

WHAT IS A BROWNFIELD?

The EPA defines a brownfield as **"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."**

Most industrial sites and commercial sites will meet the definition of a brownfield if they are abandoned, vacant, or even just underutilized.



WHY REVITALIZE BROWNFIELD SITES?



Increase Property Values

Revitalization efforts often benefit property values for those in and around sites



Reuse Existing Infrastructure

Consideration for the reuse of existing infrastructure is evaluated and often implemented



Encourages Partnerships Both public/private partnerships and redevelopment opportunities are supported



Blight Impact Mitigation Eliminates blight impacts to neighboring properties



Community Engagement Strengthens the community through education, increased trust, and collaboration



Reduce Health Threats Address and reduce threats to public health and the environment from known or undocumented contamination



Job Creation and Retention Supports the creation of new jobs and retention of existing positions



Protects Water Sources Minimizes the potential impacts to surface and drinking water sources



Contact Us

CALL US: (309) 673-9330
More Info: www.tricountyrpc.org



TRI-COUNTY REGIONAL
PLANNING COMMISSION

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BROWNFIELD ASSESSMENT PROGRAM

"Tri-County Regional Planning Commission proudly serves Peoria, Tazewell, and Woodford Counties as the "Steward of the Regional Vision"

PROGRAM OVERVIEW

The Tri-County Regional Planning Commission (TCRPC) can assist with a wide range of environmental assessment, cleanup, and reuse planning activities using funding from the United States Environmental Protection Agency (EPA).

Other support, including environmental cleanup, demolition, and infrastructure improvements may be available on a project-by-project basis through other jurisdiction funding mechanisms, as well as State or Federal funding and assistance programs.



AVAILABLE FUNDING

\$500,000 in EPA Brownfield Assessment Grant funding was awarded to the TCRPC in 2024. These funds can be used to:

- ▶ Develop a brownfield inventory
- ▶ Evaluate eligible sites impacted by petroleum or hazardous substances
- ▶ Conduct environmental site assessments (Phase I or II Environmental Site Assessments [ESAs])
- ▶ Conduct site investigations, remedial action, and reuse planning
- ▶ Conduct asbestos and lead-based paint surveys

As previously noted, other funding may be available from the County, the State of Illinois, or the EPA to assist with cleanup and development of sites assessed using EPA funds.

Contact us today to see if your property qualifies for brownfield redevelopment funding!

FAQs

Who pays for this work?

For eligible priority sites, 100% of the costs can be covered for approved activities.



Will I have control over the work done?

Yes, you will have the right to stop participation in the program at various phases of the assessment process.

How can this assistance enhance the value of my property?

ESAs allow property owners to quantify the amount of contamination on a property (if any). For properties with little to no contamination, this knowledge may increase marketability. For sites with significant contamination, property owners can realize increased value through cleanup, tax incentives, and received liabilities.

Will an ESA trigger a requirement that I take action?

The program is voluntary. In certain cases, Phase II ESA results may trigger reporting requirements to agencies. If a Phase II ESA is recommended and approval is provided for the work, Stantec will discuss the pros and cons associated with potential outcomes.

What's the catch?

There is NO CATCH! ESAs and/ or related activities can be conducted using grant funds at no cost to the property owner. Participation is voluntary and no grant match is required.



DID YOU KNOW?

- ✔ Approximately 30% of sites assessed by previous EPA brownfield grant recipients were found to be clean enough that no environmental cleanup was needed prior to redevelopment.
- ✔ On average, 80% of brownfields sites will not be redeveloped without some type of initial public assistance, i.e., either proactively addressing the sites or fleshing out environmental concerns and potential costs associated with them.
- ✔ Brownfield redevelopment is one of the most important sustainable land use practices, saving developers and local taxpayers' significant infrastructure costs through reuse, versus greenfield (sprawl) development.
- ✔ Small Business Administration (SBA) & Housing, and Urban Development (HUD) studies suggest that, on average, one job will be created for every \$13,000 - \$17,000 in public investment in brownfield redevelopment.
- ✔ Various studies suggest that \$8-\$17 of private investment can be leveraged for each \$1 of public investment in brownfield assessment or cleanup.