

WHY SHOULD I ASSESS MY SITE?

Potential purchasers may be unwilling to risk investing in properties without knowing the environmental issues. ESAs can cost thousands of dollars and are often pre-requisites for a deal.

Using EPA funding is a win-win. Property sellers are saved the out-of-pocket assessment costs while still providing the benefit of identifying or alleviating any concerns at your site. Property buyers will have a clear understanding of the site they are purchasing.



Target Area

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For more information, please visit:

www.swfrpc.org/programs/brownfields



Southwest Florida

Brownfields Assessment Program



BIG ISSUES.
REAL SOLUTIONS.

WHAT ARE BROWNFIELDS?

A brownfields site is a property where actual or perceived environmental contamination complicated its expansion or redevelopment. Clean-up costs and risks deter potential developers and create a barrier to community revitalization and economic development.



BROWNFIELDS PROGRAM DETAILS

The Southwest Florida Regional Planning Council received a grant through the EPA Brownfields Program for Phase I and II Environmental Site Assessments (ESAs) in Moore Haven, Glades County, Florida.



CLEANING UP AND REINVESTING IN BROWNFIELDS SITES CAN:

Jump Start Redevelopment

Reuse of brownfields revitalizes communities, and boosts economic activity by creating jobs and stimulating outside investment. Approximately \$18 in outside funds is leveraged for every dollar expended by the EPA brownfields program.

Offer Liability Protection

ASTM E1527-21 Phase I Environmental Site Assessments (ESAs) meet the “All Appropriate Inquiries” standard, which can provide innocent landowners, contiguous property owners, or bona fide prospective purchasers with protection from potential liability under Superfund.

Boost Property Values

Residential properties near brownfields sites that have been addressed have an estimated 5-13% increase in property values.

Lead to Tax Incentives

Florida offers a variety of tax credits and incentives for redevelopers who enter into Voluntary Cleanup Programs (VCPs). Contact FDEP for exact details.



What Happens Under Phase I and Phase II ESAs?

Phase I ESAs consist of a records search, site history, and visual inspection of a property to identify any recognized environmental conditions (RECs).

If RECs are discovered, a Phase II ESA may be recommended, which involves field sampling of soil, groundwater or other media. A Phase II ESA can also include above and below ground storage tanks, asbestos and lead-based paint surveys, and hazardous materials inventories.



What if Contamination is Discovered?

EPA’s assessment program can help define and delineate the extent of contamination. Contaminated sites may be eligible for enrollment in brownfield agreements under State Voluntary Cleanup Programs (VCPs), which are typically held to a site-specific cleanup standard based on planned future use. In simple terms, VCPs allow for reasonable cleanup goals to be considered as remediation, EPA funds may also be used to help design remediation plans (known as cleanup planning).