

US EPA ARCHIVE DOCUMENT

EPA Region 9 Grantees Brownfields Workshop

November 7, 2012

*Capacity- Building: How to
Build an Effective Program*

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Hitting Restart

- Wake-up call from U.S. EPA regarding our underperforming program
 1. Worked with U.S. EPA to identify problems
 2. Established clearly defined roles and responsibilities including program lead
 3. Coordinated with partners
 4. Met with new partners, both internal and external
 5. Assessed other potential resources for development projects

Why ED is the Right Home?

- Consistent with Department Goals – jobs, investment, removing blight
- Contacts – development and business community
- Strong Partnerships – other public agencies and other city departments
- Deal Makers – experienced at structuring development project financing

Keep the Momentum Going

- Quarterly meetings with partners
- Up-to-date marketing materials
- Continuous outreach
- Program currently includes RLF, Assessment and Clean Up



CITY OF SACRAMENTO
Brownfields Assessment Program

The City of Sacramento Brownfields Assessment Program helps eligible owners or prospective purchasers assess possible contamination problems on vacant or underutilized sites. Sites must be located in South Sacramento (south of US 50 and east of 45th Street within the City limits.)

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 contaminant.

What is Environmental Due Diligence? Environmental due diligence during commercial real estate transactions can include Phase I and Phase II Environmental Site Assessments. Such assessments are often undertaken in the United States to avoid liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly referred to as the "Superfund law."

Who can take advantage of the Assessment Program? Public agency, school district, non-profit organization, for-profit organization, or an individual.

What sites are eligible for the Assessment Program? Property that is abandoned, used or underused, and the reuse/redevelopment is complicated by real or perceived environmental contamination. Eligible contaminants, among others, include:

- Petroleum (not be low risk, non-hazardous party and so Resource Conservation and Recovery Act (RCRA) codes)
- Hazardous substances
- Activities and uses listed in Part 2
- Controlled substances (i.e. meth labs)
- Mine-ore and tailings

Eligible sites include those listed or proposed for listing on the National Priorities List, sites subject to CERCLA orders or consent decrees, or federal properties.

Are there program requirements? The owner of a brown petroleum site cannot be a potentially liable party under CERCLA 107 as follows:

- Cannot be the past owner or operator during release of contamination
- Cannot have caused or contributed to contamination
- Cannot be the generator or transporter of contamination

What funding is available? Grant funds are available to conduct Phase I and II Environmental Site Assessments. Applications will be accepted until funding has been exhausted.

For more information, visit www.cityofsacramento.org/economic or contact Denise Melvett at dmelvett@cityofsacramento.org or 916.808.7964.

Revolving Loan Fund

CADA Warehouse

- Partnership with another governmental entity, Capitol Area Development Authority (CADA)
- Part of the R Street Corridor renaissance
- Project to break ground in 2013 – approx. 116 residential units and 33,000 sf commercial

Revolving Loan Fund

CADA Warehouse



Revolving Loan Fund

Curtis Park Village

- Leveraged RLF funds with State Prop. 1C funding for infrastructure
- Clean-up completed earlier this year, construction expected to start next year on infrastructure and vertical development
- 74 acre mixed use development on former railyard site

Revolving Loan Fund

Curtis Park Village



Communitywide Assessment Grant

- Worked with local PBID to coordinate the assessment of underutilized car dealerships sites
- 2030 General Plan established a Florin Road Corridor Plan
- Petroleum inventory and outreach to property owners

Assessment Grant





Case Study: From Superfund to Powerhouse

Powerhouse
Science Center

Background

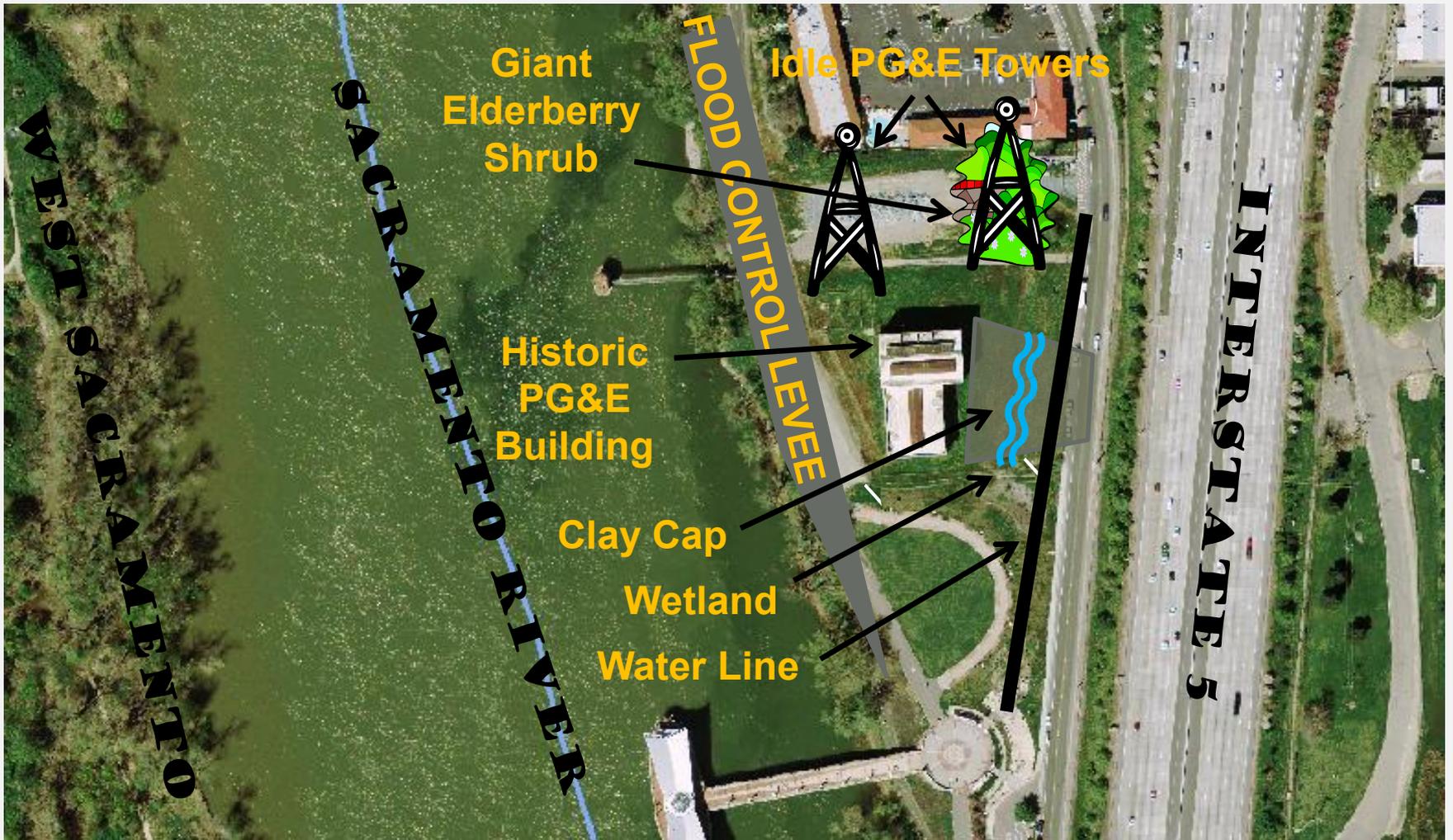
- Built in 1912 by PG&E as auxiliary power source for growing Sacramento
- Shuttered and leased to salvage yard in 1950s
- State acquired to construct Interstate 5 and conducted some site cleanup
- Under DTSC oversight – recorded LUC and Maintenance Agreement
- City acquired 6 acre site in 2001 for \$1
- Site RFP'd in 2005

Science Center Project

- Working with an existing 60 year old nonprofit
- Mission driven – science/math education
- Goal is LEED Certified Gold
- Tools to keep organized:
 - Critical path map
 - Hurdle list
 - Monthly meetings

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Lessons Learned

- Start and keep going
- Coordinate efforts
- Nagging is a legitimate skill
- Understand the mandates of your regulators
- Leverage every dollar possible
- Celebrate and broadcast EVERY success

What's Next for Our Program?

- Prioritize Efforts – with Redevelopment elimination Brownfields funds even more critical
- Opportunity Sites – focus our resources on catalytic projects
- Funding - continue to seek opportunities and engage partners
- Strengthen Partnerships – continuous communication