

Targeted Brownfields Assessments Fact Sheet



The Mississippi Brownfields Program is designed to empower communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The Mississippi Brownfields Program provides administrative and technical assistance for brownfields revitalization.

WHAT IS A TARGETED BROWNFIELDS ASSESSMENT?

MDEQ's Targeted Brownfields Assessment (TBA) program is designed to help cities and counties minimize the uncertainties of contamination often associated with brownfields. Targeted Brownfields Assessments supplement and work with other efforts under MDEQ's Brownfields Program to promote cleanup and redevelopment of brownfields. Under the TBA program, MDEQ provides assessment and planning services at brownfields sites throughout the State. A TBA may encompass one or more of the following activities:

1. A screening or "all appropriate inquiry" (Phase I) assessment, including a background and historical investigation of the brownfield site;
2. A full environmental assessment (Phase 2), including sampling activities to identify the types and concentrations of contaminants and the areas of contamination to be remediated; and
3. Establishment of cleanup options (Corrective Action Plan) and cost estimates based on future uses and redevelopment plans.

Targeted Brownfields Assessment funding may only be used at properties eligible for EPA Brownfields funding. The property must be "a 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." The Federal Brownfields Law offered amendments that made additional properties eligible for TBA funding, including mine-scarred land; properties contaminated by a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)); petroleum contaminated properties of relatively low risk; and properties acquired by public entities, involuntarily, prior to January 11, 2001.

MDEQ generally will not fund TBAs at properties where the owner is responsible for the contamination. Further, the TBA program does not provide resources to conduct cleanup or building demolition activities. Cleanup assistance is available through EPA's competitive cleanup grants and/or Revolving Loan Fund (RLF), the [MDEQ Brownfield RLF](#) (available for public and private entities), and Mississippi Development Authority's CAP Program.

TARGETED BROWNFIELDS ASSESSMENT ASSISTANCE



MDEQ has discretion in selecting areas to target for environmental assessment assistance and typically prefers to target properties that are abandoned or publicly owned; have low to moderate contamination; include issues of environmental justice; suffer from the stigma of liability; or have a prospective purchaser willing to buy and pay for the cleanup of the property, if needed. The selection process is guided by criteria used to help establish relative priorities among the properties within the State. The criteria include the following:

- The Applicant will apply as a Brownfield Party to the Mississippi Brownfields Program and will follow all the procedures outlined in the “Final Regulations Governing Brownfields Voluntary Cleanup and Redevelopment in Mississippi,” including following the public participation requirements of the regulations as well as reaching a Brownfield Agreement with MDEQ.
- Property control and ownership transfer is not an impediment—preference will be given to sites which are publicly owned, either directly by a municipality or through a quasi-public entity such as a community development corporation, but non-profits may also be eligible.
- There is a strong municipal commitment—either financially, or through commitment of municipal resources for other components of the project.
- There is a clear municipal/community vision and support for property revitalization.
- There are adequate leveraged funds available for cleanup and redevelopment, and/or the property has strong development potential (perhaps demonstrated by past or present developer interest).
- MDEQ assessment assistance is crucial to the property's redevelopment; lack of an assessment has proven to be an obstacle at the property.
- Existing information supports redevelopment—the property will likely have low to moderate contamination levels, and redevelopment will provide tangible benefits for the community.
- The project area has a clear need for revitalization evidenced by risk to human health and the environment, significant deterioration, and/or significant environmental justice issues.
- The TBA is consistent with other EPA/federal agency/State initiatives—the property has an important link to other EPA/state or EPA/tribal initiatives; a direct health/environmental threat will be mitigated or property revitalization will serve to spur further beneficial activity in the surrounding area.

HOW CAN YOU APPLY FOR TARGETED BROWNFIELDS ASSESSMENT ASSISTANCE?

If you are interested in receiving TBA assistance, please contact the Brownfields Program Coordinator at MDEQ at (601) 961-5728 or TBA@mdeq.ms.gov. You can also find information about the Mississippi Brownfields Program at the [MDEQ Brownfields webpage](#).