



Preparing for the Race:

Brownfield re-use drivers, vision,
and leveraging

Today's Presenters



John Hargraves

PM Environmental

John Hargraves is a National Manager – Brownfield and Economic Incentives at PM Environmental, Inc. and has served clients in over 15 states since 1989. He specializes in brownfield redevelopment and economic incentives, environmental due diligence, Phase II Environmental Site Assessments (ESAs), remediation, and Leaking Underground Storage Tank (LUST) projects. Hargraves has directly managed over \$40 million of municipal, state, and private contracts involving site characterization, initial remediation, remediation design, system maintenance and site monitoring involving impacts from petroleum, solvents, volatile compounds, metals, PCBs, and other materials.

Hargraves earned his B.S. from Tennessee Technological University and is a certified professional geologist in eleven states.

Today's Presenters



Paula Middlebrooks

Tennessee Department of Environment
and Conservation

Paula Middlebrooks has been working with communities in Tennessee for 14 years to find creative solutions for revitalizing contaminated and blighted properties. The intersection of public health and environmental health merge in her current role as the Brownfields Community Engagement and Grants Program Manager. Paula enjoys serving the citizens of Tennessee by working with them to address brownfields in their communities.

A native of South Dakota, Paula Middlebrooks earned a Bachelor's Degree in Biology from Dakota Wesleyan University and a Master's Degree in Environmental Health Policy from the University Of Minnesota, School Of Public Health.



Brownfields Re-Use

- Projects with brownfields re-use drivers
- How to find re-use drivers when there are none

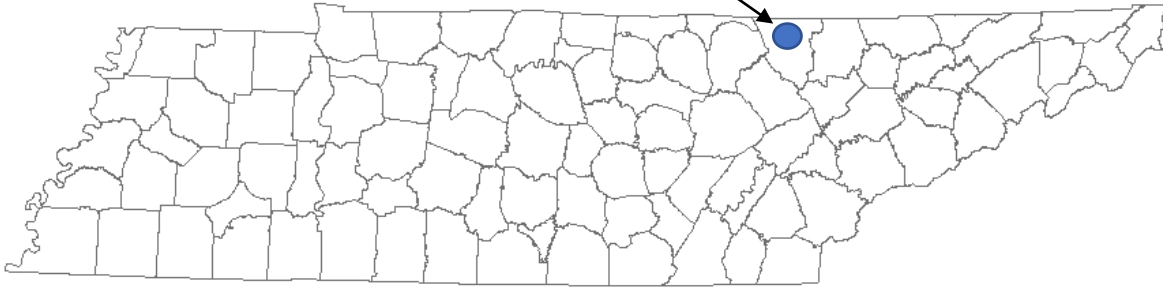
Vision

Funding Stack

Documenting Success

Re-use Driver: The Community

LaFollette, TN



Re-Use Driver: The Community

- Local Historical Commission interest
- Holiday pop-up event held
- Demonstrated vision



Re-Use Driver: The Community

EPA Brownfields Grant:

- Phase I ESA
- Asbestos Survey
- LBP Survey



Re-Use Driver: The Community

DIY



Re-Use Driver: The Community

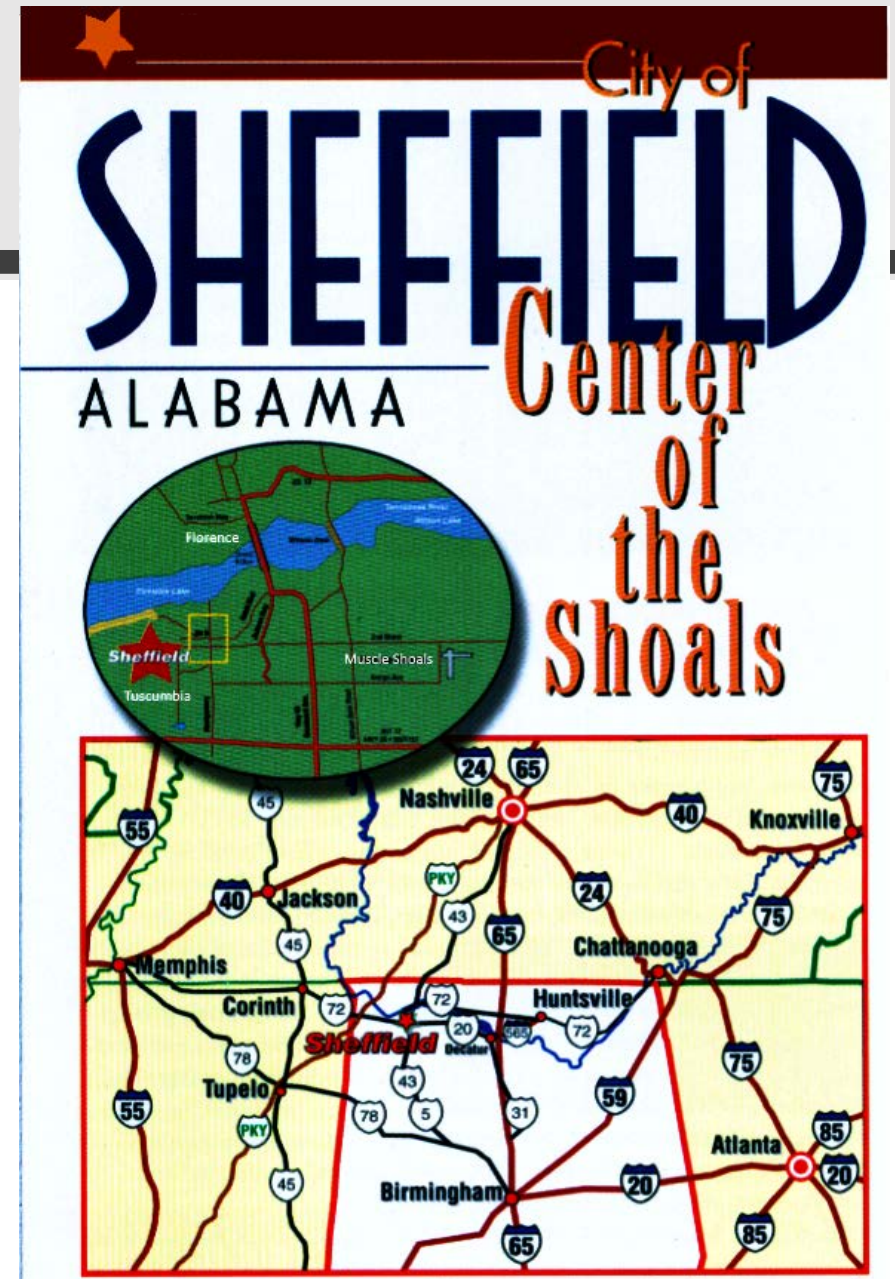
Host arts programming including:

- Jamborees
- Film Camps
- Theater Productions
- Art Camps
- Holiday pop-ups
- Arts and Crafts Co-op
- Dance Events



Sheffield, Alabama

- City of 8,894 on the Tennessee River
- Industrial Origins – Iron Blast Furnaces
- Musical Heritage – Muscle Shoals Sound
- Challenges:
 - 34% population decline since peak
 - Vacant buildings
 - Weak tax base – retail sales leakage
 - 25% poverty rate
 - Low wages & high employee turnover



Vision Can Change

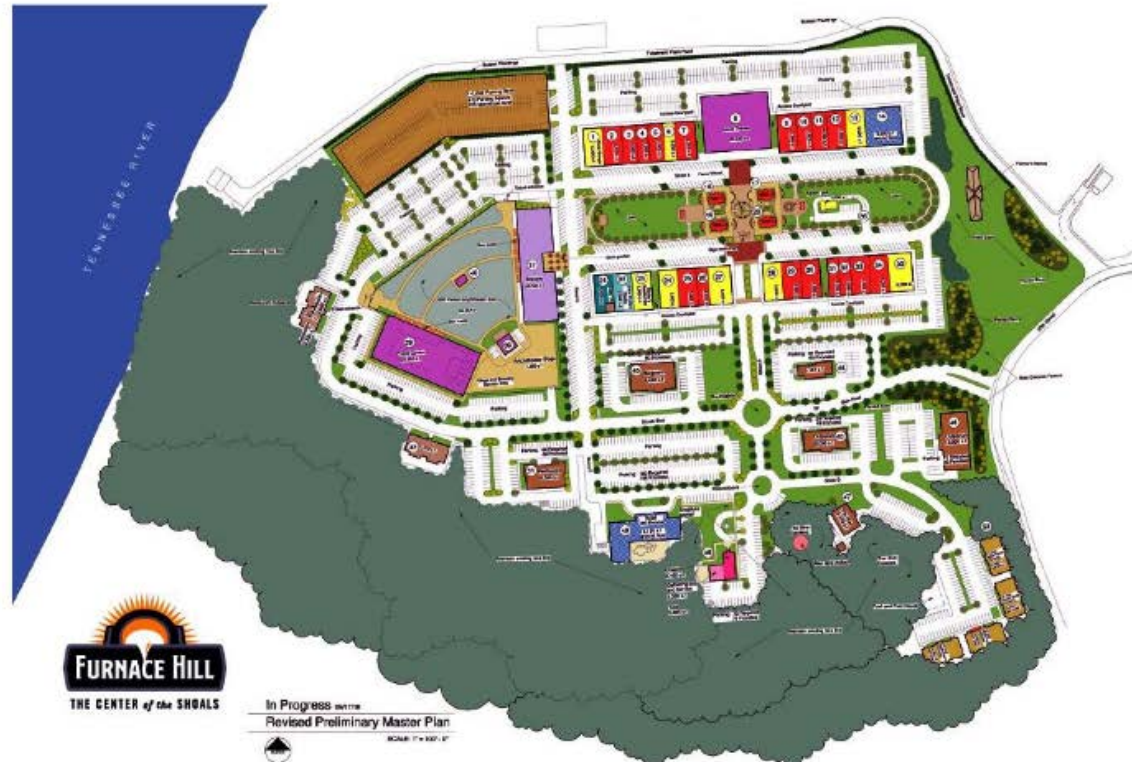
Furnace Hill at Inspiration Landing

4,500 seat amphitheater
60,000 sf event center
25,000 sf craft brewery/distillery
10 screen movie theater
150,000 sf town center
3 hotels
Ditty TV Broadcast Station
Interpretive history/cultural center
Residential housing over retail
Ferris Wheel
Wedding Chapel
Farmers Market



Now Leasing

Set in the center of the Shoals, Inspiration Landing is a 114-acre mixed-use development in Sheffield, Alabama on the banks of the Tennessee River. Furnace Hill, a pedestrian-friendly village planned within the Inspiration Landing community, will bring together casual residences and some of the region's most celebrated brands to create a hub of shopping, dining, family entertainment and nightlife. There's no place else quite like it. Furnace Hill is a vibrant blend of music, heritage and hospitality that reflects the Shoals – birthplace of some of the greatest R&B, rock and pop hits ever recorded.





Re-Use Driver:
Need for Transformation

LADY EUSLEY FURNACE, SHEFFIELD, ALA.

A green rectangular road sign with a white border, tilted diagonally. The word "Vision" is written in large, white, sans-serif capital letters. The sign is supported by two metal poles. The background is a bright blue sky with a few wispy white clouds and a bright sun in the upper right corner.

Vision



Develop an
Elevator Pitch

Regional Initiatives





Duplication



Leveraging in LaFollette



Bosch Community Fund



Volunteers

CAMPBELL COUNTY

Leveraging in Sheffield

THE UNIVERSITY OF
ALABAMA[®]



Rural Development
U.S. DEPARTMENT OF AGRICULTURE



Colbert County, Alabama
Discover Beautiful Colbert County

Other Leveraging Sources



Development
Districts

Foundations

Regional Planning Agencies



Regular Reporting and Updating



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Cooperative Agreement (CA) Detail for City of Sheffield

[Print Page](#)

PLEASE NOTE: Information shown is the most current in ACRES and may include draft and approved data

Basic Info

CA Number: BF 00D10713
State: AL
Congressional Districts: AL-4
CA Type: Assessment
Announcement Year: FY13

Actions

- [View CA Fact Sheet](#) **EXIT**
- [View CA Submission Archive](#)

Dates & Statuses

Award Date: 09/13/2013
Initial Project Period: 10/01/2013 to 09/30/2016
Current POP End Date:
Status: ● Closed

CA Contact

Primary Reviewer/Contact: [Perry, Olga](#)
EPA Regional Brownfields Team
Perry.Olga@epa.gov 404-562-8534

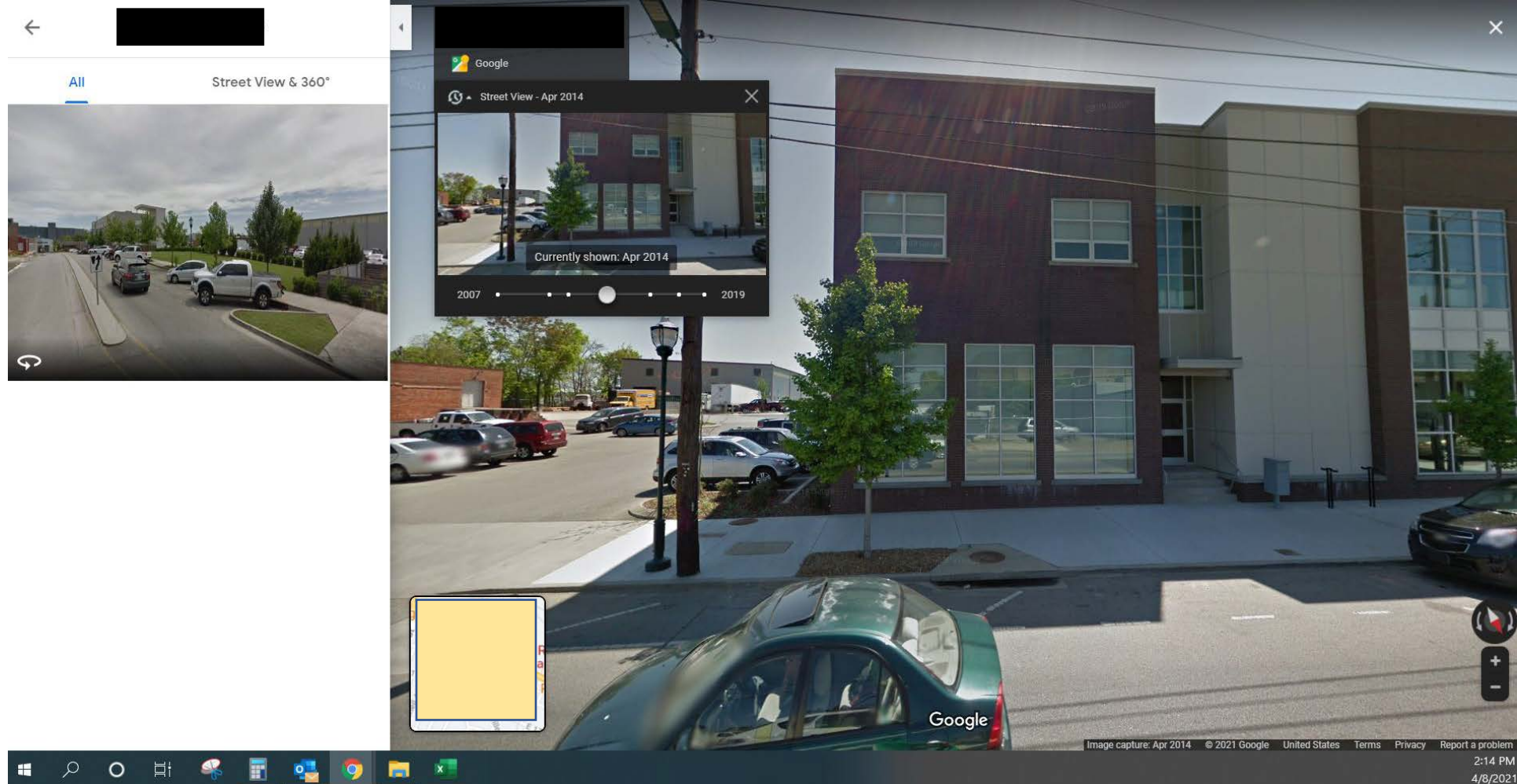
Funding

Funding Source: Regionally Funded
Total Funded: \$400,000.00
Funding Type: Hazardous, Petroleum

Pre-POP Authorization

This CA does not have Pre-POP authorization

The Importance of 'Before' Photos





Department of
**Environment &
Conservation**

Division of Remediation

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Former La Follette Post Office, Campbell County, Tennessee

The former U.S. Post Office in La Follette, Tennessee was built by the Works Progress Administration (WPA) in ca. 1936 and functioned as a post office until 2008. Prior to 1936, the property was home to commercial buildings that were used for retail, warehousing, wagon storage, and as stables. During the 1950s, the basement of the historic building functioned as a bomb shelter for the city. From 2008 to 2013, the building sat vacant when La Follette Post Office operations moved into a new facility. In 2013, the city purchased the historic building at auction. In 2014, the Campbell County Historical Society, acting as a physical agent for a community group which later became the non-profit Postmark La Follette, approached the city to hold several different events within the building and began its transformation into an arts, culture, and history center. They partnered with the Campbell County High School Junior Leadership team and used the Christmas event to demonstrate their vision of what the building could be in the future. Since that time, Postmark La Follette has operated out of the building partnering with the city. This historic two-story brick building on 0.6-acres is located at 119 South Tennessee Avenue in downtown La Follette, Tennessee.



The former post office sat vacant from 2008 to 2014.

Before this brownfield was transformed into a community asset, Campbell County completed a Phase I Environmental Site Assessment (ESA), Lead-Based Paint (LBP) Survey, Asbestos Survey, and Analysis for Brownfields Cleanup alternatives (ABCA) on the 6,760 square foot building using their EPA 104(k) Brownfields Assessment Grant. No Recognized Environmental Conditions (RECs) were determined to be present; however, asbestos was found to be present in caulking, insulation, flooring mastic, and floor tile in addition to the presence of lead-based paint. The ACM was found to be in non-friable condition and the Lead Based Paint was peeling in places. La Follette leveraged \$3,500 from the city budget to send their codes inspector to a lead-based paint abatement training program to remove and encapsulate the Lead Based Paint so it would not be a risk to users of the former post office. The fire department was then leveraged to paint the interior of the former post office. The Phase I ESA, LBP



Lead-based paint was found throughout the building prior to being addressed.

Remediation

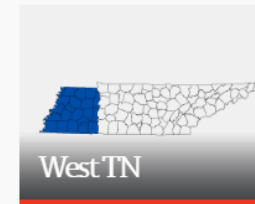
- Meth Contamination
- Oak Ridge Reservation
- Brownfield Voluntary Cleanup Oversight and Assistance Program
- Drycleaning

Success Stories

- West TN
- Middle TN
- East TN

Success Stories

The Division of Remediation has many ongoing projects and many successful projects as well. This section highlights a few of Remediation's efforts at restoring Tennessee's environment and protecting human health.



West Tennessee Success Stories



Middle TN Success Stories



East TN Success Stories

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