



# WILSON'S BROWNFIELDS PROGRAM

**Neighborhood Association Summit**

**October 22, 2011**



# What are Brownfields?

“Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the **presence or potential presence** of a hazardous substance, pollutant, or contaminant.”



# Typical Brownfield Sites...

- Abandoned, idle, or underused:
  - Textile Mills
  - Dry Cleaners
  - Old Gas Stations
  - Furniture Operations
  - Landfills
  - Automobile service sites
  - Other Manufacturing and Industrial sites

# Why the focus on brownfields?

- Estimated 500,000 Brownfields in the U.S. – over 300 in Wilson!
- Abandoned, Idle, Vacant, Underutilized properties detract from neighborhood quality
- Neighborhood revitalization
- Property values and tax revenue
- Stigma of contamination makes financing and decision-making difficult when the developer does not know what is on the site. Many brownfields are not even contaminated!
- Land recycling – protect greenspace and use existing infrastructure
- Public safety concerns

# The trouble with Brownfields...

## Developer finds an opportunity...

- Perfect location
- Infrastructure is in place
- Property is abandoned
- Price is right, but...
- ...the site has, or MIGHT have, contamination!!!

**THE BROWNFIELDS PROGRAM CAN HELP!**

What does the Brownfields  
Program do?



# Program Goals



# Program Background

- **Funding:** The City of Wilson Brownfields Program was created in 2010 when it received a \$200,000 Environmental Protection Agency Petroleum Assessment Grant (funds activities on properties with potential petroleum contamination)
- **Target Areas:** Hwy 301 Corridor and Downtown

# Funds Environmental Site Assessments (ESAs) at eligible properties

- Phase I ESAs
  - ID's potential or existing environmental contamination liabilities
- Phase II ESAs
  - If site appears to be contaminated per Phase I
  - Sampling to determine presence of contamination and if so, extent
- ESAs can be major costs and barriers to redevelopment!



# Funds Cleanup & Redevelopment Planning, assist in applying for addition funds

- Analysis of Brownfield Cleanup Alternatives (ABCA)
- Final Cleanup / Work Plan
- Visioning & Design Workshops
- Redevelopment Plans
- Apply for additional funding
  - Cleanup Grant
  - Revolving Loan Fund
  - Other State and Federal Sources



# Assists with NC Brownfield Agreement Application

- Potential developers can apply for a Brownfield Agreement with the NC Department of Environment and Natural Resources
- Agreement defines actions necessary to make the site safe for the proposed reuse (**eliminates uncertainty related to cleanup and barriers to financing**)
- **Liability protection** for the prospective developer
- **Property Tax Incentives** based on improvements made to the site for five years
  - Year 1: Assessed at 10% of the improved value
  - Year 2: 25%
  - Year 3: 50%
  - Year 4: 70%
  - Year 5: 90%

# Brownfield Program Accomplishments

- Web-site created: [www.ctcbrownfields.com/wilson](http://www.ctcbrownfields.com/wilson)
- Properties Assessed:
  - Omar Abe Omar Property – 702 S. Lodge St.
  - Former Western Auto Property – 215 E. Nash St.
  - Former Mello Buttercup Property – 400 S. Douglas St.
  - 6432 Pender St: In progress
  - 127 Barnes St: In progress
- Inventory Completed
- FY-2012 EPA Community-wide Hazardous Assessment Grant Application – November 2011

# Omar Abe Omar Property – 702 S. Lodge St.

- Phase I ESA Completed November 2010
- Phase II to be completed October 2011 (tank removal, soil testing)
- Building demolished, tanks removed, and contaminated soil will be removed October 2011



# Former Western Auto – 215 E. Nash St.

Phase I ESA Completed  
November 2010 – no  
contamination found



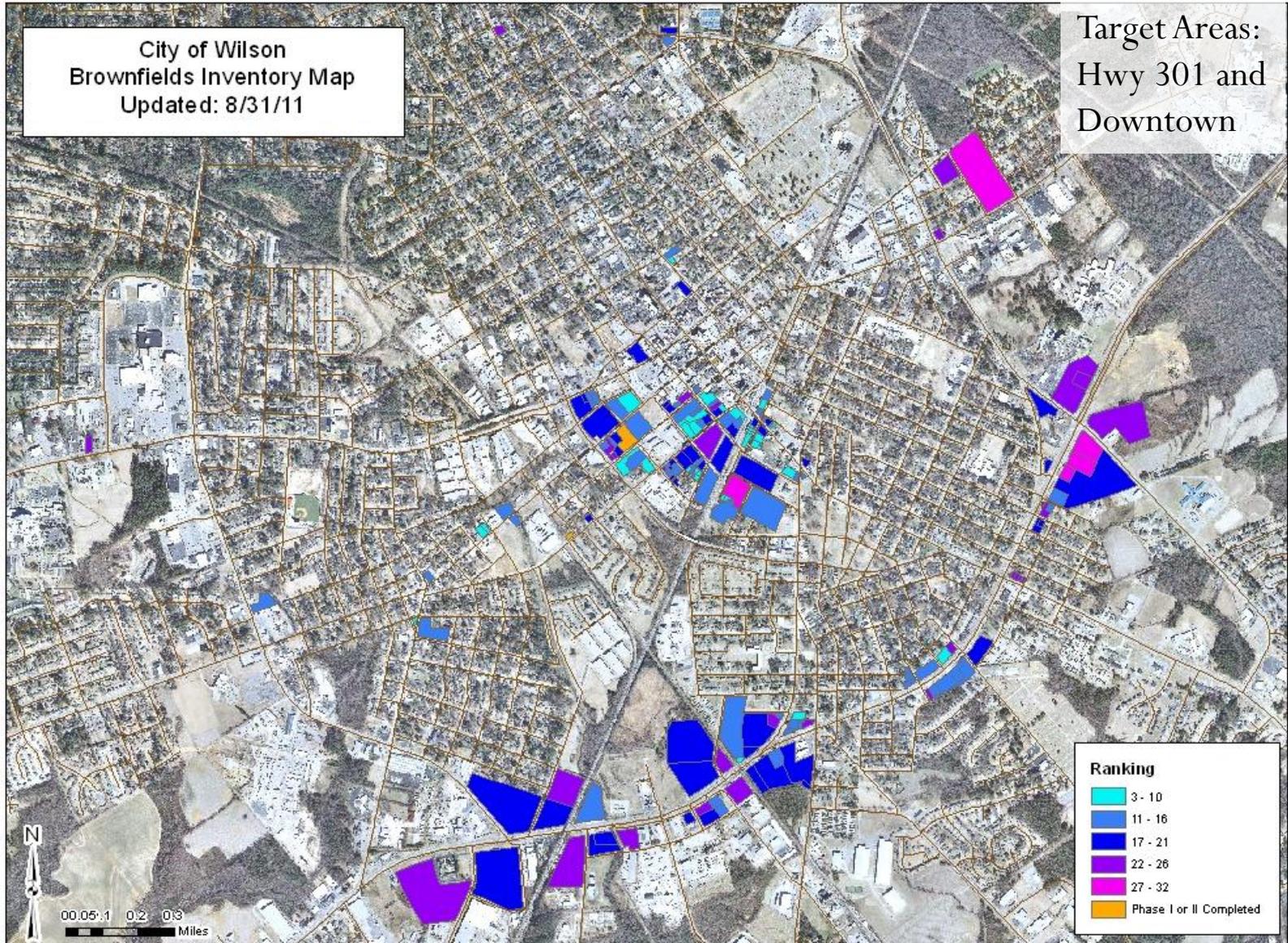
# Former Mello Buttercup – 400 S. Douglas

- Phase I ESA Completed April 2011
- Application for Phase II in progress



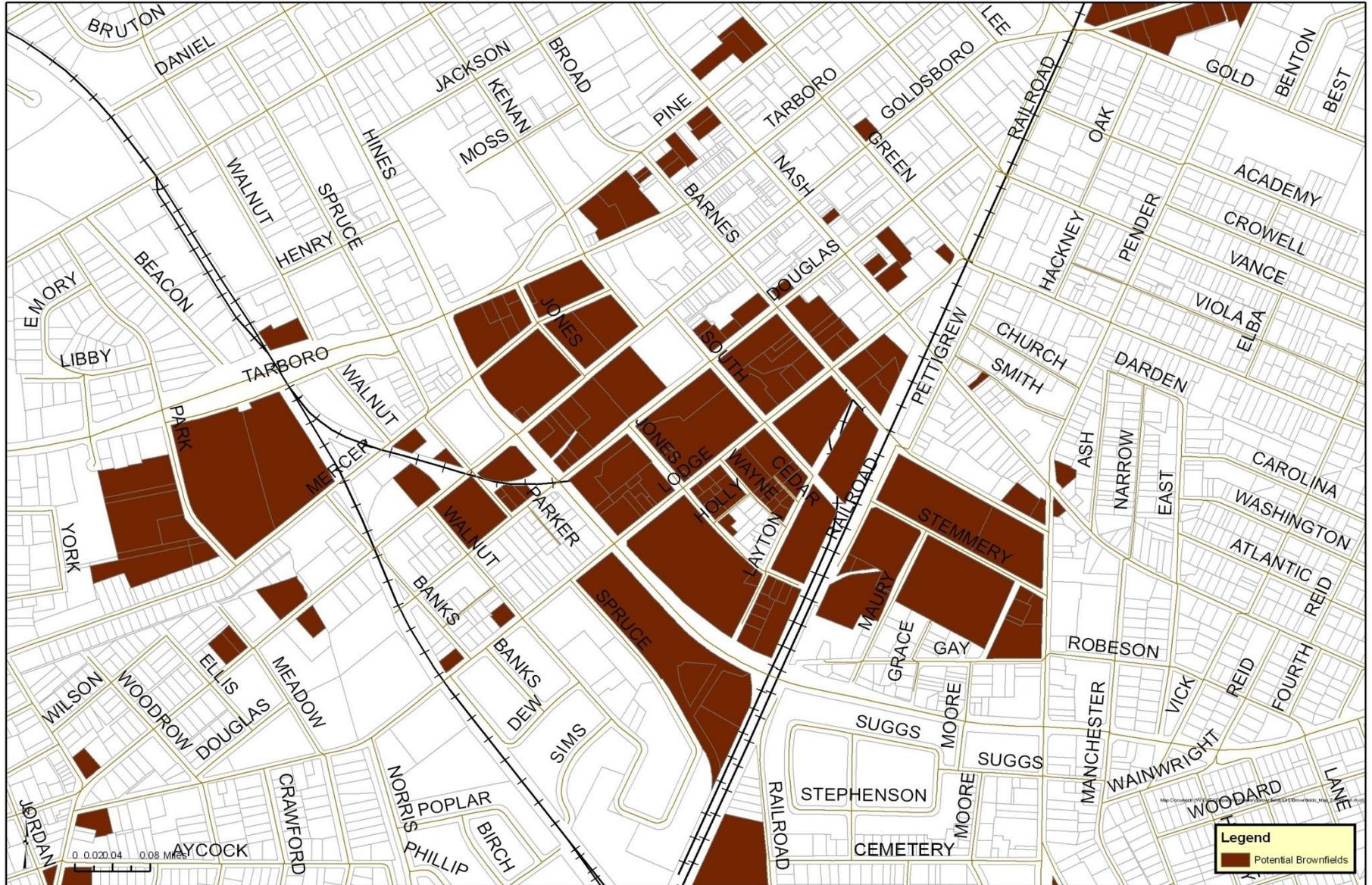
# INVENTORY

179 Properties









# What can YOU do?

- Attend public meetings about brownfields (updated on [www.ctcbrownfields.com/wilson](http://www.ctcbrownfields.com/wilson))
- Encourage new development to locate on Brownfield sites
- Tell people (developers, real estate agents, friends) about the brownfields program
- Contact the City's brownfields program to let them know:
  - YOUR priorities
  - Potential new development!
  - Your email so you can receive updates

# Contact:

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Paul V. Berry Park location – former brownfield!