

2021 JOINT FLORIDA ALABAMA BROWNFIELDS CONFERENCE

VIRTUAL EVENT

OCTOBER 26-27, 2021



Florida Brownfields
Association



2X the STATES
2X the EVENTS
2X the VALUE





Brownfield Redevelopment And Alabama Voluntary Cleanup Program (VCP)

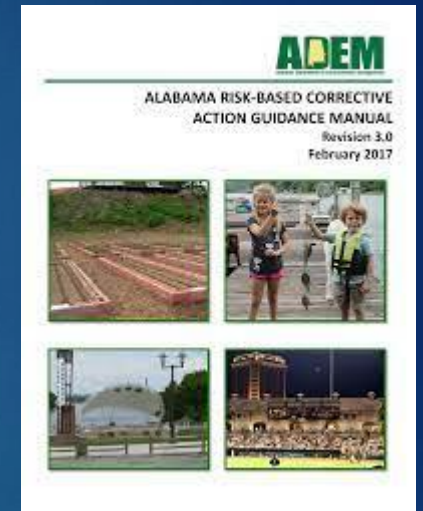
2021 JOINT FLORIDA ALABAMA BROWNFIELDS CONFERENCE
TUESDAY, OCTOBER 26, 2021

M. GAVIN ADAMS, CHIEF
ADEM REDEVELOPMENT SECTION



ADEM's Brownfield VCP Program

- ▶ **Staffing –Full time are 6 Environmental Scientists and one Env. Mgr.**
 - ▶ Part time are 2 Environmental Engineers and one clerical
 - ▶ Other internal staff include Field Operations and Laboratory staff for Field work*
 - ▶ **Budget – 2022 Budget is approximately \$1.2M**
 - ▶ Budget is approximately 60% 128a federal and 40% VCP fees
 - ▶ **Authorizing Statute and Legislation**
 - ▶ Statute – Alabama Land Recycling and Redevelopment Act (ALRERA)
 - ▶ Regulations – ADEM Administrative Code 335-15
 - ▶ VCP Fees contained in ADEM Administrative Code 335-1, Schedule H
 - ▶ **Guidance Documents - Include Alabama Environmental Investigation and Remediation Guidance (AEIRG) and Alabama Risk Based Corrective Action (ARBCA) Guidance**
- * ADEM has an in-house laboratory and equipment/personnel to perform Phase II ESA's. Phase I ESA's are prepared by Redevelopment Staff



ADEM's Brownfield/VCP Redevelopment Program

- ▶ **Phase I and Phase II Assessments**
 - ▶ “No cost” for public entities on first come, first served basis
- ▶ **Voluntary Cleanup Program (VCP)**
 - ▶ Fee-based oversight of assessment and cleanup for private parties
 - ▶ Liability protection
- ▶ **Brownfield Inventory Survey**
 - ▶ Comprehensive community survey to assist with brownfield prioritization
- ▶ **Brownfield Visioning**
 - ▶ Allows for community input in the rebirth of their community
- ▶ **Brownfield Cleanup Revolving Loan Fund**
 - ▶ Low interest loans for local governments/non-profits



Community Engagement Highlights - The benefits behind brownfields redevelopment in your community include the following:

- ▶ Environmental Improvement
- ▶ Increase in Property Values
- ▶ Larger Tax Base
- ▶ More Jobs
- ▶ Liability Protections*



Alabama Brownfield/VCP Facts

- ▶ 650 sites identified in Alabama from 2001-2021
- ▶ 400 sites have been returned to productive use
 - ▶ 5,403 acres returned to productive use
- ▶ 79 brownfield sites currently actively enrolled
 - ▶ 6,062 acres currently actively enrolled





Where it all
began...

The 1st VCP
Applicant

ADEM News

Alabama Department of Environmental Management
For Immediate Release
For more information, call Clark Bruner at (334) 271-7955 e-mail: cab@adem.state.al.us



AUGUST 21, 2001

TUSCALOOSA PROPERTY IS THE FIRST PROJECT OF THE ALABAMA LAND RECYCLING AND ECONOMIC REDEVELOPMENT ACT

A new office building in Tuscaloosa will be the first project undertaken as part of the Alabama Land Recycling and Economic Redevelopment Act, passed by the Legislature earlier this year, according to the Alabama Department of Environmental Management (ADEM). The act encourages the redevelopment of former industrial sites by limiting liability to property owners who voluntarily address any conditions that may present a threat to human health and the environment.

ADEM and Renaissance Development L.L.C. have signed an agreement which will facilitate Renaissance's redevelopment of a former steel warehouse location and adjacent property located at 22nd Avenue and 4th Street in Tuscaloosa.

As part of the agreement, the company will investigate potential environmental problems at the site, create a plan to clean up or lessen the impact of those problems, carry out and complete the plan thereby allowing for commercial development of the property.

"This act provides a legal mechanism to encourage cleanup of properties which may not otherwise be addressed," said ADEM Director Jim Warr. "The program will encourage re-use of sites with existing infrastructure such as utilities and roads instead of continued development of greenfield properties. This helps conserve undeveloped land while fostering reuse of dormant industrial sites."

The act also charges ADEM with the responsibility of reviewing all cleanup plans and activities to ensure they meet or exceed requirements of environmental regulations and guidelines.

"We are proud to be a part of the rejuvenation of downtown Tuscaloosa with this project," said Managing Partner Richard Ellis of Renaissance Development. "We plan to investigate and resolve any environmental issues and then begin construction to finish, hopefully, in 2002." "We are already working with potential corporate tenants for this

Tuscaloosa Federal Courthouse with Plaza

- \$47.8 Million
- 127,000 sq ft
- Part of the U.S. General Services Administration's Design Excellence Program

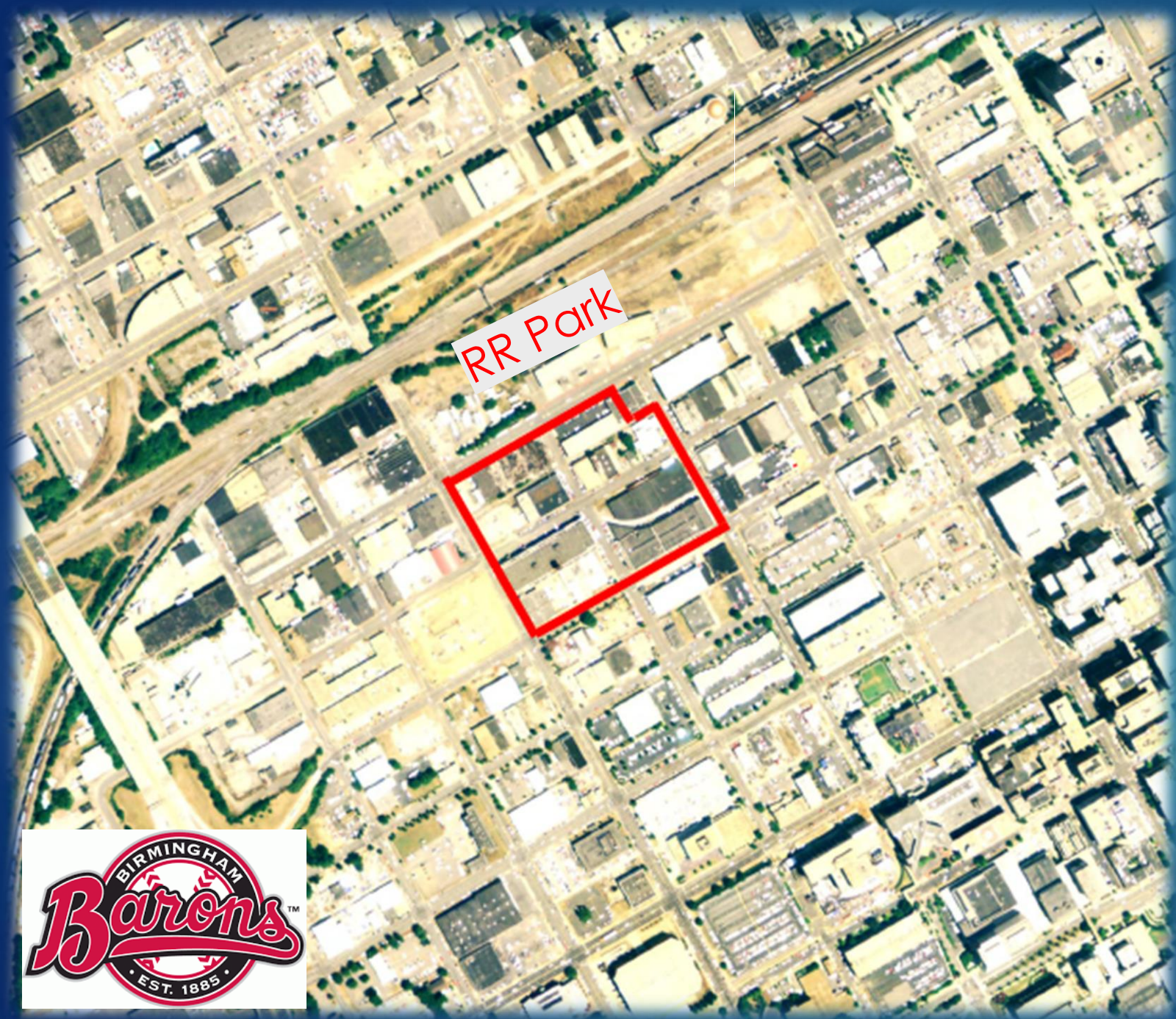


Residential

Regions
Field

Mixed
Use/Commercial

Revitalization in Downtown Birmingham



Regions Field –Built in 2012

- Size: Four City Blocks
- Zoning: Light Industrial & Commercial
- Historically known for its ugly, dilapidated warehouses
- Adjacent to Railroad Park
- Situated Between UAB and Commercial Business District (CBD)

ADEM VCP Program Applicant
2011-2014



**Project Costs
\$60 million**

**VCP Program
Costs-\$28,295**



Former Birmingham Electric Battery Company

Renovation= \$1 million
VCP Costs=\$29,280



THE BATTERY

- Restaurants
- Event Space
- Pedal Tours
- Retail Space



the **MAGIC** of **20** MIDTOWN



- Former Firestone Tire & Service
- VCP Program 2003-2005
- Spans Three City Blocks
- Over 300 Apartments
- Publix Grocery-1st for downtown
- Project Costs-\$100 Million +





- 2001 began the Riverfront Development Brownfields Initiative
- \$26 million stadium investment





- Mixed Use Development
- \$100's of millions in this area





Whatley Building

- Luxury Condos
- Retail
- 6 story
- 30,000 square feet
- \$8.2 million project cost
- 0.378 % investment for liability protection



- Former Cleburne County High School
- Repurposed into an Assisted Living and Memory Care Community
- \$13 million project cost



Program Continuation and Growth

▶ **Current Trends**

- ▶ Intricacies in financing, increased assurance to financial firms and investors; requirements for site “NFA” issuances before closing
- ▶ Financing sources – Opportunity Zones, legacy corporate sites, social “green” investors, Environmental Justice
- ▶ Addressing emerging contaminants (PFAS/PFOS)?
- ▶ Disaster recovery and redevelopment

▶ **Alabama Program Specific**

- ▶ “Time is of the essence”, “We have a closing in two weeks”, “The drillers will be on site Monday” “Developer funding is contingent upon the tight deadline”
- ▶ Training and staff retention
- ▶ Education and Outreach to new users



Gavin Adams

ADEM Redevelopment Section

mga@adem.alabama.gov 334/279-3067