

COMMUNITY INFORMATION MEETING 2

MACON-BIBB COUNTY EPA COMMUNITY-WIDE BROWNFIELD ASSESSMENT GRANT



December 8, 2016

**Macon Terminal
Station**

Resolute
Environmental & Water Resources Consulting

SUMMARY

- I. Meeting Objectives and Introductions
- II. EPA Brownfield Program Summary
- III. A Leveraged Vision for Macon-Bibb County
- IV. Scope of Community-wide Assessment Project
- V. Project Status
- VI. Community Input
- VII. Questions/Thank You

I. MEETING OBJECTIVES AND INTRODUCTIONS

A. Meeting Objectives

- Review Program Scope Vision and Status
- Solicit Community Input

B. Agency Representation

- **Cindy Nolan**
Brownfields Section Chief
U.S. Environmental Protection Agency
- **Shannon D. Ridley**
Brownfield Coordinator
Georgia EPD-Land Protection Branch



II. EPA BROWNFIELD PROGRAM SUMMARY

Federal Definition of a Brownfield:

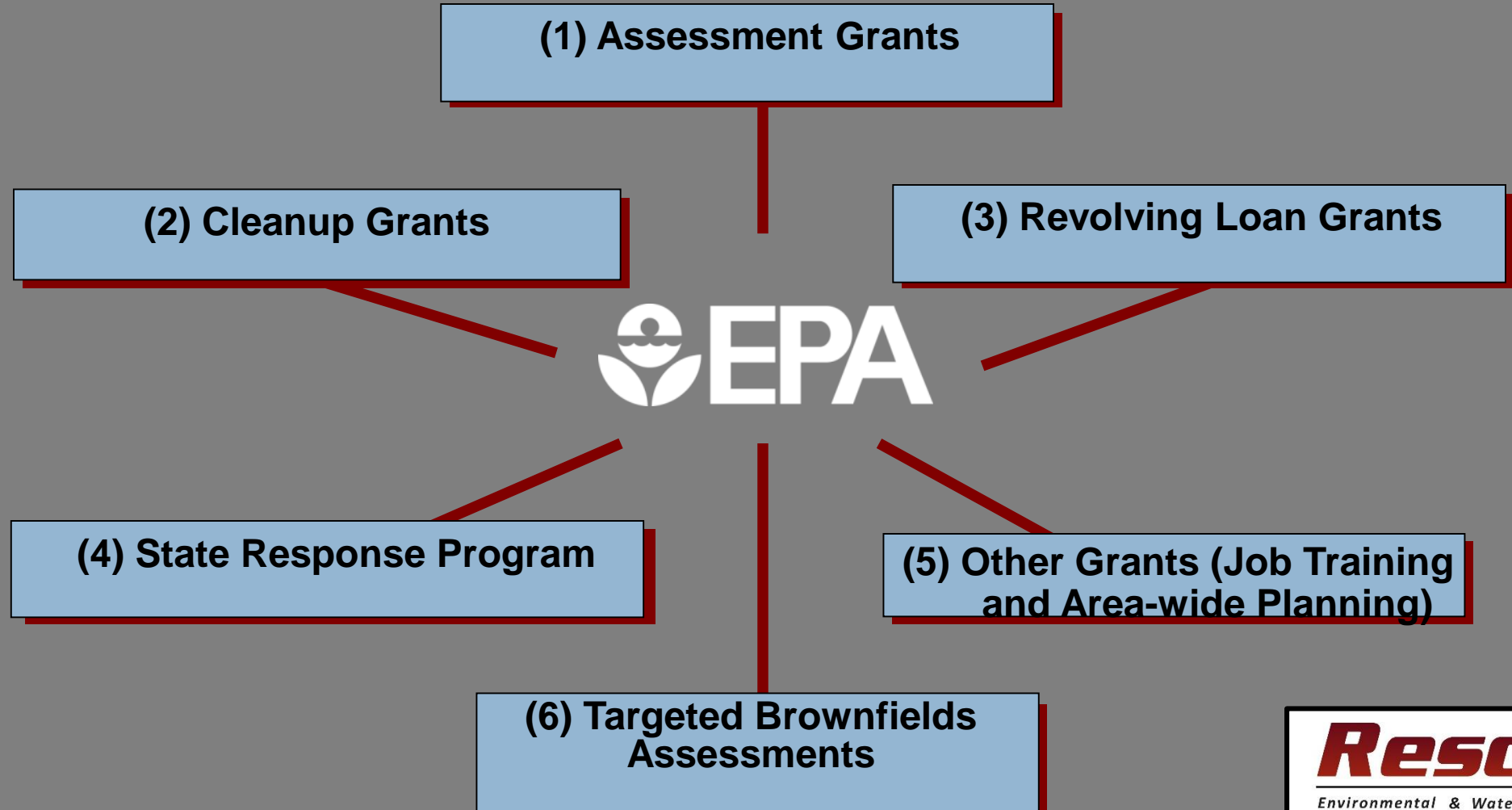
“...Real property, the expansion, development or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

EPA'S BROWNFIELDS GRANT STATS

Since 1995 – The Numbers Speak for Themselves:

- Assessed more than 23,930 properties.
- Leveraged more than \$20 billion in Brownfields funding from the private and public sectors.
- Generated more than 108,900 jobs.
- Made more than 59,000 acres ready for reuse.

BROWNFIELDS FUNDING OPPORTUNITIES



ASSESSMENT GRANT PROGRAM

- Total Funding of up to \$300K
- No Match
- May be used on Eligible Property not owned by Grantee
- Eligible Tasks:
 - Develop Brownfield Inventory
 - Complete Phase I & II Environmental Site Assessments
 - Develop Cleanup Plans
 - Market Properties



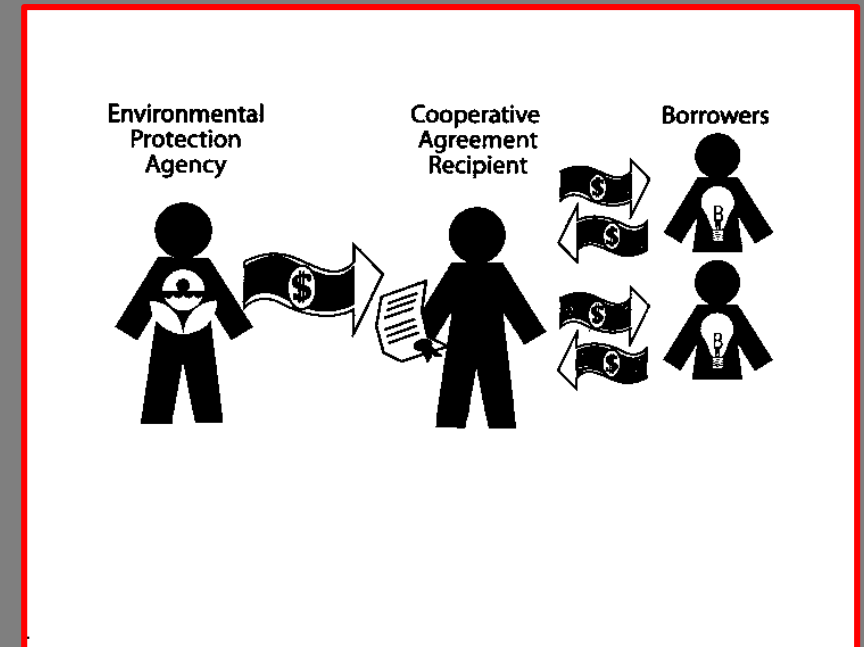
CLEANUP GRANT PROGRAM



- Up to \$200K per property
- **Must own site at time of application**
- **Hazardous Substances or Petroleum** contamination
- May apply for up to 3 properties: Separate proposals for each property
- **Non-profits may apply**
- Cost share requirement of 20% **(May request a hardship waiver)**
- **Phase II ESA & analysis of cleanup alternatives must be completed before proposal!**

REVOLVING LOAN FUND GRANT PROGRAM

- Up to \$1M per eligible entity
- Coalitions may apply
- (Minimum) 50% loans
- (Maximum) 50%-cleanup sub-grants
- Cost share requirement of 20%
- Nonprofit organizations are not eligible to apply (they may be a sub-grantee)



View northeast between Fifth Street and the railroad.



Leveraged Success:
\$2.375 M to yield
\$40M in Investment
by **2022**

Birmingham's Railroad Park.



FY2015 Community-Wide
Assessment Grant
(up to \$400,000)



FY2017 Brownfield Cleanup Grant | Catalyst Site
(\$200,000)



FY2019 Brownfield Area-wide Planning Grant | City-wide
(\$175,000)



FY2020 Environ. Workforce Dev. & Job Training Grant and
FY2020 Assessment Grant (Combined \$600,000)

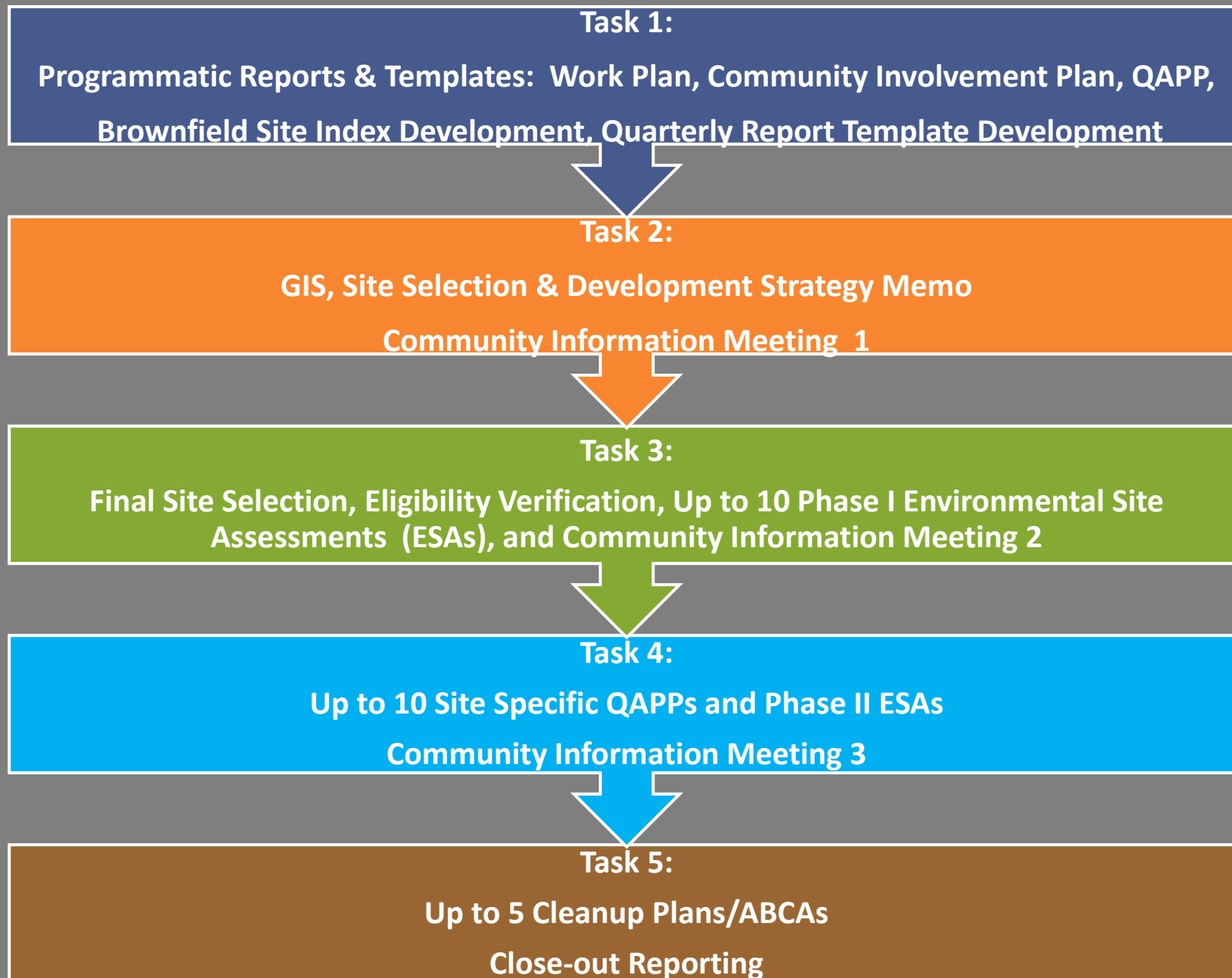


FY2021 City-wide Brownfield
Revolving Loan Fund Grant
(up to \$1 million)

III. A Leveraged Vision for Macon-Bibb County



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IV. Scope of Community-wide Assessment Project



V. PROJECT STATUS

- Resolute teamed with **Ryan Gravel** of Sixpitch to identify preliminary site selection and redevelopment strategies



REDEVELOPMENT STRATEGY 1: PINE STREET



Key Elements

- Provides link to medical center
- Incorporates planned park
- Links to possible railroad greenway
- Provides link to vacant industrial complex that is ripe for redevelopment.



REDEVELOPMENT STRATEGY 2: THIRD STREET BIKEWAY

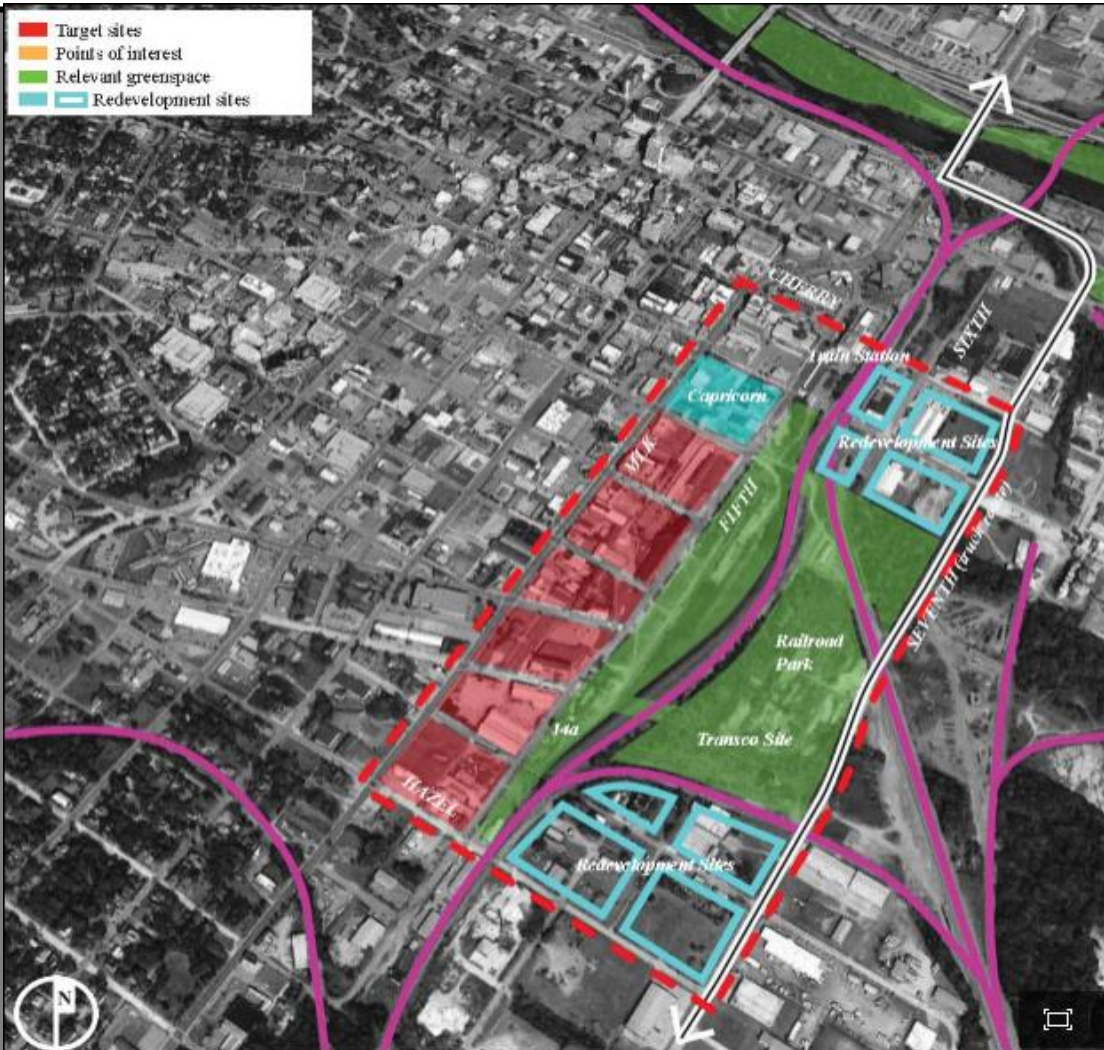


Key Elements

- Connectivity to Mercer via Little Richard Penniman Blvd. project
- Connectivity to the River
- Promotes alternative transposition
- Catalyst for the redevelopment of historic structures



REDEVELOPMENT STRATEGY 3: RAILROAD PARK



Key Elements

- Phased park development that can be catalyst for significant redevelopment
- Reuse of vacant industrial buildings for lofts/studios
- Bicycle connectivity
- Improve localized quality of life



REDEVELOPMENT STRATEGY 4: INNOVATION CAMPUS



Key Elements

- Tie to Mercer to Attract IT or biotech incubator
- Incorporated green space for bicycle connectivity/gathering
- Reuse existing infrastructure
- Facilitate a “social collision”
- Divert truck traffic to eastern perimeter



COMMUNITY MEETING 1 REVIEW & RESPONSE

Suggested Sites for Assessment

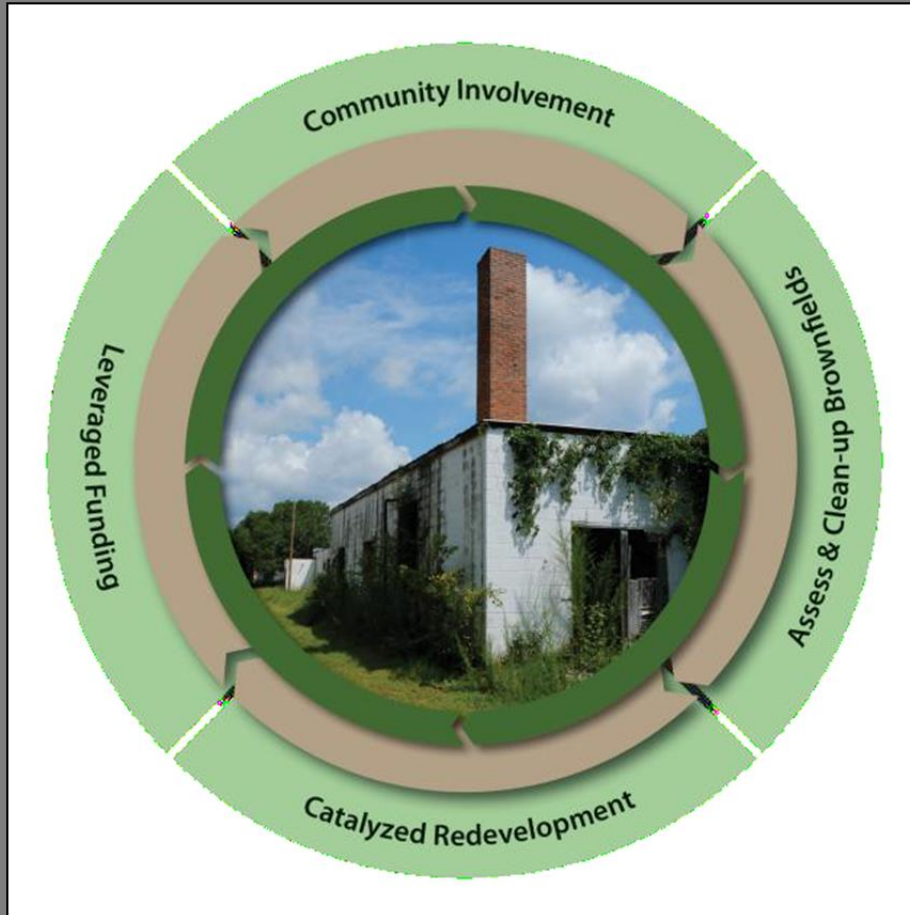
- **Barnes Ferry Road :** Large jet fuel plume located ~80' below ground surface and is in corrective action
- **Payne City Wood Treating site and adjacent park:** Undergoing remediation under approved corrective action plan
- **Future Senior Center Site:** Former AGL Site Remediation complete. Various Redevelopment Considerations Pending
- **Vacant residential site behind Goodwill off of Eisenhower:** The vacant residential property at 4719 and 4773 Raley Road considered for a multi-family development by a private concern.
- **Misc. Gas Station sites:** Vacant gas stations in the study area are currently being considered for assessment.

NEW PROGRESS



- Inventory/Brownfield Site Index Developed and focus properties identified.
- Transco Site Phase I ESA Completed
- Macon Telegraph Phase I ESA in progress
- Access Agreement in Progress for Bibb Mill Site For Phase I ESA
- On-going outreach to Norfolk Southern
- AGL MGP Site Remediation Complete & Redevelopment Options Considered
- Possible Transition of Key properties into GA Brownfield Program

VI. COMMUNITY INPUT



The Brownfield Cycle

- Community Involvement is Essential to any Brownfield Redevelopment Initiative
- What are the development needs of the community? Housing, clinics, Grocery stores, police substations, farmers markets, etc.?
- How can we help? We are here to listen!
- Property Nomination and Eligibility Form

VIII. QUESTIONS/THANK YOU

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