

What is a Targeted Brownfields Assessment?

Many communities are burdened by brownfields — vacant properties where contamination (or perceived contamination) prevents their reuse or redevelopment. Brownfields sites often depress neighborhoods and slow economic growth.

Region 6 EPA Brownfields program offers a free brownfields evaluation, including sampling and analyses; cleanup planning based on proposed reuse, cleanup cost estimates and other valuable technical reports.

This program is called Targeted Brownfields Assessment (TBA) and can be provided to communities in all of the five states of Region 6 (Arkansas, Louisiana, Oklahoma, New Mexico and Texas).

These assessments will ensure that sufficient environmental information is obtained about the property to encourage the process of reuse and redevelopment.

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Targeted Brownfields Assessment



Plant the seeds of redevelopment



Four Steps to Reuse

:: Whether a property is perceived to be contaminated or actually is contaminated, before it can be returned to productive reuse, it should undergo the following:

Step One: A Phase I Environmental Site Assessment (ESA) will provide a liability release and due diligence for a new owner. It establishes the chain of ownership and prior land use.

Step Two: If it is determined that the possibility of contamination exists from a previous use, a Phase II ESA is recommended to determine if contamination is actually present. A Phase II ESA includes sampling and laboratory analyses.

If no contamination is found, the property is ready for reuse.

Step Three: If contamination is found, additional assessments or engineering controls should be implemented per state regulations/guidelines.

Step Four: The EPA offers clean-up funding through a competitive grant process, and most of the Region 6 states offer assistance through their Voluntary Clean Up Program. Once the property is cleaned up, it is ready for redevelopment.

Who is eligible?

Many properties are eligible for TBA funding. Applicants may include:

- :: Local government units
- :: A quasi-public entity, such as a community development organization
- :: Non-profit entities
- :: Tribal governments
- :: If the redevelopment benefits the general public, private owners may be eligible.

Does my community need an Inventory Assessment or Area-wide Planning?

Sometimes the idea of a community Brownfields program seems daunting. So much so, that it is almost impossible to determine where to begin. In this case, you might want to consider an inventory leading to area-wide planning. This process allows you to look at your community as a whole first, utilizing the information obtained to prioritize your properties, projects and the next steps needed.

What assistance does EPA offer?

Through the Targeted Brownfields Assessment (TBA) Program eligible entities are offered:

Phase I and Phase II Environmental Site Assessments, Asbestos and Lead-based Paint Surveys and Clean-up Planning.

Services can be provided by the State or EPA. Requests for services can be made year round.

How long does the process take?

The environmental assessment process is dependent upon the complexity and size of the property and contamination found.

Generally, the timetable can be expected to be:

- :: **Phase I**—60-90 days
- :: **Phase II**—120-180 days
- :: **Phase III**—90-120 days

How do I sign up?

To begin the process, send a brief email or letter to the TBA Coordinator, or complete the online application, which can be found on the Region 6 Brownfields website: <http://go.usa.gov/chq3H>



Phase I: Environmental Site Assessment—historical records review and site inspection



Phase II: Environmental Site Assessment—sampling and laboratory analyses



Cleanup Planning—propose remedial alternatives and estimated costs



Redevelopment—either through clean up or engineering controls, property is ready for productive use