



Notice of Brownfield Assessment Grant Funding for Property Owners

Do you own property in the counties of Amherst, Appomattox, Bedford, and Campbell or the towns of Altavista, Appomattox, Amherst, Bedford and Brookneal?

Do you have an interest in selling or purchasing property in any of those areas?

The Central Virginia Planning District Commission (CVPDC) has been awarded a \$500,000 Brownfields Assessment Grant from the United States Environmental Protection Agency (USEPA). This grant will be used by the CVPDC and its member partners to conduct Phase I and Phase II Environmental Site Assessments (ESAs), and reuse and remediation planning. The grant funds will focus on project sites located in the CVPDC footprint.

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is 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 are Brownfields Assessment Grants?

Brownfields Assessment Grants provide funding to inventory, characterize, assess, plan activities, develop cleanup plans, and conduct community functions related to brownfield sites. The overarching goal of the Brownfields Assessment Grant program is to characterize sites and remove environmental uncertainty while engaging the community in order to plan effective cleanups. The grant will pay for the CVPDC's consultant, Environmental Standards, Inc. and their subcontractors to help property owners understand what environmental conditions exist, take environmental samples as needed, conduct sample analysis, and report findings



materials or petroleum, a Phase II ESA may be conducted.

Phase II ESAs include sample collection and laboratory analysis to confirm the presence of regulated substances. Some of the tests that may be performed include soil and water sampling. Other studies to look for buried tanks and drums may also be appropriate.

What are Phase I and Phase II Environmental Assessments?

Phase I ESAs involve a desktop review of records, a site inspection, and interviews with owners, occupants, neighbors and local government officials to identify Recognized Environmental Conditions (RECs) that pose environmental contamination liabilities. If a Phase I ESA identifies potential contamination of a site by hazardous

Is Your Property Eligible?

Interested property owners should submit an email stating their interest in utilizing Brownfields assessment grant monies to evaluate perceived or known environmental conditions at their property(ies) to:

amgathright@envstd.com

Why should I participate?

Having an assessment is a critical step in being able to market and sell a property for development as most lending institutions require an environmental assessment before lending to a buyer. An environmental assessment can identify the property's historical use and potential environmental impacts or confirm that the site has no significant environmental impacts.

Will I have to pay?

100% of the ESA costs will be covered by the CVPDC through its US EPA Brownfields Assessment Grant.

What is the timeline for this project?

Grant funding is committed until September 2025 and will be used to conduct ESAs and related activities on eligible sites on a first-come, first-serve basis until funds have been fully utilized.

Will an ESA affect the value of my property?

Environmental uncertainty leads to diminished property values. The legal risk is often too high for potential purchasers and developers when environmental conditions have not been fully evaluated and quantified.

How would an ESA enhance the value of my property?

The loan interest rate will be at or less than the prime interest rate, but not less than zero. The rates and payback terms will be determined based on the ability of the borrower to support the debt service, the overall risk of the project, and leveraging of financial assistance from other sources.

Will this ESA put me on US EPA's or VADEQ's radar?

The program is completely voluntary. The ESA information collected must be provided to EPA as specified in the Brown-fields grant. However, it would be a rare and unusual circumstance that would trigger a US EPA or VADEQ enforcement action. In certain cases, Phase II ESA results might trigger a reporting requirement with VADEQ. If a Phase II ESA is recommended and you approve the work, Environmental Standards, Inc. will provide you information on the process and address any concerns you may have.

Is there a hidden catch?

There is no catch. The Phase I and II ESAs will all be covered by the CVODC's EPA Brownfields Assessment Grant funds. CVPDC and its Brownfields partners will collaborate with interested property owners in assisting them determine what if any environmental conditions exist on their properties and how best to help them respond in addressing them.

You can speak with a representative about the program by contacting:

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