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Brownfields Redevelopment Resources for Turning Your Community's Liabilities Into Assets



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Tyler Lewis, SC BEST Program Manager, Catawba COG
tlewis@catawbacog.org | 803-327-9041

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



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



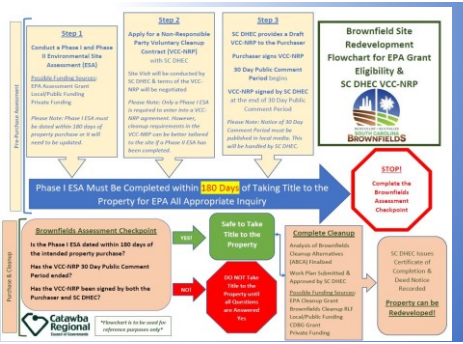
What is CERCLA?

- 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

All Appropriate Inquiry, Assessment & Cleanup



Questions Break



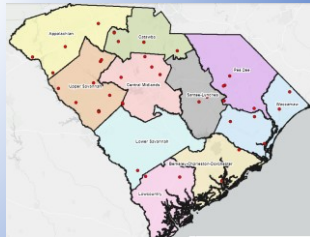
- Where do I start?
- SC's Voluntary Cleanup Program**
- Allows DHEC involvement and reimbursement of DHEC oversight costs
 - Creates incentives to conduct environmental actions at a site
 - Liability protection is granted to a Non-Responsible Party *if requirements are met*
 - Application requires a Phase I ESA

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

SC BEST Projects

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



SC BEST COG Contacts by Region

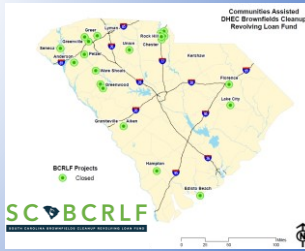
- Appalachian Regional COG – Jill Francisco
- Berkley-Charleston-Dorchester COG - Kristin Miguez
- Catawba Regional COG – Tyler Lewis
- Central Midlands COG – Gregory Sprouse
- Lowcountry COG – Tiffany Dantzler
- Lower Savannah COG – Emory Langston
- Pee Dee COG – Lindsay Privette
- Santee Lynches COG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



SC Brownfields Revolving Loan Fund

- 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.



Questions Break



Lake City Park Former Public Works Facility Lake City, SC



- 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.



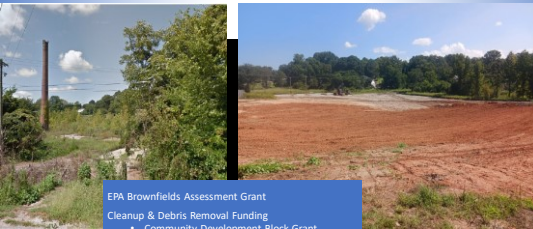
Funding Sources: BCRLF loan to Florence County, Drs. Bruce & Lee Foundation

Gordon Street Mill Greenville, SC



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

Wellington Leisure Mill Jonesville, SC



EPA Brownfields Assessment Grant
Cleanup & Debris Removal Funding
• Community Development Block Grant
• Town of Jonesville
• Union County

Former Service Station Lowrys, SC



Current SC BEST Project
"It all started with a phone call..."

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
- SC DES VCC Program – www.des.sc.gov



“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 Redevelopment

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

Tyler Lewis: (803) 327-9041;

Tlewis@catawbacog.org

Robert Hodges: (803) 898-0919;

bert.hodges@des.sc.gov