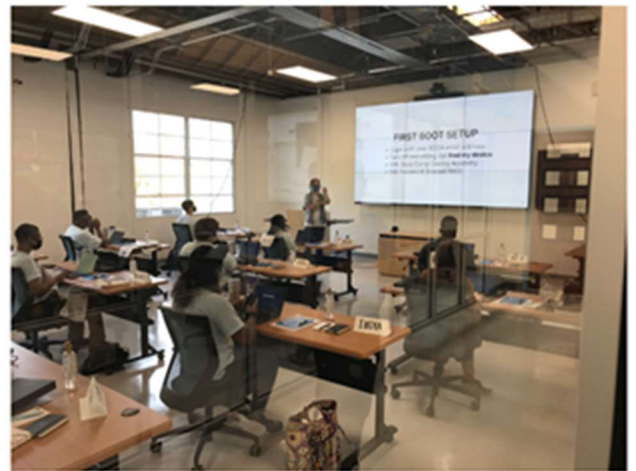


## SUSTAINABLE REUSE OF BROWNFIELD PROPERTIES



Fall  
2020



# MDEQ Brownfield Program

FISCAL YEAR 2020 ANNUAL REPORT

THOMAS WALLACE

## 1 STATUTORY REQUIREMENT

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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 **677** acres back into productive use (i.e., “Ready for Reuse”), an increase of 64 acres from FY 2019. **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 2020, 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 three (3) new Brownfield Agreements. The total number of approved Brownfield Agreements since program inception is thirty-eight (38). As required by the Brownfield Law, the Brownfield Agreements reached in FY 2020 and the newest applicants are highlighted in this annual report.

## 2 FY 2020 HIGHLIGHTS

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Over the last several years, MDEQ has highlighted Brownfield Agreement sites such as the District of Eastover in Jackson, The Mill in Starkville, and the former Kuhn Memorial Hospital site in Vicksburg. These sites have partnered with MDEQ through the MDEQ

Brownfield Program. On this year's cover are pictures of the new Base Camp Coding Academy in Water Valley, Mississippi. Base Camp Coding Academy redeveloped the site of the former Water Valley Manufacturing garment facility, removing asbestos containing materials and applying a vapor intrusion barrier to the subflooring to prevent groundwater contaminant vapors from entering the facility. This former historic manufacturing facility that began operation in 1889 has been transformed and given new life as one of Mississippi's first rural education technical training hubs to provide under-advantaged high school graduates with computer programming and coding skills<sup>1</sup>. Base Camp Coding Academy expects to serve over 300 students per year. This innovation destination and the year-long competitive training program has been made possible, in a small part by the MDEQ Brownfield Program and redevelopment grants.

## **2.1 NEW BROWNFIELD APPLICATIONS RECEIVED FY 2020**

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:

### **Water Valley Manufacturing Facility/Base Camp Coding Academy Proposed Brownfield Agreement Site**

- Brownfield Party: Everest, LLC  
Water Valley, MS

### **Garan Industries Facility Proposed Brownfield Agreement Site**

- Brownfield Party: Castle Starkville, LLC  
Starkville, MS

### **Team Motors S. Church Shell Proposed Brownfield Agreement Site**

- Brownfield Party: Jack's Family Restaurant, LLC  
Louisville, MS

## **2.2 BROWNFIELD AGREEMENT SITES INITIATED FY 2020**

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

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<sup>1</sup> See <https://basecampcodingacademy.org/news-press/> for more info

necessary component for the applicants to be eligible to participate in economic redevelopment incentives provided by the Mississippi Development Authority. The following Brownfield Agreement was initiated in FY 2020:

### **Water Valley Manufacturing/Base Camp Coding Academy – Water Valley, MS**

The staff recommended that the Commission approve the Brownfield Agreement between the Commission and Everest, LLC regarding the remediation of brownfield property located at 800 Central Street in Water Valley, Mississippi. The administrative record for this environmental response project is referred to as the former Water Valley Manufacturing site. The proposed Brownfield Agreement Site previously operated as a textile manufacturer. Assessments have detected the presence of chlorinated solvents in the groundwater beneath the site and asbestos containing material within onsite structures. Therefore, remediation of the proposed Brownfield Agreement Site was necessary. The proposed use of the Site after completion of all remediation is a school as an expansion site for the Base Camp Coding Academy. The staff of the MCEQ evaluated the Brownfield Agreement and believed that, with the conditions and restrictions contained within the Brownfield Agreement, the Site would be in compliance with applicable State and Federal laws and standards and will be protective of the public health and the environment.

## **2.3 BROWNFIELD AGREEMENT SITES COMPLETED IN FY 2020**

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:

### **Colle Towing Company Brownfield Agreement Site**

- Brownfield Party: The Colle Company  
Pascagoula, MS

### **Kuhn Memorial Hospital Brownfield Agreement Site**

- Brownfield Party: City of Vicksburg  
Vicksburg, MS

### **Lee Middle School Brownfield Agreement Site**

- Brownfield Party: Military Lee, LLC  
Columbus, MS

### **Sunsations Brownfield Agreement Site**

- Brownfield Party: Stark Alan, LLC  
Starkville, MS

## 2.4 NEW BROWNFIELD CONSULTING APPLICATIONS FY 2020

MDEQ received and approved two (2) new applications for Brownfield Consulting Firms: Bhate Environmental Associates, Inc. and Leaaf Environmental, Inc.

## 3 BROWNFIELD TECHNICAL ASSISTANCE TO COMMUNITIES

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### 3.1 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. The State of Mississippi had seven (7) grant communities finishing their final grant year during FY 2020. Three (3) communities were awarded 104k Assessment Grants and one (1) grantee was awarded a 104k Cleanup Grant from EPA in FY 2020.

#### Current Mississippi Brownfield Grant Communities

Federal Fiscal Year 2017-2019	
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 2020-2022	
City of Yazoo City	South Mississippi Planning and Development District
South Delta Planning and Development District	
Federal Fiscal Year 2021-2023	
City of Canton	City of Vicksburg
Three Rivers Planning and Development District	West Point School 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

## 3.2 COMMUNITY GRANT APPLICATIONS TO EPA

Each year, EPA solicits proposals for communities interested in receiving grant funding for brownfield redevelopment activities. In FY 2020, communities across the United States received 155 grants and shared \$65.6 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 ten (10) of those grant applications in FY2020 with each grant application receiving MDEQ acknowledgment. Four (4) Mississippi submittals were successful in receiving these EPA brownfield grants: City of Canton, City of Vicksburg, Three Rivers Planning and Development District, and West Point School District.

### Brownfield Grant Success Rate

**National – .356 (155/435)**

**Region 4 - .211 (23/109)**

**MS 2020 - .400 (4/10)**

**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)**

## 3.3 COMMUNITY GRANT OUTREACH

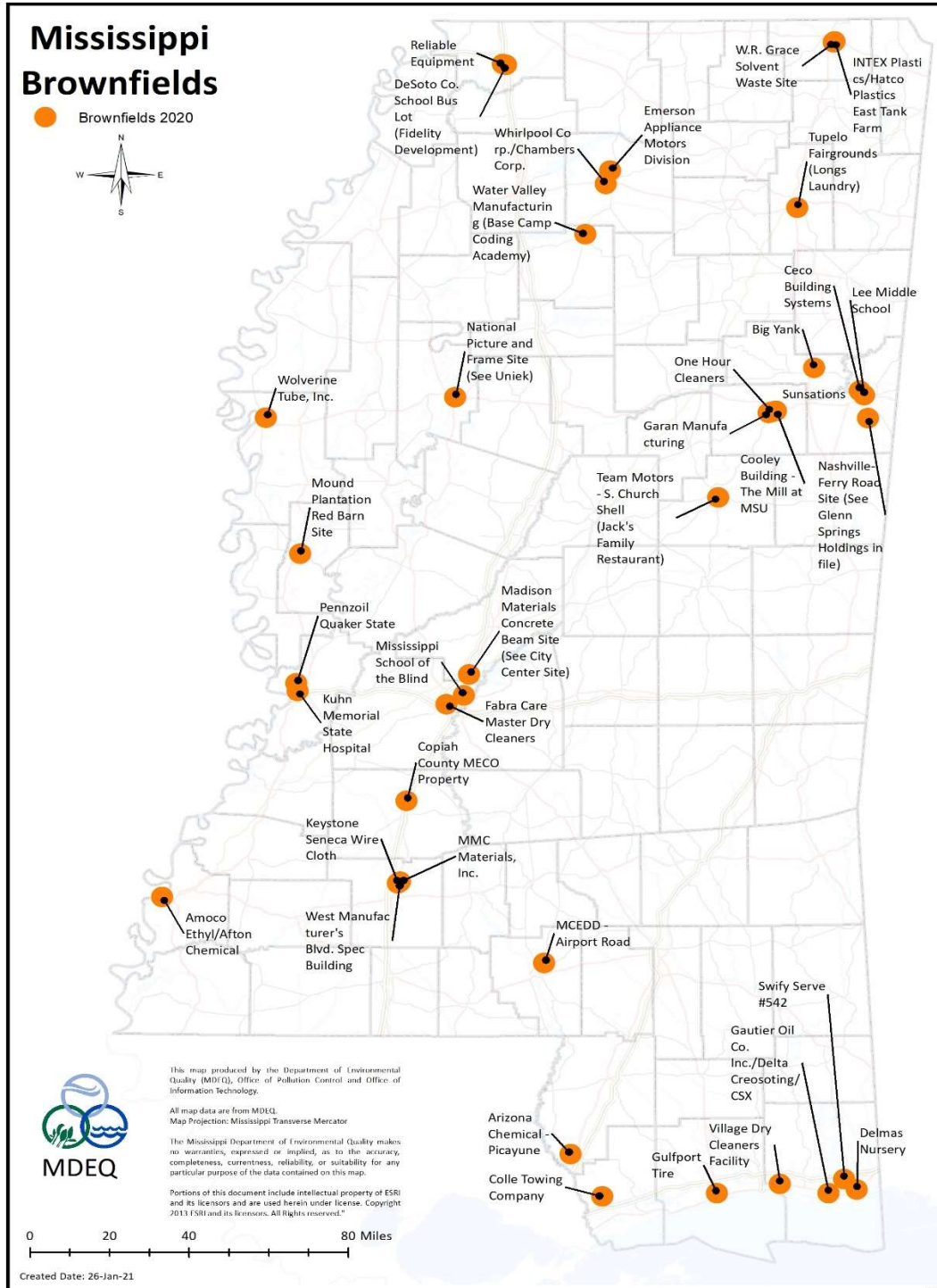
Recognizing the competitive nature of the national grant-writing field, coupled with a reduction in its own EPA Brownfield grant, MDEQ will continue its outreach efforts to help communities write better grant proposals. In the past, MDEQ has joined with the Mississippi Municipal League (MML) and EPA Region 4 to host 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. Unfortunately, during FY 2020 the annual MML conference was canceled due to concerns over COVID-19. MDEQ will continue to provide this outreach effort as needed and as able.

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. MDEQ 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 2020 Annual Report





#### **4 HISTORICAL BROWNFIELD AGREEMENT SITES (EXECUTED PRIOR TO FY 2020)**

##### **Keystone Seneca Wirecloth Company Agreement Site**

- Brownfield Party: Lincoln County  
Brookhaven, MS

##### **Lee Middle School Agreement Site**

- Brownfield Party: Military Lee, LLC  
Columbus, MS

##### **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

**Sunsations Brownfield Agreement Site**

- Brownfield Party: Stark Alan, LLC  
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