

SUSTAINABLE REUSE OF BROWNFIELD PROPERTIES



MDEQ Brownfield Program

FISCAL YEAR 2019 ANNUAL REPORT

THOMAS WALLACE

1 STATUTORY REQUIREMENT

Section 49-35-27 of the Mississippi Brownfields Voluntary Cleanup and Redevelopment Act requires that “the department shall report to the Governor, Lieutenant Governor, Speaker of the House of Representatives, Chairman of the Senate Environmental Protection, Conservation and Water Resources Committee, and the Chairman of the House Conservation and Water Resources Committee on the status of the implementation of the Mississippi Brownfields Voluntary Cleanup and Redevelopment Program. The report shall include a list of all brownfield parties and brownfield agreement sites participating in the program, a map showing the locations of sites, a brief description of the brownfield agreement for each site, including the location of the site, the agreement implementation status of each site and to the extent practicable, information on the redevelopment or reuse of each site. The report annually shall highlight those sites included in the Program since the last annual report.”

Since the Brownfield Program was created in 1998, the Mississippi Department of Environmental Quality (MDEQ) has put **613** acres back into productive use (i.e., “Ready for Reuse”). **The MDEQ Brownfield Program is a multifaceted program that facilitates the re-use of contaminated properties to viable projects that can bring economic development or provide quality of life improvements to the community.**

Part of the program focuses on negotiations of Brownfield Agreements among prospective purchasers, redevelopment companies, existing companies with the intent to expand their business, and other property owners to rehabilitate contaminated properties into viable, re-usable property. Another facet focuses on providing technical assistance to communities to not only properly manage and administer United States Environmental Protection Agency (EPA) awarded Brownfield Grants, but also assist those communities in preparing grant applications for EPA’s competitive grant award process.

In FY 2019, MDEQ experienced continued interest in the Brownfield Program. This interest has been attributed to our efforts to educate parties about risk-based remediation and liability protection, as well as effective outreach. MDEQ gained two (2) new Brownfield Agreements. The total number of approved Brownfield Agreements since program inception is thirty-five (35). As required by the Brownfield Law, the Brownfield Agreements reached in FY 2019 and the newest applicants are highlighted in this annual report.

2 FY 2019 HIGHLIGHTS

Over the last several years, MDEQ has highlighted Brownfield Agreement sites such as the District of Eastover in Jackson and The Mill in Starkville. These sites have partnered with MDEQ through the MDEQ Brownfield Program. On this year's cover are pictures of Kuhn Memorial Hospital site in Vicksburg and new developments on the former Reliable Equipment site in Hernando. The former Reliable Equipment site is now an Uncle Bubba's restaurant and Social x Saint, an eclectic gift shop, leveraging over \$500,000 in investment dollars and creating fifty (50) new jobs. In addition, the third parcel of the Reliable Equipment site and to the west of these developments is now being developed as a "pocket" neighborhood, leveraging an additional \$350,000.

Through the EPA's 104(k) grants, the City of Vicksburg was awarded a cleanup grant for \$400,000 in 2017. The city has utilized their funding to remediate the Kuhn Memorial Hospital site to remove asbestos from the complex's two main buildings, excavate and remove an underground storage tank (UST), and deconstruct the structures on site. In addition, the City of Vicksburg was able to recycle 3,000 gallons of weathered diesel from the UST, nearly 98 percent of all metal, and was able to crush approximately 9,000 tons of concrete and brick to meet Mississippi Department of Transportation specifications for crushed stone aggregate. Since the completion of remedial activities, the City of Vicksburg has been pursuing redevelopment options for the now "ready for re-use" site.

3 BROWNFIELD NEGOTIATIONS

3.1 NEW BROWNFIELD APPLICATIONS RECEIVED FY 2019

The first step in the MDEQ Brownfield program is completing an application to enter into a Brownfield Agreement. Each application must be approved by the MDEQ Commission on Environmental Quality (Commission). The following applications were received:

Military Lee, LLC- Columbus, MS
Proposed Brownfield Agreement Site

- Brownfield Party: Military Lee, LLC
Columbus, MS

Keystone-Seneca Wire Cloth Company
Proposed Brownfield Agreement Site

- Brownfield Party: Lincoln County Board of Supervisors
Brookhaven, MS

MTB Properties, LLC
Proposed Brownfield Agreement Site

➤ Brownfield Party: MTB Properties
Starkville, MS

3.2 BROWNFIELD AGREEMENT SITES INITIATED FY 2019

After the Brownfield Application is approved by the Commission, the applicant must submit a Corrective Action Plan (CAP) for addressing any contamination existing on the property. This CAP must be available for a 45 day public comment period before MDEQ can enter into a Brownfield Agreement. After the public notice and addressing any comments received on the CAP, the brownfield project with the CAP and a map of the location must be approved by the Commission to enter into a Brownfield Agreement. These agreements are a necessary component for the applicants to be eligible to participate in economic redevelopment incentives provided by the Mississippi Development Authority. The following Brownfield Agreements were reached in FY 2019:

Lee Middle School- Columbus, MS

The staff recommended and the Commission approved the Brownfield Agreement between the Commission and Military Lee, LLC regarding the remediation of brownfield property located at 1815 Military Road in Columbus, Mississippi. The administrative record for this environmental response project is referred to as the Lee Middle School site. The proposed Brownfield Agreement Site previously operated as either a high school or middle school from the early 1950's until 2011. Assessments detected the presence of asbestos containing material and lead based paint within onsite structures. Therefore, remediation of the proposed Brownfield Agreement Site was necessary. The proposed use of the Site after completion of all remediation will be commercial, residential, and/or a green space in nature.

Keystone Seneca Wire Cloth – Brookhaven, MS

The staff recommended and the Commission approved the Brownfield Agreement between the Commission and the Lincoln County Board of Supervisors regarding the remediation of the former Keystone-Seneca Wire Cloth Company site located at 905 Industrial Park Road NE in Brookhaven. The administrative record for this environmental response project is referred to as Keystone Seneca Wire Cloth (Agency Interest No. 10252). This proposed Brownfield Agreement Site operated as an aluminum wire and woven screen manufacturing operation and other secondary operations from 1956 to 2007. Environmental assessments detected the presence of 1, 2, 4-Trimethylbenzene, 1, 3, 5-Trimethylbenzene, and Naphthalene in groundwater in excess of Target Remediation Goals. Therefore, remediation by Monitored Natural Attenuation

(MNA) of the proposed Brownfield Agreement Site was necessary. The proposed use of the Site while MNA is ongoing is commercial or industrial in nature.

Kuhn Memorial Hospital – Vicksburg, MS

The staff recommended and the Commission approved the Brownfield Agreement between the Commission and the City of Vicksburg regarding the remediation of brownfield property located at 1422 Martin Luther King Jr. Boulevard in Vicksburg, Mississippi. The administrative record for this environmental response project is referred to as the Kuhn Memorial Hospital Site. Assessment of the Site has determined the Site is contaminated with asbestos containing material. Therefore, remediation of the Brownfield Agreement Site is necessary. The proposed use of the Site after completion of all remediation will be commercial or industrial in nature.

3.3 BROWNFIELD AGREEMENT AMENDMENT PROCESSED IN FY 2019

Delta Biofuels- Natchez, MS

The Commission approved Brownfield Agreement 5969 11 in May 2011 between the Commission and Delta Biofuels, Inc. for Delta Biofuels property located in Natchez, Mississippi. The original brownfield agreement required an environmental covenant to be placed on portions of the property due to Volatile Organic Compounds in the groundwater and soils at levels in excess of the Target Remediation Goals. The agreement also required long term groundwater monitoring with implementation of additional corrective action, if necessary. Upon recent review of the Brownfield Agreement order, it was determined further clarification of the original order was necessary to specify the boundaries of the environmental covenant. The staff recommended that the Commission approve the modified Brownfield Agreement between the Commission and Delta Biofuels, Inc. regarding the environmental covenant for the 13.518 acres at L.E. Barry Road in Natchez, Mississippi.

3.4 BROWNFIELD AGREEMENT SITES COMPLETED IN FY 2019

The final process in a brownfield project is the fulfillment of the Brownfield Agreement that includes the completion of the cleanup activities. The Brownfield Party must petition the Commission for finalization of the Brownfield Agreement. The following Brownfield Agreements were completed this fiscal year:

Reliable Equipment Agreement Site

- Brownfield Party: Hernando Town Properties
Hernando, MS

3.5 NEW BROWNFIELD CONSULTING APPLICATIONS FY 2019

MDEQ staff did not receive any submittals for new Brownfield Consulting Firms in FY 2019.

4 BROWNFIELD TECHNICAL ASSISTANCE TO COMMUNITIES

4.1 MISSISSIPPI BROWNFIELD GRANT COMMUNITIES

As part of the Mississippi Brownfields Program, MDEQ partners with EPA to support the National Brownfields Program initiative. EPA's National Brownfields Program offers Assessment and Cleanup Grants (104k grants) that can be utilized by municipalities, counties, and non-profits to address environmental issues at blighted or potentially impacted properties in their communities and clear the way for successful redevelopment. The Mississippi Brownfields Program provides outreach to Mississippi communities that have need and provides support in the application process. Should a community be successful in receiving a grant, the MDEQ then works with the community to provide local outreach support, assistance in identifying properties, technical oversight for assessment and remediation activities and assistance in redevelopment planning.

Current Mississippi Brownfield Grant Communities

Federal Fiscal Year 2017-2020	
City of Canton	City of Crystal Springs
City of Clarksdale	City of Greenville
City of Louisville Coalition	East Central Planning and Development District
Golden Triangle Planning and Development District	City of Vicksburg
Federal Fiscal Year 2020-2023	
City of Yazoo City	South Mississippi Planning and Development District
South Delta Planning and Development District	

Past Mississippi Brownfield Grant Communities

City of Biloxi	City of Laurel
City of Corinth	City of McComb
City of Columbus	Monroe County
City of Gautier	City of Moss Point
City of Greenville	Oktibbeha County Economic Development Authority

City of Greenwood	City of Pascagoula
City of Gulfport	Quitman, Shubuta, Pachuta, Enterprise and Stonewall Coalition
City of Hattiesburg	City of Starkville
Hattiesburg, Petal, Forrest County Coalition	City of West Point
City of Holly Springs	City of Yazoo
City of Jackson	City of Laurel

4.2 COMMUNITY GRANT APPLICATIONS TO EPA

Each year, EPA solicits proposals for communities interested in receiving grant funding for brownfield redevelopment activities. In FY 2019, 149 communities across the United States received 151 grants and shared \$64.6 Million in EPA Brownfield grants to help clean up, revitalize, and sustainably reuse contaminated properties, turning them from problem properties to productive community use. The grants awarded by EPA provide funding to eligible entities through brownfield assessment, revolving loan fund, and cleanup grants. The table to the right shows the Mississippi success rate.

Mississippi communities submitted 14 of those grant applications in FY2019 with each grant application receiving MDEQ acknowledgment. Three (3) Mississippi submittals were successful in receiving these EPA brownfield grants: South Delta Planning and Development District, Inc., Southern Mississippi Planning and Development District, Inc., and the City of Yazoo.

Brownfield Grant Success Rate

National – .515 (221/429)

Region 4 - .286 (28/98)

MS 2019 - .214 (3/14)

MS 2018 - .000 (0/5)

MS 2017 - .900 (9/10)

MS 2016 - .400 (4/10)

MS 2015 - .300 (3/10)

MS 2014 - .417 (5/12)

MS 2013 - .600 (6/10)

MS 2012 - .200 (3/15)

MS 2011 - .167 (2/12)

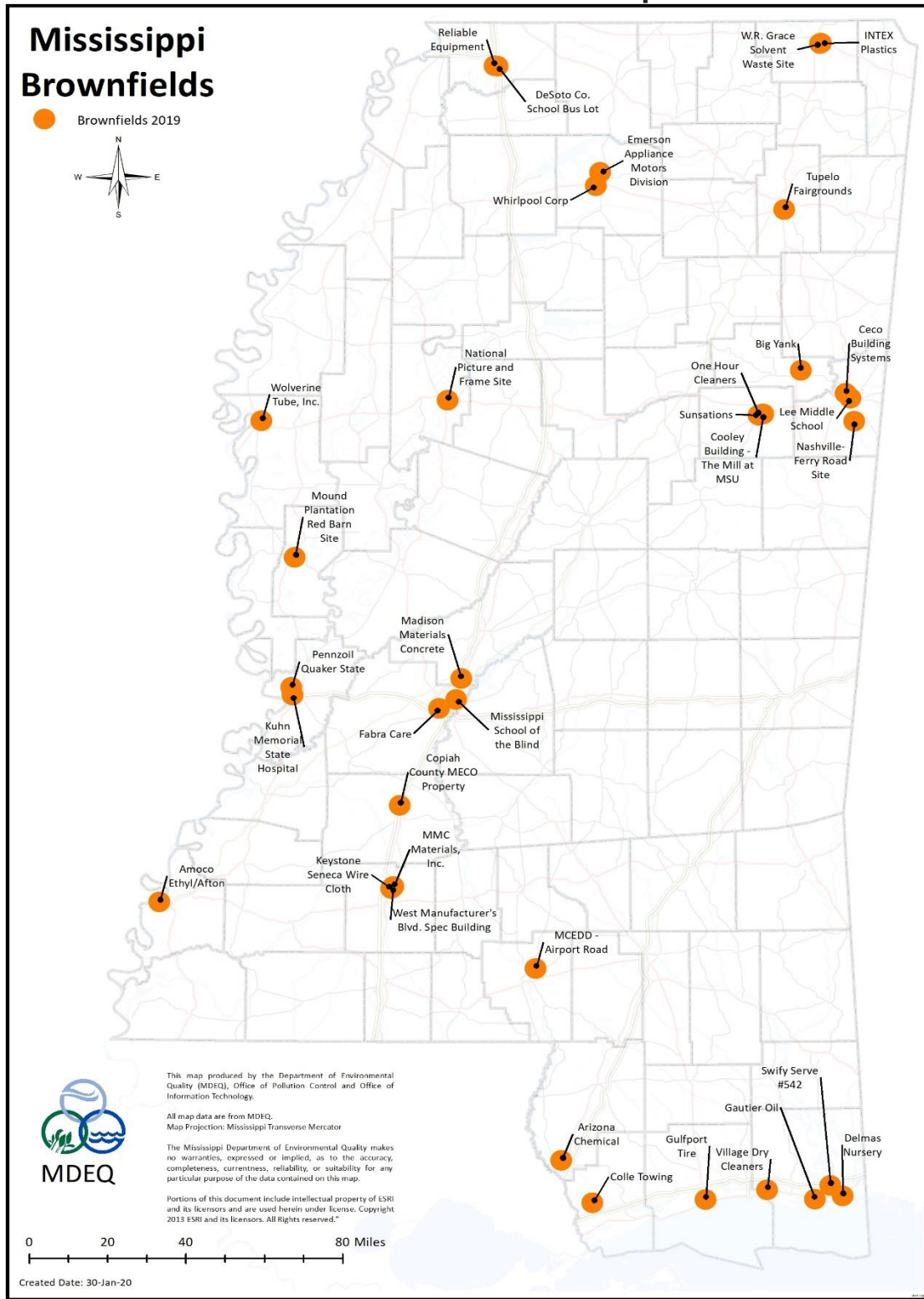
4.3 COMMUNITY GRANT OUTREACH

Recognizing the competitive nature of the national grant-writing field, coupled with a reduction in its own EPA Brownfield grant, MDEQ will continue its outreach efforts to help communities write better grant proposals. In cooperation with the Mississippi Municipal League (MML) and EPA Region 4, the MDEQ for the past several years has been holding a “**Brownfield Grant Writing Workshop**” at the Mississippi Coast Coliseum and Convention Center in Biloxi, MS during the annual MML Conference. The Workshop provides communities in Mississippi information on the Brownfield grant process, information on the State of Mississippi’s Brownfield programs, and provides opportunities for communities that have been unsuccessful in receiving an EPA Brownfield Grant in the past to receive feedback on their grant proposals from technical grant writers frequently

successful in securing Brownfield grants. MDEQ will continue to provide this outreach effort as needed.

MDEQ encourages members of the Legislature to speak with their communities, counties, cities, planning districts, and developers on the value of the Brownfield programs that MDEQ and EPA offer. Further information on the Brownfield programs may be found at <https://www.epa.gov/brownfields> and <https://www.mdeq.ms.gov/water/groundwater-assessment-and-remediation/brownfields/>.

Mississippi Brownfield Program Sites Fiscal Year 2019 Annual Report



5 HISTORICAL BROWNFIELD AGREEMENT SITES (EXECUTED PRIOR TO FY 2019)

MMC Materials, Inc. Agreement Site

- Brownfield Party: MMC Materials, Inc.
Madison, MS

Kuhn Memorial Hospital Agreement Site

- Brownfield Party: City of Vicksburg
Vicksburg, MS

Big Yank Building Brownfield Agreement Site

- Brownfield Party: WALM Properties, LLP
West Point, MS

Delmas Nursery Brownfield Agreement Site

- Brownfield Party: Chevron Products Company
Moss Point, MS

Reliable Equipment Brownfield Agreement Site

- Brownfield Party: Hernando Town Properties, LLC
Hernando, MS

Village Cleaners Brownfield Agreement Site

- Brownfield Party: Spring Plaza
Ocean Springs, MS

Gulfport Tire & Auto Care, LLC Brownfield Agreement Site

- Brownfield Party: Gulfport Tire & Auto Care, LLC
Gulfport, MS

The Cooley Building/The Mill at MSU Brownfield Agreement Site

- Brownfield Party: Cooley Center Hotel, LLC
Starkville, MS

Mississippi School for the Blind Brownfield Agreement Site

- Brownfield Party: The District Land Development Company, LLC
Jackson, MS

City Center Brownfield Agreement Site

- Brownfield Party: City of Ridgeland
Ridgeland, MS

Colle Towing Company Brownfield Agreement Site

- Brownfield Party: The Colle Company, Inc.
Pascagoula, MS

Gautier Oil Brownfield Agreement Site

- Brownfield Parties: CSX Transportation, Inc.
Gautier, MS

Former Arizona Chemical Brownfield Agreement Site

- Brownfield Party: Stockstill Brothers Investments, LLC
Picayune, MS

Amoco/AFTA Brownfield Agreement Site

- Brownfield Party: Delta Biofuels, Inc.
Natchez, MS

Whirlpool Corporation Brownfield Agreement Site

- Brownfield Party: Whirlpool Corporation
Oxford, MS

Mound Plantation – Red Barn Brownfield Agreement Site

- Brownfield Party: Mound Plantation, LP
Rolling Fork, MS

Pilot Travel Center Brownfield Agreement Site Brownfield Agreement

- Brownfield Party: Empire Truck Sales of Louisiana, LLC
Richland, MS

Quaker State Brownfield Agreement Site

- Brownfield Parties: Pennzoil-Quaker State Company dba SOPUS
Products

Warren County Board of Supervisors
Vicksburg, MS

Swiftly Serve #542 Brownfield Agreement Site

- Brownfield Party: City of Moss Point
Moss Point, MS

One Hour Cleaners Brownfield Agreement Site

- Brownfield Party: Statewide Federal Credit Union
Starkville, MS

West Manufacturers Blvd. Spec Building Brownfield Agreement Site

- Brownfield Party: Brookhaven-Lincoln County Chamber & IDF
Brookhaven, MS

Tupelo Fairgrounds/Long's Laundry Brownfield Agreement Site

- Brownfield Party: Tupelo Redevelopment Agency
Tupelo, MS

Copiah County MECO Property Brownfield Agreement Site

- Brownfield Party: Copiah County Economic Development District
Hazlehurst, MS

Emerson Appliance Motors Division Facility Brownfield Agreement Site

- Brownfield Party: Emerson
Oxford, MS

W.R. Grace Brownfield Agreement Site Brownfield Agreement Site

- Brownfield Party: Intex Plastics Corporation
Corinth, MS

National Picture and Frame Brownfield Agreement Site

- Brownfield Party: Uniek, Inc.
Greenwood, MS

Nashville-Ferry Road Brownfield Agreement Site

- Brownfield Party: Glenn Springs Holdings, Inc.
Columbus, MS

Intex Plastics East Tank Farm Brownfield Agreement Site

- Brownfield Parties: Intex Plastics Corporation
Mississippi Polymers
Corinth, MS

Wolverine Tube Brownfield Agreement Site

- Brownfield Party: Wolverine Tube, Inc.
Greenville, MS

DeSoto Co. School Bus Lot Brownfield Agreement Site

- Brownfield Parties: DeSoto County
Hernando, Ms

Fidelity Development, LLC
Hernando, MS

Fabra Care Master Dry Cleaners Brownfield Agreement Site

- Brownfield Party: Westland Plaza Associates, Inc.
Baton Rouge, LA

MCEDD – Airport Road Brownfield Agreement Site

➤ Brownfield Parties: Marion County Economic Development District
Columbia, MS

Unity Homes, Inc.
Gulfport, MS