



# Lycoming County Brownfields Coalition

## Brownfield Revolving Loan Fund Program



August 2022

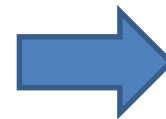


# What is a brownfield?

*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
- Factories





# 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

## 1<sup>st</sup> 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*

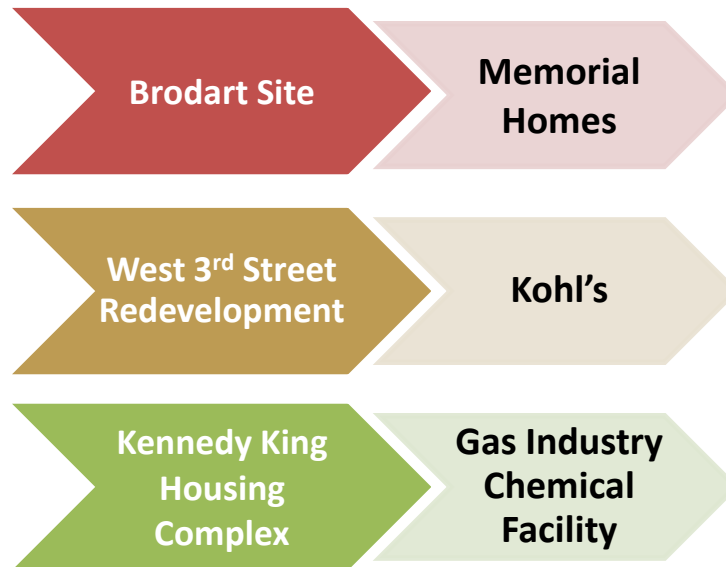




# 2005 Brownfield Grant Results (2005-2009)

## 1<sup>st</sup> 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)

## 2<sup>nd</sup> 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



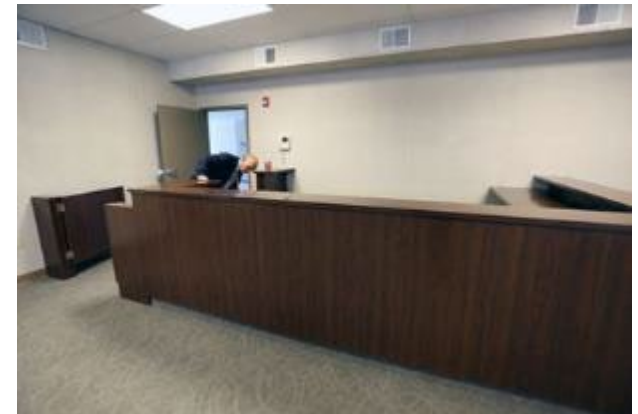


## 2<sup>nd</sup> EPA Grant: Results

Barto Tire & Auto



District Magistrate's Office



DCNR Forestry Office



STEP River Walk Center





# What's Next? Cleanup of Brownfield Sites

## 3<sup>rd</sup> 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

➤ *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 and Phase II reports



## ☐ Eligible borrowers

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



# 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
- No application or loan origination fees
- \$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
- 20% matching funds required
- 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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