



# **BROWNFIELDS INITIATIVES**

**Redevelopment Tools  
to Help You Grow!**



# BROWNFIELDS

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## Brownfields Revitalization

### What Are Brownfields?

Properties that lie dormant or under utilized due to the potential liability of real or perceived contamination.

### Benefits for the Local Community

Revitalizing and redeveloping Brownfields creates significant environmental, social, and economic benefits by identifying environmental hazards, removing blight, and increasing the tax base.

### TCEQ Programs Promoting Redevelopment

- Brownfields Site Assessment Program
- Voluntary Cleanup Program
- Innocent Owner/Operator Certification Program (IOP)

Eligible entities may apply to enter a property into these programs depending on their redevelopment needs. Find more information on IOP in the TCEQ publication, The Innocent Owner/Operator, (RG-382), [tceq.texas.gov/goto/rg-382](http://tceq.texas.gov/goto/rg-382).

### TCEQ Brownfields Partners

- U.S. Environmental Protection Agency
- Federal, state, and local redevelopment agencies
- Local stakeholders

### The Brownfields Site Assessment Program

Brownfields site assessments can identify environmental conditions that may pose a barrier to redevelopment. Information about the degree of contamination on a property can make it more marketable and facilitate its redevelopment.



Protects the Environment



Brings Tax Revenue to the City



Increases Property Value



Creates Jobs and Promotes Neighborhood Redevelopment

### Who May Qualify for the BSA Program?

- State, city, local, and tribal governments
- Regional councils of governments
- Redevelopment agencies, housing authorities, and conservation districts
- Nonprofit groups, such as community development corporations and religious organizations



### What Does the BSA Program Offer?

Free services such as:

- Phase I and II environmental site assessments
- Cleanups
- Technical oversight for Brownfield projects that have been awarded EPA Subtitle A grants

### How Does the BSA Program Work?

1. An eligible entity applies for a Brownfield property located in a community with redevelopment needs and goals.
2. Once accepted into the program, a TCEQ contractor performs ESAs at the property.
3. If TCEQ recommends additional investigation or cleanup, the agency will assist the applicant with regulatory oversight and identifying funding sources.
4. If additional investigation or cleanup is unnecessary, TCEQ will issue a "no further action" letter and the applicant may proceed with redevelopment plans on the property.

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### The Voluntary Cleanup Program

The Voluntary Cleanup Program protects human health and the environment by providing legal incentives to clean up contaminated sites and make them safe for their intended use.

### What Are the Legal Incentives?

Eligible parties receive certain protections against liability to the State of Texas for contaminants at VCP sites, once TCEQ certifies the cleanup is complete.

This liability protection reduces or eliminates some of the significant constraints for real estate transactions at VCP sites and restores underutilized or unused properties for productive commercial or community use.

### Who Is Eligible for Legal Incentives?

- Individuals who are not responsible parties when they apply to the VCP.
- Most lenders and prospective landowners.
- Future owners of sites addressed by the VCP cleanup.

### What Sites Are Eligible for the VCP?

Sites that are not proposed for listing on the National Priority List or subject to a current enforcement action, TCEQ permit, or order. Other eligibility criteria may apply. Contact the VCP to learn more.

### How Does the VCP Work?

To participate, parties must submit a VCP application, a site-investigation report describing the contaminated area of concern, and a \$1,000 fee.

Once TCEQ accepts the application, the applicant must sign an agreement that includes a detailed cleanup schedule and requires them to pay all VCP oversight costs. Parties may terminate their participation in the VCP at any time by advance written notice.

After the cleanup is completed, TCEQ issues a certificate of completion. This certificate states that qualified persons are released from liability to the state for the cleanup of areas covered by the certificate.

Brownfields sites that enter the VCP may have VCP application fees waived.

### Contact Us

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### Find Us Online

Brownfields Site Assessment Program: [tceq.texas.gov/goto/bsa](http://tceq.texas.gov/goto/bsa)

Voluntary Cleanup Program: [tceq.texas.gov/goto/vcp](http://tceq.texas.gov/goto/vcp)

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