



Revitalizing West Greenville

THROUGH BROWNFIELDS REDEVELOPMENT

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What is a Greenfield?



What is a Brown's Field?



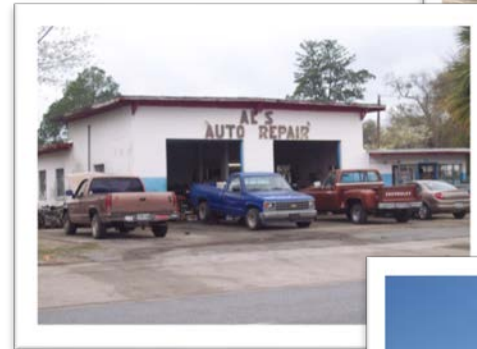
What is a Brownfield?

“Abandoned, idled, or underused property where redevelopment is hindered by real or perceived environmental contamination.”



Brownfield Examples

- Light Industrial
- Heavy Industrial
- Manufacturing
- Textile Mills
- Junkyards / Auto Salvage
- Dry Cleaners
- Commercial Sites
- Gas Stations
- Vacant Lots



Advantages of Brownfields

- Utilizes existing infrastructure
- Prevents sprawl
- Reuse brings public benefit (tax base, job growth)
- Offers viable investment opportunity
- Supports cleaner air & reduces habitat destruction
- Cleanup liability can be defined
- Site can be made suitable for the intended reuse while protecting public health and the environment
- Can compete with “greenfields”

EPA Brownfields Program Overview

EPA Brownfields Assessment Grant (3 yrs.)

- > **Up to \$300,000 annually to local governments and \$600,000 for coalitions for assessment**
- > Phase I and II environmental assessments
- > Inventory, planning and community outreach
- > No match required

EPA Brownfields Clean-up Grant (3 yrs.)

- > **Up to \$200,000 per parcel for cleanup activities**
- > Local governments or non-profits (20% match)

EPA Brownfields Clean-Up Revolving Loan Grants (5 yrs.)

- > **Up to \$1 million annually for clean-up over 5 years**
- > 50% sub-grants for non-profits for clean-up
- > Low-to-no-interest loans to public and private sector



The US Conference of Mayors has identified lack of Clean-up Funding as the # 1 Impediment to Brownfields Redevelopment

DHEC Brownfields Voluntary Cleanup Program

South Carolina Brownfields Law became effective in **May 2000**

- Provided covenant not to sue for existing contamination
- Contribution protection



DHEC awarded **Brownfields Cleanup Revolving Loan Fund** in 2000 to allow low interest loans for cleanup work done under Voluntary Cleanup Contracts.

DHEC Brownfields Voluntary Cleanup Program

Added Financial Incentives – May 2002

- State corporate income tax credit for expenses incurred by a taxpayer in cleaning up a site (voluntary cleanup – means response action taken under and in compliance with Section 46-56-710)
- 50% of expenses up to \$50,000 in a year; Bonus credit (10% of all VCC-related cost) at completion of State oversight; can carry over up to \$100,000 for 5 years
- Jobs tax credit in the amount of an additional \$1,000 to established job tax credit
- Property tax exemption, with county concurrence
- Fees in lieu of property taxes, with a \$1 million threshold minimum



DHEC Brownfields Voluntary Cleanup Program

June 2005 – Third party liability protection

June 2008 – Added petroleum sites not under SUPERB



Additional Financial Incentives

Textiles Communities Revitalization Act

- 25% credit against real property taxes, or 25% state income tax or corporate license fee credit

Historic Rehabilitation Tax Credit

- 10% state tax credit for the rehabilitation of income-producing historic buildings
- Complements the 20% federal tax credit

Abandoned Buildings Revitalization Act

- Similar 25% credit to Textiles Act, but can be utilized on a wider group of vacant properties

Urban Land Institute
Redevelopment of Brownfields Sites
Through Public Private Partnerships

May 15, 2018



2018-2021 Brownfields Assessment Grant

- Money for Phase I and Phase II Assessments
- Assistance coordinating funding sources
- Can help answer questions about specific parcels
- **Priority area is West Side**
- **Priority parcels are those that will be redeveloped within a year**

Brownfield Community Partnerships – Regulatory and Consulting

- City Departments
- SCDHEC
- SC Revolving Loan Fund
- Brownfields Task Force
- Consultants



Brownfield Community Partnerships – Developers



Brownfield → Baseball Stadium



Fluor Field *then*

Fluor Field *now*



Residential and
Commercial

Brownfield → Kroc Center and Elementary School



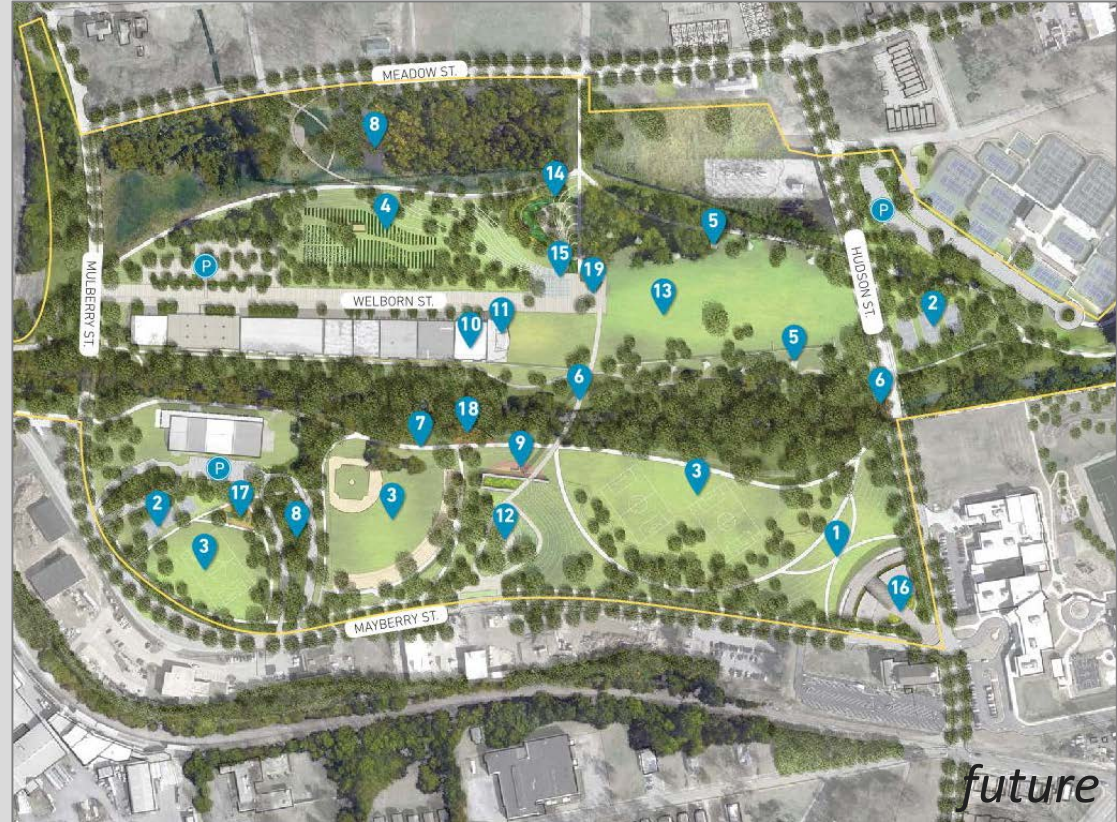
Kroc Center *now*



Brownfield → Greenway



Brownfield → Park





Brownfield Community Partnerships - Schools



Brownfield Community Partnerships – Workforce Development

Environmental Workforce Development and Job Training Grant (EWDJT)

- Local Technical College
 - Lots of employer contacts – partners
- Local Workforce Non-profit
- Regional grantees for model and tips
 - Environmental Job Development All-Grantee Meeting

