

IOWA BROWNFIELD REDEVELOPMENT PROGRAM

Site Redevelopment Process

If your community or group is interested in redeveloping a brownfield area, you'll need to take a number of steps to ensure potential environmental contamination is handled properly and that you meet the requirements to receive financial and technical assistance.

Brownfields are sites where environmental contamination concerns – whether real or perceived – have hindered resale, redevelopment and reuse. The Iowa Brownfield Redevelopment Program, funded by the federal Brownfield Revitalization Act, provides technical and financial resources to communities to help them find answers to environmental questions at brownfield sites. The program also assists with environmental cleanup planning and implementation to prepare sites for reuse or redevelopment.

1. PHASE I ENVIRONMENTAL SITE ASSESSMENT

- Basic review of known environmental records, info, and development history of a site
- Complete prior to taking ownership
- Must be completed to qualify for Federal grant funding for environmental cleanup; basic environmental 'due diligence' to establish 'innocent landowner' liability protections
- Average cost: \$2,000 to \$3,000

ASBESTOS INSPECTION

- Average cost: \$1,000 to \$2,500
- Can be completed before or after taking ownership
- Required before conducting significant renovation or demolition; failure to comply results in regulatory enforcement/fines

LEAD-BASED PAINT INSPECTION

- Interior or exterior lead-based paint (LBP) testing inspections required only if intent is to remove LBP to facilitate rehabilitation of the structure
- Should determine if LBP waste will be classified as hazardous waste (TCLP test)
- LBP inspection not required for general demolition
- Can be before or after taking ownership

2. PHASE II ENVIRONMENTAL SITE ASSESSMENT

- Actual soil and groundwater sampling to confirm or deny if contamination is present.
- Can be completed before or after taking ownership; buyer/seller should clearly discuss this step
- Optional step, subject to potential contaminant concerns noted in Phase I. May expose responsible parties to further action if hazardous conditions discovered
- Average cost: \$5,000 to \$20,000

3. SITE ACQUISITION

At the time of site acquisition, must have completed one of the following to qualify for post-acquisition environmental cleanup grants:

- Phase I ESA completed no more than 6-months prior to taking ownership, or
- Site acquired through eminent domain, Iowa Code Chapter 657(a) abandonment proceedings, or tax deed foreclosure.

4. ENVIRONMENTAL SITE CLEANUP

- Must own property at time cleanup is to occur and have completed due diligence for funding eligibility
- Must have complete assessment of full extent of contamination
- Must enroll in Iowa Land Recycling Program (LRP) for certified cleanup oversight
- Cost varies subject to extent of contaminants and predicted exposure

5. REDEVELOPMENT

Community or private funded development that will enhance community character through creating jobs, taxable property improvements, or use that creates recreational greenspace, natural habitat restoration, or direct community use of value.

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