



Lycoming County Brownfields Coalition

Brownfield Revolving Loan Fund Program



February 2023

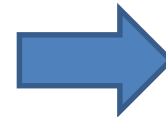


What is a brownfield?

A brownfield is any property that is underutilized or where the expansion, redevelopment, or reuse may be complicated by the presence or perceived presence of a hazardous substance, pollutant, or environmental contaminate.

Examples:

- Former gas stations
- Dry cleaners
- Manufacturing sites
- Industrial facilities
- Warehouses
- Auto repair shops
- Vacant lots





The Brownfield Redevelopment Process

- ❑ Inventory Brownfields
- ❑ Phase I Environmental Site Assessments
- ❑ Phase II Environmental Site Assessments
- ❑ Cleanup / Reuse Plans
- ➔ ❑ Cleanup of brownfield sites
 - ❑ Loans & Grants
- ❑ Community and Stakeholder Outreach (*throughout*)





Brownfields Assessment Process – The Why?

- ☐ Reduce environmental uncertainty & risk
- ☐ Encourage Economic Development
 - Jobs
 - Tax Revenues
- ☐ Eliminate Orphaned Properties
 - Partnership with Private Developers
 - Revenues at Sale of Property
- ☐ Utilize Existing Infrastructure
- ☐ Preserve Open Space





History of County Brownfields Program

1st US EPA Brownfield Grant (2005-2009) - \$200,000

- Sites Inventory (hazardous sites only)
- Phase I Environmental Site Assessments
- Outreach & Engagement
- Four targeted areas:
 - Jersey Shore
 - Montgomery
 - Hughesville
 - Williamsport

Goal: *Spur Economic Development*

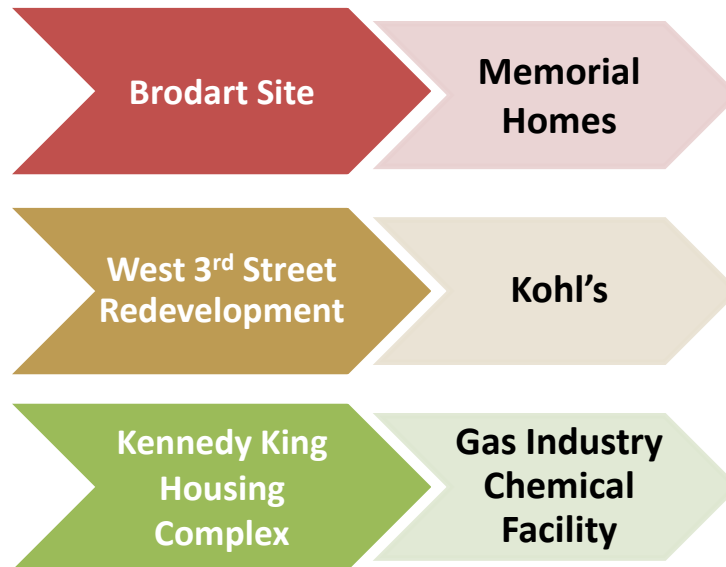




2005 Brownfield Grant Results (2005-2009)

1st EPA Brownfield Grant Results:

- 80 Sites identified & prioritized for inventory
- 15 Phase 1 Environmental Site Assessments (ESA's) completed
- Redevelopment occurred on 13 of the Phase 1 ESA sites





Leveraging Additional Money – It Works!

Brodart Redevelopment Project

Before

\$4,500: Phase I
\$85,000: Phase II
EPA Assessment Grant

\$325,000
City/County/Private
\$975,000
State DCED

for Remediation
and Demolition

\$300,000
City and County Act 13
\$1.3 million
STATE PHARE Funds

for Redevelopment

\$10.1 million
Redevelopment



After



2012 Brownfield Grant Results (2012- 2018)

2nd US EPA Brownfield Grant - \$550,000

■ 3 Municipal Partners

- Lycoming County
- City of Williamsport
- Borough of Muncy

➤ Steering Council

➤ Consultant: TRC Environmental

■ Results:

- Brownfield Inventory – *Over 80 sites identified*
- Phase I Assessments - *21 complete*
- Phase II Assessments - *6 complete*
- Cleanup Planning/ABCA – *2 clean up plans*
- Community Outreach

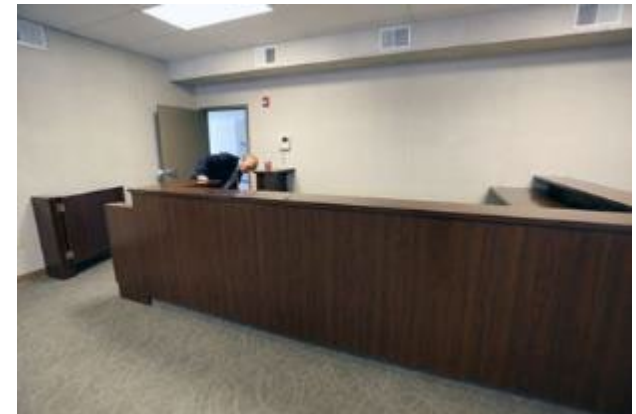


2nd EPA Grant: Results

Barto Tire & Auto



District Magistrate's Office



DCNR Forestry Office



STEP River Walk Center





What's Next? Cleanup of Brownfield Sites

3rd EPA Grant: Revolving Loan Fund (current) - \$800,000

- Provides low-interest loans and grants to finance brownfield site cleanups
- Run in-house by Lycoming County
- Revolving Loan Fund Committee to:
 - Advise on the policies and procedures
 - Market the program
 - Recommend projects
- Fund is replenished as loans are repaid over the course of the loan term
- County-hired environmental professional will provide technical oversight for cleanup projects (Brownfield Redevelopment Solutions "BRS")

➤ *Goal: Return brownfield sites to productive use*





Who Can Apply for Revolving Loan Funds \$?

☐ Eligible Sites

- Located in Lycoming County
- Meet the definition of a brownfield
- Have completed Phase I or equivalent 180 days prior to site acquisition

☐ Eligible borrowers

- Qualifying public, private, non-profit entity
- Are not responsible for site contamination
- Capacity to undertake site cleanup

☐ Eligible Activities

- Cleanup of hazardous substance
- Preparation of Remedial Action Plans
- Site monitoring and data collation





Revolving Loan Fund Program Summary

Overview

- Grants available for municipal entities and non-profit organizations
- Low to 0% interest rate loans for private entities and other entities
- \$50,000-\$250,000 per site
- Funds available: \$335,000 loans; \$335,000 grants

Terms & Conditions

- No prepayment penalties
- Davis-Bacon prevailing wage required for construction activities
- Required site cleanup plan and cost estimate
- Public Meeting required for each site (county facilitates)





RLF Process

Submit Pre-Application Questionnaire

- Will conduct screening interviews with eligible applicants

Submit Application Package

- Includes: site reports, cleanup plans, financial statements

Application Reviewed

- By Lycoming County and Revolving Loan Fund Committee; final approval by EPA

Enter into Loan/ Subgrantee Agreement

- Site cleanup conducted by applicant after entering into agreements

****Begin Site Clean Up****

- Cleanup supervision provided by county environmental contractor following DEP and EPA program requirements



Questions?





Contact

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