

SUSTAINABLE REUSE OF BROWNFIELD PROPERTIES



MDEQ Brownfield Program

FISCAL YEAR 2021 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 (Brownfield 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 Brownfield Program since the last annual report.”

Since the Brownfield Program was created in 1998, the Mississippi Department of Environmental Quality (MDEQ) has put **695** acres back into productive use (i.e., “Ready for Reuse”), an increase of 18 acres from FY 2020. **The 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 Brownfield 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 2021, 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 forty-one (41). As required by the Brownfield Law, the Brownfield Agreements reached in FY 2021 and the newest applicants are highlighted in this annual report.

2 FY 2021 HIGHLIGHTS

Over the last several years, MDEQ has highlighted Brownfield Agreement sites such as the District of Eastover in Jackson, The Mill in Starkville, Base Camp Coding Academy in

Water Valley, and the former Kuhn Memorial Hospital site in Vicksburg. These sites have partnered with MDEQ through the Brownfield Program. On this year's cover are pictures of the former Team Motors site in Louisville. The former Team Motors site in Louisville was assessed using federal Brownfield dollars under the EPA 104k Brownfield Program awarded to the city. Jack's Family Restaurants then purchased the property upon entering into a Brownfield Agreement with the Mississippi Commission on Environmental Quality (MCEQ) to conduct the cleanup of chlorinated solvents, petroleum, and asbestos containing materials at an estimated cost of over \$600,000. Unique to this project is the use of ozone sparging technology to address contaminants in groundwater at the site. Jack's Family Restaurants is investing over \$2 million into the redevelopment of the site with a brand new 3700 square foot restaurant that will provide jobs for up to 55 people.

Another significant brownfield project this fiscal year is the former Garan Manufacturing facility in Starkville. Garan Manufacturing has moved to a new location and facility in Starkville, but left behind their previous facility located along Highway 12's commercial corridor. This facility had asbestos contamination impeding the redevelopment of the site. Castle Properties and Rise Partners came together as Triangle Crossings to expend ~\$1.3 million in cleanup costs to abate asbestos containing materials and to recycle concrete wastes generated during demolition activities. Triangle Crossings plans to redevelop the site into a 90,000+ square foot retail shopping center. The investment of over \$20 million in retail development is expected to leverage approximately 120 jobs during construction and employ 180 people once completed.

These brownfield projects are especially noteworthy for the remedial costs being undertaken by the redevelopers and in leveraging the Mississippi Economic Redevelopment Act (MERA) incentives to recoup those remedial costs. These brownfield projects are prime examples of what is possible under the Mississippi Brownfield Program in working with our communities to receive state and federal Brownfield funding to assess brownfield sites in their communities. **MDEQ encourages you to contact the Mississippi Brownfield Program for assistance with redevelopment of brownfield sites in your community.** MDEQ expects supplemental funding from the recent federal infrastructure bill over the next five years that will provide additional monies to state and federal programs for the purpose of assessment and cleanup of brownfield sites. **Please see sections 3.3 and 3.4 of this report for additional information on how MDEQ can assist your communities.**

2.1 NEW BROWNFIELD APPLICATIONS RECEIVED FY 2021

The first step in the Brownfield Program is completing an application to enter into a Brownfield Agreement. Each application must be approved by the MCEQ. The following applications were received:

Delmar Plaza Holdings/Exclusive Cleaners Proposed Brownfield Agreement Site

- Brownfield Party: Delmar Plaza Holdings, Inc

Gulfport, MS

**REDA, LLC/Supersonic Carwash
Proposed Brownfield Agreement Site**

- Brownfield Party: REDA, LLC
Columbus, MS

2.2 BROWNFIELD AGREEMENT SITES INITIATED FY 2021

After the Brownfield Application is approved by the MCEQ, 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 Agreement was initiated in FY 2021:

Former Garan Manufacturing Facility – Triangle Crossings, LLC – Starkville, MS

The staff recommended that the Commission approve the Brownfield Agreement between the Commission and Triangle Crossings, LLC regarding the remediation of brownfield property located at 601 Highway 12 in Starkville, Mississippi. The administrative record for this environmental response project is referred to as the former Garan Manufacturing site, and previously operated as a clothing manufacturer and distributor. Site assessments have identified the presence of asbestos containing materials. Therefore, remediation of the proposed Brownfield Agreement Site is necessary. The proposed use of the Garan Manufacturing site after completion of all remediation will be a 90,000 square foot commercial redevelopment for retail space.

Former Team Motors Site – Jack’s Family Restaurants, LP – Louisville, MS

The staff recommended that the Commission approve the Brownfield Agreement between the Commission and Jack’s Family Restaurant, LP regarding the remediation of brownfield property located at 112 Cagle Street in Louisville, Mississippi. The administrative record for this environmental response project is referred to as the Team Motors site, and previously operated as an automotive body shop, petroleum distribution facility, and most recently as commercial retail property. Site assessments have identified asbestos containing materials, solid wastes, and chlorinated solvents and petroleum hydrocarbons in the subsurface. Therefore, remediation of the proposed Team Motors site was needed. The

proposed re-use of the Team Motors site after completion of all remediation is a Jack's Family Restaurant.

Exclusive Cleaners – Delmar Plaza Holdings, LLC – Gulfport, MS

The staff recommended that the Commission approve the Brownfield Agreement between the Commission and Delmar Plaza Holdings, LLP regarding the remediation of brownfield property located at 12057 Highway 49 North in Gulfport, Mississippi. The administrative record for this environmental response project is referred to as the Exclusive Cleaners site. Exclusive Cleaners, which is located within the Delmar Plaza Shopping Center, released dry cleaning solvents resulting in soil and groundwater contamination. Delmar Plaza Holdings, LLC. agreed that the proposed remediation measures will be through the biological enhanced reductive dechlorination (ERD) and in-situ chemical reduction (ISCR) pathways, filing a land use restriction with the property deed, and entering into a Brownfield Agreement. The Exclusive Cleaners site will be subject to an environmental covenant restricting future site use, including all impacted media.

Supersonic Car Wash – REDA, LLC – Columbus, MS

The staff recommended that the Commission approve the Brownfield Agreement between the Commission and REDA, LLC regarding the remediation of brownfield property located at 234 Alabama Street, Columbus, Mississippi. The administrative record for this environmental response project is referred to as the Supersonic Car Wash site. Supersonic Car Wash, which is located adjacent to a drycleaner, discovered chlorinated solvents beneath their property. The staff of the MCEQ believes the Supersonic Car Wash site may have been impacted by the adjacent drycleaners as historical records do not reveal use of chlorinated solvents on the property. REDA, LLC has agreed that the proposed remediation measures will be through filing a land use restriction with the property deed and entering into a Brownfield Agreement. Supersonic Car Wash site will be subject to an environmental covenant restricting future site use, including all impacted media. The draft Brownfield Agreement completed the 45-day public notice period on June 23, 2021.

The staff of the MCEQ evaluated all proposed Brownfield Agreements and believes that, with the conditions and restrictions contained within the proposed Brownfield Agreements, the sites will be in compliance with all applicable State and Federal laws and standards and will be protective of the public health and the environment once the Brownfield Agreements are complete.

2.3 BROWNFIELD AGREEMENT SITES COMPLETED IN FY 2021

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 Agreement was completed this fiscal year:

Big Yank Brownfield Agreement Site

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

2.4 NEW BROWNFIELD CONSULTING APPLICATIONS FY 2021

MDEQ received and approved one (1) new application for Brownfield Consulting Firms: SEMS, Inc.

3 BROWNFIELD TECHNICAL ASSISTANCE TO COMMUNITIES

3.1 MISSISSIPPI BROWNFIELD GRANT COMMUNITIES

As part of the Brownfield 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 Brownfield 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 2021. Three (3) communities were awarded 104k Assessment Grants and one (1) grantee was awarded a 104k Cleanup Grant from EPA in FY 2021.

Current Mississippi Brownfield Grant Communities

Federal Fiscal Year 2020-2022	
Yazoo City	South Mississippi Planning and Development District (PDD) (1 st Grant)
South Delta PDD (1 st Grant)	
Federal Fiscal Year 2021-2023	
Canton	Vicksburg
Three Rivers PDD (1 st Grant)	West Point Consolidated School District (Cleanup Grant)

Federal Fiscal Year 2022-2024	
Greenville	Natchez (1 st Grant)
Yazoo City	

Past Mississippi Brownfield Grant Communities

Biloxi	Clarksdale	Corinth
Crystal Springs	Columbus	East Central PDD
Gautier	Greenville	Greenwood
Golden Triangle PDD	Gulfport	Hattiesburg
Hattiesburg, Petal, Forrest County Coalition	Holly Springs	Jackson
Laurel	Louisville	McComb
Moss Point	Oktibbeha County EDA	Pascagoula
Quitman, Shubuta, Pachuta, Enterprise, Stonewall Coalition	Starkville	West Point
Vicksburg		

3.2 COMMUNITY GRANT APPLICATIONS TO EPA

Each year, EPA solicits proposals for communities interested in receiving grant funding for brownfield redevelopment activities. In FFY 2021, communities across the United States received 154 grants and shared \$66.5 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 nine (9) of those grant applications in FFY2021 with each grant application receiving MDEQ acknowledgment. Three (3) Mississippi submittals were successful in receiving these EPA brownfield grants: City of Greenville, City of Natchez, and City of Yazoo City.

MDEQ supported nine (9) more applications from Mississippi communities for the FFY 2022 application period, and MDEQ submitted two (2) applications for statewide assessment and revolving loan fund grants. The recent increase in federal funding for brownfield sites should lead to additional Mississippi communities being able to receive, implement, and leverage brownfield funding and resources to support brownfield redevelopment in their communities.

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 FFY 2021, MDEQ 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. MDEQ will continue to provide this outreach effort as needed and will be looking to expand our outreach efforts related to brownfields over the next several years. This may include additional workshops or community engagement events to help educate and inform our communities on brownfield site reuse and redevelopment.

Brownfield Grant Success Rate

National	-	.359	(154/429)
Region 4	-	.330	(36/109)
MS 2021	-	.333	(3/9)
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)

3.4 MISSISSIPPI BROWNFIELD PROGRAM FUTURE

In December 2021 MDEQ’s Brownfield Program submitted two applications with EPA’s 104k Brownfield Grant program. MDEQ applied for a state-wide assessment grant and a revolving loan fund grant. The first grant, the state-wide assessment grant, would provide up to \$1.5 Million in funding over the next five years to conduct brownfield assessments at eligible brownfield sites in Mississippi. Although our current program allows for an occasional brownfield assessment (e.g., a Phase I Environmental Site Assessment), lack of funding has severely limited the state’s capacity to help our communities assess brownfield sites. As requested by the application process, MDEQ identified the communities of Jackson, Water Valley, and Quitman as our immediate focus, but it does not limit adding additional communities.

Unlike several other states, Mississippi does not have a “cleanup” fund for sites with environmental conditions. The second grant, the EPA revolving loan fund grant, would provide \$1 Million to establish a revolving loan fund program for the purpose of loaning monies to cleanup brownfield sites with environmental conditions. These funds would be available for public and private entities.

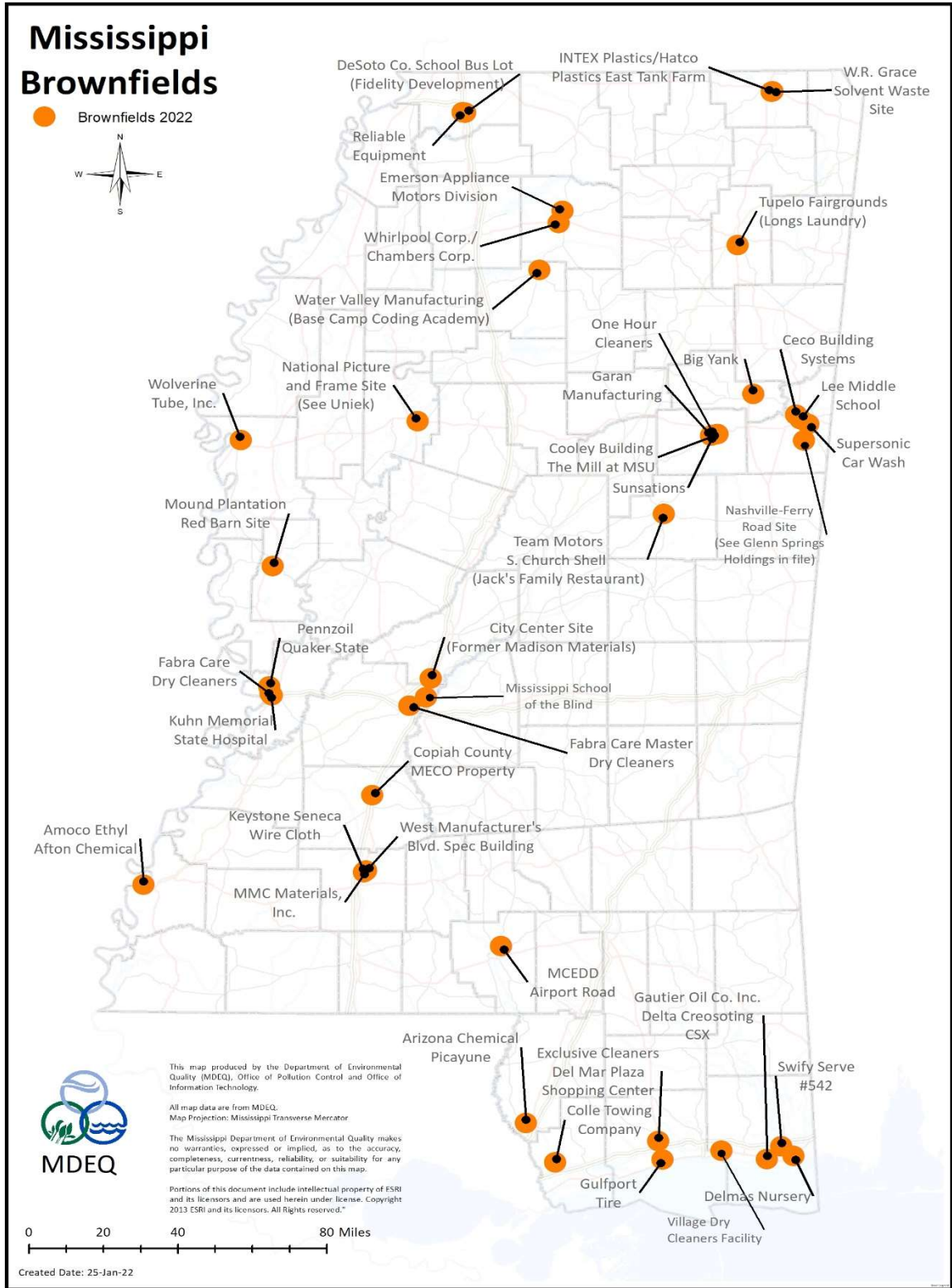
Supplemental funding can be requested from EPA each year and under the recent federal infrastructure bill, may include additional supplemental funding requests of up to \$10 million. MDEQ's application focused on the communities of Vicksburg (U.S. Rubber site), Philadelphia (Benwalt Hotel), and Laurel (Charity Hospital), but hopes to grow this revolving loan fund to be a resource for all Mississippi communities and developers for years to come, much like the State Revolving Loan Fund for water quality and infrastructure.

MDEQ hopes to be awarded these funds so that Mississippi would have additional funding options to promote more economic growth through re-use while also alleviating brownfield sites in our communities. These grant awards will be announced this spring. If awarded MDEQ would start receiving funds in October 2022. MDEQ will share more information at the 2022 MML Conference this summer.

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 is available to help educate your communities on brownfield opportunities and our programs, so please contact us as you need assistance. We look forward to providing any assistance we can to help redeveloping brownfield sites in your communities.

Further information on the Mississippi Brownfield Program can 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 2021 Annual Report



4 HISTORICAL BROWNFIELD AGREEMENT SITES (EXECUTED PRIOR TO FY 2021)

Water Valley Manufacturing Facility/Base Camp Coding Academy

- Brownfield Party: Everest, LLC
Water Valley, MS

Garan Industries Facility

- Brownfield Party: Castle Starkville, LLC
Starkville, MS

Team Motors S. Church Shell

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

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