



# EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION

## EPA Brownfields Program

### WHAT IS THE BROWNFIELD PROGRAM?

The purpose of the program is to help redevelop abandoned, idle, or under-utilized properties where expansion or redevelopment is hindered by actual or perceived environmental conditions. Examples include abandoned gas stations, industrial, and commercial properties. Our program can be used to pay for environmental assessments and cleanup planning to help move commercial properties towards redevelopment.

The East Alabama Regional Planning and Development Commission (EARPDC) was recently awarded a \$1,500,000 Coalition Assessment Grant from the United States Environmental Protection Agency. PPM Consultants, Inc. has been retained by EARPDC to help facilitate the program and to get the word out to the commercial real estate community and to potential buyers and sellers of real estate.



### WHAT DOES THE PROGRAM PAY FOR?

- **Phase I Environmental Site Assessments (ESAs):** Like title searches, surveys, and appraisals, such assessments are now routine on commercial real estate transactions. Phase I ESAs include a site inspection, interviews with persons knowledgeable about the history of the property, and a review of environmental records to determine if any Recognized Environmental Conditions (RECs) exist.
- **Phase II ESAs:** If the Phase I ESA identifies any RECs, additional investigation may be needed to determine if adverse environmental conditions actually exist. Phase II ESAs may include soil, surface water, and groundwater testing; asbestos surveys; lead-based paint surveys; mold surveys; tank removal; and/or threatened and endangered species studies.
- **Cleanup Planning and Redevelopment:** If a site is found to be impacted, the grant will pay for certain engineering and consulting fees to plan for redevelopment. This can include remedial alternatives analysis, eligible planning activities, and meeting with regulatory agencies. More details about what planning activities are eligible can be found here: <https://www.epa.gov/brownfields/information-eligible-planning-activities>.





# EAST ALABAMA REGIONAL PLANNING AND DEVELOPMENT COMMISSION

## EPA Brownfields Program

### WHAT ARE THE BENEFITS?

- Will make your property more attractive by identifying potential concerns regarding the environmental condition of your property.
- Will cover the costs of environmental studies, thus reducing capital expenditures associated with All Appropriate Inquiries (AAI) prior to purchasing and redeveloping a commercial property.
- No contractual obligations to EARPDC or consulting firm providing the studies.

### WHAT SITES ARE ELIGIBLE?

Any commercial property within EARPDC's jurisdiction is eligible for funding assistance, regardless of ownership. The program is designed to facilitate the development of any commercial property, whether a private or public transaction.

### HOW DO I GET INVOLVED?

Contact one of the individuals listed below to ask if you are eligible for funding assistance.

**Eric Wright**  
Planning & Development Director  
EARP&DC  
P.O. Box 2186  
Anniston, AL 36201  
eric.wright@earpdc.org

**Mike Dillon**  
PPM Consultants, Inc.  
5555 Bankhead Highway  
Birmingham, AL 35210  
(205) 836-5650  
mike.dillon@ppmco.com

**Mike McCown**  
PPM Consultants, Inc.  
5555 Bankhead Highway  
Birmingham, AL 35210  
(205) 836-5650  
mike.mccown@ppmco.com



Before



After



Before



After

*\*Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.*