



City of
Lake Charles
Louisiana

Cherishing the Past, Embracing the Future

CITY OF LAKE CHARLES BROWNFIELD PROGRAM

Building for the Future



City of Lake Charles Brownfields



CITY OF LAKE CHARLES BROWNFIELDS PROGRAM OVERVIEW

- **BROWNFIELDS BASICS**
- **FUNDING OPPORTUNITIES- LOCAL, STATE & FEDERAL**
- **TECHNICAL ASSISTANCE**
- **EXAMPLES OF CLC BROWNFIELD PROJECTS**



BROWNFIELDS BASICS

A BROWNFIELD, AS DEFINED BY THE EPA, IS AN “ABANDONED, IDLED, OR UNDER-USED INDUSTRIAL OR COMMERCIAL PROPERTY WITH REAL OR PERCEIVED ENVIRONMENTAL CONTAMINATION.”

NOT A SUPERFUND SITE. SUPERFUND SITES ARE REGULATED UNDER CERCLA AND HAVE HIGH LEVELS OF CONTAMINATION – USUALLY PLACED ON THE NATIONAL PRIORITIES LIST (NPL).



BROWNFIELDS BASICS

Key Component to using Brownfield Funding:

**Someone must be interested in redeveloping the site
as an income-producing property**



Examples:

- **Commercial**
- **Industrial**
- **Rental Housing**



BROWNFIELDS BASICS

ELIGIBILITY REQUIREMENTS FOR FUNDING:

SITE CHARACTERISTICS:

- **ABANDONED OR UNDERUTILIZED PROPERTY**
- **TAKE MEASURES TO PREVENT FURTHER CONTAMINATION AT THE SITE**
- **NOT A SUPERFUND SITE**
- **NO VIABLE RESPONSIBLE PARTY**
- **PROPOSED REDEVELOPMENT**



BROWNFIELDS BASICS

ELIGIBILITY REQUIREMENTS FOR FUNDING:

APPLICANT CATEGORIES:

1. PROSPECTIVE PURCHASER
2. INNOCENT LANDOWNER
(CONTAMINATION CAME FROM OFF-SITE)
3. CURRENT OWNER PERFORMED *PHASE I ENVIRONMENTAL SITE ASSESSMENT* PRIOR TO PURCHASE



BROWNFIELDS BASICS

INVESTIGATION:



- 1) PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)
- 2) PHASE II ESA

CLEAN-UP:

1. SITE REUSE AND CLEANUP PLANS
2. REMEDIATION



BROWNFIELDS BASICS

1) PHASE I ESA: RESEARCH REPORT

RESEARCH THE SITE'S PAST HISTORY AND CURRENT USE TO IDENTIFY ANY "RECOGNIZED ENVIRONMENTAL CONCERNS" (RECS; A POTENTIAL SOURCE OF CONTAMINATION).



GENERALLY INCLUDES:

- HISTORICAL INFORMATION SUCH AS OLD AERIAL PHOTOS, SANBORN MAPS, VARIOUS PERMITS;
- INTERVIEWS WITH PEOPLE FAMILIAR WITH THE HISTORY OF THE SITE (OWNER, NEIGHBORS, PREVIOUS WORKERS, ETC.);
- WALKING THE SITE AND TAKING PHOTOS.



BROWNFIELDS BASICS

1) PHASE I ESA:

- FOR BROWNFIELD SITE, THE PHASE I ESA MUST MEET EPA'S *ALL APPROPRIATE INQUIRIES (AAI) STANDARD (ASTM E1527-05)*. ENVIRONMENTAL ASSESSMENTS PERFORMED FOR A BANK ARE NOT GENERALLY AS EXTENSIVE AS AN AAI PHASE I ESA.
- REQUIRES ACCESS TO THE SITE.
- GENERALLY TAKES 30-60 DAYS



BROWNFIELDS BASICS

2) PHASE II ESA: SAMPLING

COLLECT SOIL, WATER AND/OR AIR SAMPLES AND ***ANALYZE*** THEM FOR VARIOUS HAZARDOUS SUBSTANCES BASED ON THE ENVIRONMENTAL CONCERNS IDENTIFIED IN THE PHASE I ESA.



THE GOAL OF A PHASE II ESA IS TO ***DETERMINE IF CONTAMINATION IS OR IS NOT PRESENT***, AND IF IT IS, TO DETERMINE THE SOURCE, NATURE AND EXTENT.



BROWNFIELDS BASICS

3) SITE REUSE PLAN: CONCEPTUAL PLAN OF THE PROPOSED REDEVELOPMENT

- PROPOSED TYPE OF REDEVELOPMENT (RESIDENT COMMERCIAL, INDUSTRIAL) AFFECTS THE CLEANUP PLAN
- STRUCTURES CAN ALSO ACT AS INSTITUTIONAL CONTROLS



City of Lake Charles Brownfields



BROWNFIELDS BASICS

3) SITE CLEANUP PLAN:

A SITE CLEANUP PLAN DETAILS THE NECESSARY CLEANUP ACTIONS TO MEET LDEQ APPROVED CLEANUP STANDARDS.

THE SITE CLEANUP PLAN IS ALSO CALLED:

REMEDIAL ACTION PLAN (RAP)

REMEDIAL ACTION WORK PLAN (RAW)

VOLUNTARY CLEANUP PLAN



BROWNFIELDS BASICS

4) REMEDIATION: ADDRESSING CONTAMINATION

REMEDICATION IS **REDUCING EXPOSURE** TO CONTAMINATION AT THE SITE AS DETAILED IN THE REMEDIAL ACTION PLAN. REMEDIATION CAN INCLUDE:

- INSTITUTIONAL CONTROLS (FOR EXAMPLE, CAPPING CONTAMINATION WITH A PARKING LOT)
- TREATING CONTAMINATION ON-SITE OR IN SITU (IN THE GROUND)
- REMOVING THE CONTAMINATION FROM THE SITE.



1) PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)
RESEARCH REPORT
GRANTS AVAILABLE THROUGH CLC'S BROWNFIELD PROGRAM



2) Phase II ESA
Collect and analyze samples
Grants available through CLC's Brownfield Program



3) Site Cleanup/Reuse Plans & 4) Remediation

Address contamination

*Funding available through: LDEQ's Brownfield Revolving Loan Fund,
USEPA's Brownfield Cleanup Grants,
City of Lake Charles Revolving Loan Fund Coalition Grant*



FUNDING OPTIONS: INVESTIGATION

**GRANTS FOR ENVIRONMENTAL INVESTIGATIONS
ARE AVAILABLE THROUGH:**

CITY OF LAKE CHARLES BROWNFIELDS PROGRAM
**(FOR PROJECTS IN NORTH LAKE CHARLES,
DOWNTOWN AREA, AND ALONG BROAD STREET
CORRIDOR AND NORTH OF BROAD STREET.**

LOUISIANA DEPT. OF ENVIRONMENTAL QUALITY:
**BROWNFIELD & VOLUNTARY REMEDIATION
PROGRAM**



FUNDING OPTIONS: REMEDIATION

FUNDING OPTIONS FOR REMEDIATION INCLUDE:

- EPA CLEANUP GRANTS (COMPETITIVE COMPETITION)
- CITY OF LAKE CHARLES BROWNFIELDS CLEANUP REVOLVING LOAN FUND (FOR PROJECTS WITHIN THE CITY LIMITS)
- LDEQ BROWNFIELDS CLEANUP REVOLVING LOAN FUND



FUNDING OPTIONS: REVOLVING LOAN FUND

BROWNFIELDS CLEANUP REVOLVING LOAN FUND (BCRLF). THE PURPOSE OF THE PILOT IS TO ENABLE STATES, POLITICAL SUBDIVISIONS, AND INDIAN TRIBES TO MAKE LOW INTEREST LOANS TO CARRYOUT CLEANUP ACTIVITIES AT BROWNFIELDS PROPERTIES.

DEC 10 2008





RANDY ROACH
MAYOR

CITY OF LAKE CHARLES

326 Pujo Street - P.O. Box 900
Lake Charles, LA 70602-0900
337-491-1542 FAX 337-491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
Office of Zoning & Land Use

FUNDING AND SUPPORT FOR BROWNFIELDS DEVELOPMENT

2010

CITY OF LAKE CHARLES BROWNFIELDS PROGRAM

Cherishing the Past, Embracing the Future

City of Lake Charles Brownfields



TECHNICAL ASSISTANCE

PROVIDES::



- PHASE I & II ESA
- CLEANUP GRANTS
- REVOLVING LOAN FUNDING



PROVIDES:

- CLEANUP GRANTS
- REVOLVING LOAN FUNDING



MISSION IS TO PROMOTE A BROAD RANGE OF BROWNFIELDS-RELATED OBJECTIVES AND INITIATIVES, COMMUNITY OUTREACH AND EDUCATION.

City of Lake Charles Brownfields



EXAMPLES OF BROWNFIELDS PROJECTS IN CITY OF LAKE CHARLES



DeRousseau Site: 820 Broad Street



Vacant Lot

The project has leveraged \$550,000 in investment and build-out, increasing the tax revenue from \$422 per year to a projected \$4000. Fifteen jobs were created during the construction phase, and 10-15 permanent full-time jobs are anticipated for the retail bakery sales.

Lake Charles Brownfields



Lake Charles New Transit Center: Ryan Street

Blighted Property

This Brownfields project has leveraged over \$4.2 million in government grants for renovation and future occupancy by the City's Transit Division. This blighted property will furnish the citizens of Lake Charles a state of the art new transit facility that will supply a central location for the transit system as well as provide public services in the future by 40-50 full time employees.



City of Lake Charles Brownfields



SEARS & ROEBUCK RETAIL STORE BROWNFIELDS PROJECT



STARTING IN 2005 THRU 2008, THE CITY OF LAKE CHARLES LEVERAGED APPROXIMATELY \$665,000 IN GRANTS FROM USEPA, USACE, AND LRA FOR THE DEMOLITION, REMOVAL OF APPROX. 1400 CF OF SOIL CONTAMINATION LOCATED UNDER THE FOUNDATION, 5300 SQUARE FEET OF ASBESTOS CONTAINING BUILDING MATERIALS.

Future Development

Unknown at this time. Interested parties include 3rd Circuit Court of Appeals.



CITY OF LAKE CHARLES BROWNFIELDS



**BUILDING FOR THE
FUTURE**





DOUG BURGUIERES

BROWNFIELDS DIRECTOR

RON FOSSETT

BROWNFIELDS PROGRAM MANAGER

TIM MEADOR

QUALITY ASSURANCE MANAGER

brownfields@cityoflc.us

