- Allowed EPA grant activities:
 - Community involvement
 - Brownfield inventories
 - Site assessment (Phase I and Phase II investigations, asbestos/lead surveys)
 - Cleanup planning
 - Cleanup
 - Five-year performance period (October 1, 2023 through September 30, 2028)



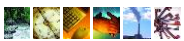
521 – 525 Bay Street Site

- Former Gas Station and Automotive Repair Site
- Underground Tanks
- Known Releases of Hazardous Substances and Petroleum Products
- Remedial Investigation Actions Completed
- Interim Action Work Plan Completed
- Demolition Completed
- Remediation Underway

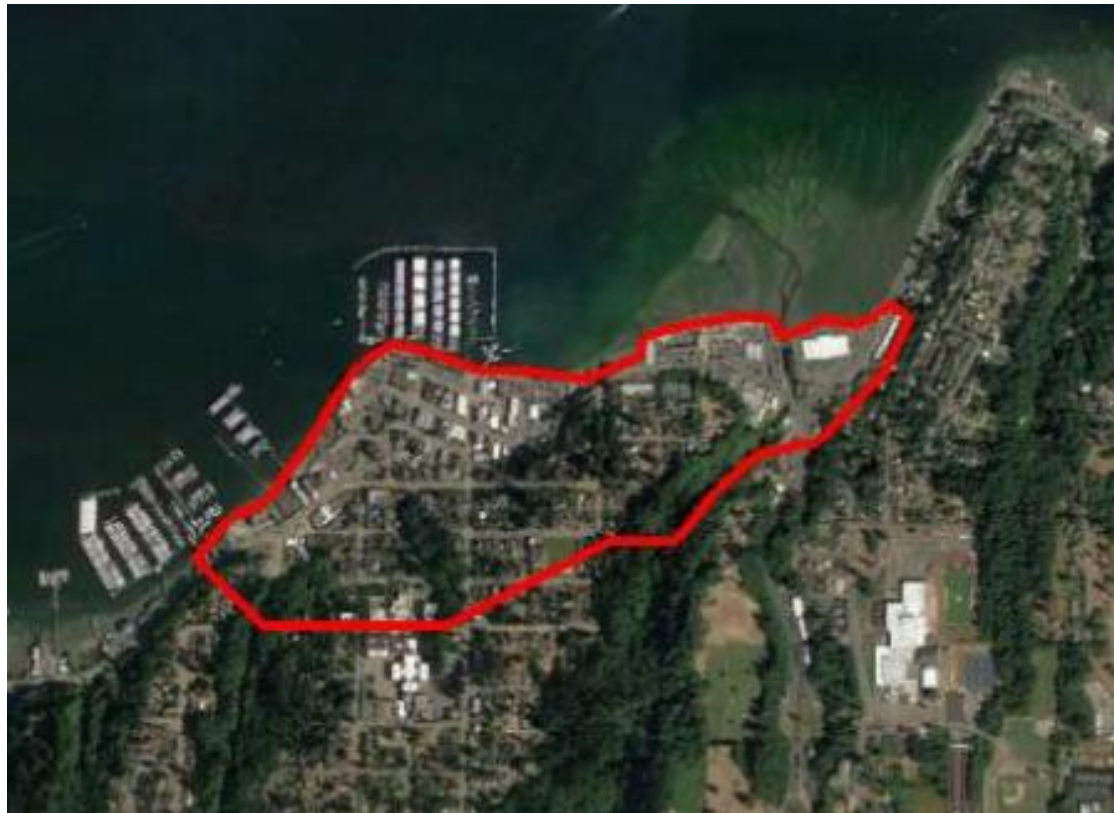


How can this grant help you?

- Eliminates up front out of pocket costs for developers to determine if there is a problem
- **FREE** Phase I Environmental Site Assessments (ESAs) and Phase II ESAs
- Partner Phase II ESAs with collection of geotechnical information to save money during redevelopment
- Fund lead-based paint and asbestos containing materials surveys
- Remove underground storage tanks
- Fund remedial action planning (provides a specific remedial plan with detailed estimate of cleanup costs)



Port of Bremerton Target Area



Downtown Port Orchard Waterfront

Benefits of Brownfield Redevelopment

Brownfield redevelopment aligns well with economic development strategies **and** brings value back to communities by:

- Converting sites to produce revenue
- Attracting/retaining employers and jobs
- Reusing existing infrastructure
- Revitalizing urban cores and preventing sprawl
- Removal of blight
- Creating green space, retail opportunities, services for community
- Offering more housing choices for current and new residents
- Increasing tax base
- Controlling hazards
 - Contamination
 - Asbestos
 - Lead in paint
 - Unsafe buildings



Brownfield Issues: The Unknowns

Timing

- How long will it take to cleanup the site?
- How long will it take to get closure from the state?
- How long will it take to redevelop?

Liability

- Who is responsible for cleanup?
- Federal brownfields laws shield liability if party is eligible

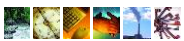
Cost

- How much to assess the property? How much to cleanup the property?
- How much to renovate or demolish buildings? How much to upgrade infrastructure?
- Will building conditions, soil conditions, structures, or infrastructure impede development?
- Is the property deal “upside down”? Will redevelopment costs more than the property is worth?



Costs – How Are Cleanups Financed?

- The Good News!
 - 40% of brownfields do not need cleanup
 - Often cleanup costs are minimal
- The other 60%...it depends:
 - Geography...possibly in opportunity zones
 - Partnering with other grant funds (e.g., Ecology, Commerce, HUD)
 - Developer packaging of the costs (may incorporate into development)
 - Land Use Restrictions / No Further Action Letters



“Potential” for Contamination

Often it is the PERCEPTION of contamination that keeps properties from being redeveloped, not the actual presence of contamination.

Once the “stigma” is gone, properties can be returned to productive use.



Questions?

If you are a Property owner or interested in acquiring a Property and want to benefit from the Brownfield Grant funds, please contact:

Arne Bakker

Chief Operations Officer, Port of Bremerton

arneb@portofbremerton.org

360-674-2381

Joel Hecker

Senior Geologist/Hydrogeologist, PIONEER Technologies Corporation

HeckerJ@uspioneer.com

360-570-1700

