

# VIRGINIA BROWNFIELDS RESTORATION AND ECONOMIC REDEVELOPMENT ASSISTANCE FUND

**Central Appalachian  
Regional Brownfields Summit  
4/10/2018**



**VIRGINIA ECONOMIC  
DEVELOPMENT PARTNERSHIP**

# TOPICS TO BE COVERED

- The Commonwealth's Brownfield Restoration and Land Renewal Policy
- The Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF) Program and Priorities
- Site Assessment and Planning Grants
- Site Remediation Grants
- VBAF Grant Summary and Success
- What's Next

# THE COMMONWEALTH'S BROWNFIELD RESTORATION AND LAND RENEWAL POLICY

- To encourage remediation and restoration of brownfields by removing barriers and providing incentives and assistance whenever possible.
- Virginia Department of Environmental Quality (DEQ), the Virginia Economic Development Partnership (VEDP) and other appropriate agencies establish programs to implement these policies

# THE VBAF PROGRAM

- The Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF) was established pursuant to Va. Code §10.1-1237 to provide either grants or loans to:
  - promote the restoration and redevelopment of brownfield sites and
  - address environmental problems or obstacles to reuse
- Eligible Applicants: Political subdivision of the Commonwealth, including counties, cities, towns, industrial/economic development authorities, and redevelopment and housing authorities

# THE VBAF PROGRAM

- Property may be publicly or privately owned so long as there is redevelopment potential
- Local match of at least 100% is required
- Available VBAF grants:
  - Site Assessment and Planning Grants
  - Site Remediation Grants

# VBAF PROGRAM PRIORITIES

- Use or reuse of existing infrastructure
- Limited ability to draw on other funding sources
- Potential for redevelopment and reuse of the site
- Economic benefits
- Environmental benefits

# SITE ASSESSMENT AND PLANNING GRANT

- Site Assessment and Planning Grant, up to \$50,000:
  - environmental and cultural resource site assessments
  - development of remediation and reuse plans
  - necessary removal of human remains, appropriate treatment of grave sites, and appropriate and necessary treatment of significant archaeological resources, or stabilization or restoration of structures listed on or eligible for the Virginia Historic Landmarks Register
  - demolition and removal of existing structures or other site work necessary to make a site or certain real property usable for new economic development
- Applications for Site Assessment and Planning Grants may be filed at any time
  - <http://virginiaallies.org/brownfield.html>

# SITE REMEDIATION GRANT

- Beginning in FY17, money was specifically set aside for Site Remediation Grants to help with the more expensive challenges of remediating environmental issues
- Site Remediation Grant, up to \$500,000:
  - remediation of a contaminated property to remove hazardous substances, hazardous wastes, or solid wastes
  - necessary removal of human remains, appropriate treatment of grave sites, and appropriate and necessary treatment of significant archaeological resources, or stabilization or restoration of structures listed on or eligible for the Virginia Historic Landmarks Register
  - demolition and removal of existing structures or other site work necessary to make a site or certain real property usable for new economic development
- Competitive grant process
  - <http://virginiaallies.org/brownfield.html>



# SITE ASSESSMENT AND PLANNING GRANT AND SITE REMEDIATION GRANT

- Used for the reasonable and necessary costs associated with the restoration and redevelopment of a site
- Help fill a financing gap for projects
- May not be used for projects that have already begun or already been completed
- Up to 5% of grant proceeds may be used to cover administrative costs associated with the project

# FY12-FY17 GRANT AWARDS

- Close to \$2.74 million awarded to 53 projects
- 50 Site Assessment and Planning Grants totaling \$2.04 million with the average grant equaling \$40,813
- 3 Site Remediation Grants totaling \$699,000

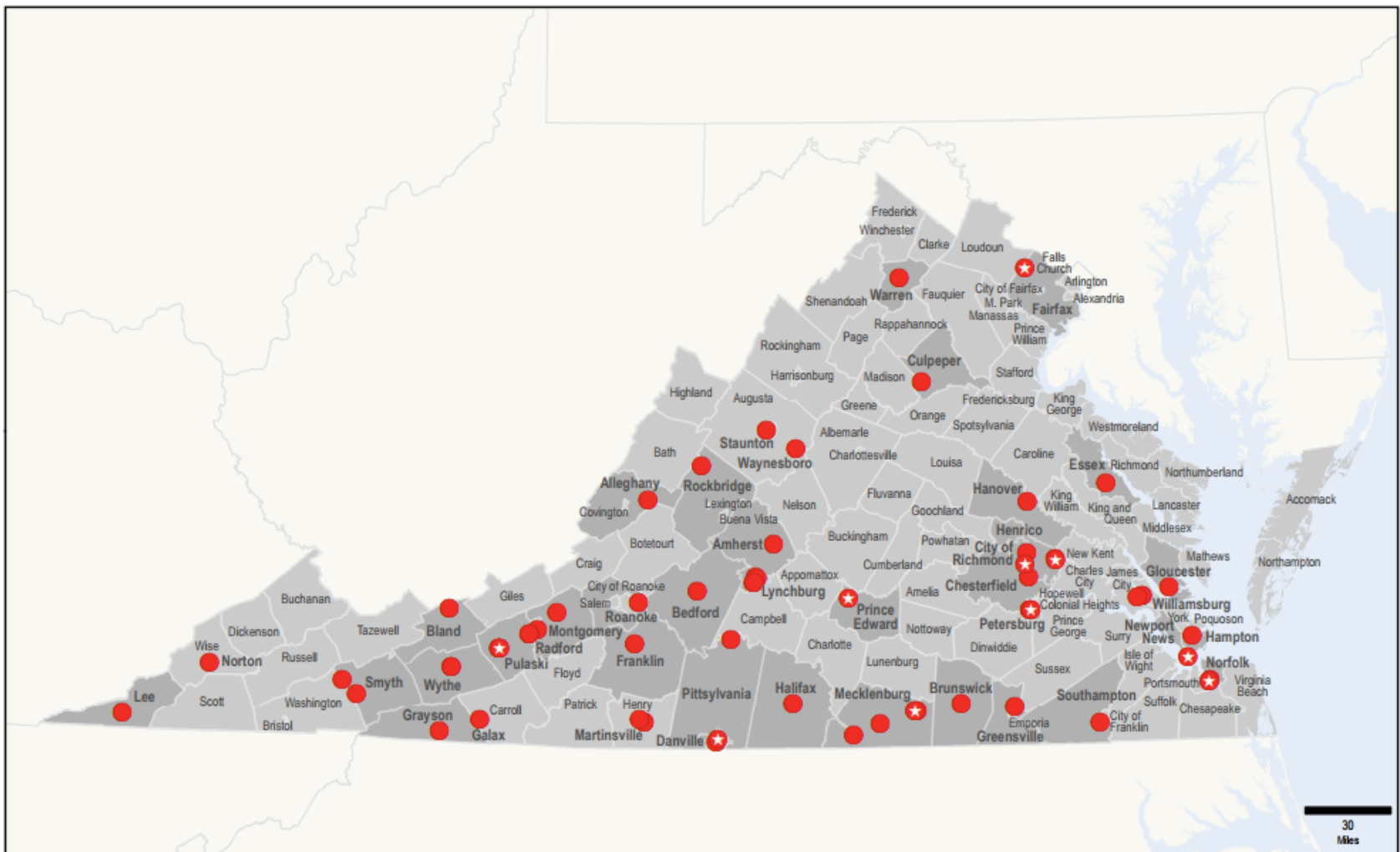
Assessment & Planning Grants	Fiscal Year	# of Projects	Grant Amounts (\$)
	2012	11	\$423,742
	2013	8	\$328,607
	2014	2	\$65,231
	2015	1	\$43,000
	2016	13	\$521,835
	2017	15	\$658,249
<b>Subtotal</b>		50	\$2,040,664
<b>Remediation Grants</b>	2017	3	\$699,000
<b>Totals</b>		53	\$2,739,664

# FY12-FY17 GRANT DISTRIBUTION

- Awards to 41 distinct political subdivisions
- 9 political subdivisions have received multiple grants
- Covered approximately 29% of the Commonwealth

Grantee Localities	# of Projects	%	Grant Amounts (\$)	%
Cities	21	39.6	1,204,532	44.0
Towns	17	32.1	909,426	33.2
Counties*	15	28.3	625,706	22.8
Total	53	100.0	2,739,664	100.0

\*Project located outside of towns



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Source: VEDP 2017, Esri 2016

## Virginia Brownfields Assistance Fund Grant Recipients FY 2012 to October 2017

- VBAF Recipient Localities
- ★ Site Remediation Grants      ● Site Assessment & Planning Grants
- 10 Grants Awarded Totaling \$3.27 Million      55 Grants Awarded Totaling \$2.29 Million

# VBAF SUCCESS

- **City of Lynchburg – 5<sup>th</sup> Street Corridor**
  - Received a grant for \$37,590 to conduct environmental assessment of 10 parcels along the 5<sup>th</sup> Street Corridor
  - Total VBAF project cost approximately \$150,000
  - Since receiving the grant, six properties sold and redeveloped, including a new coffee house (5<sup>th</sup> Street Grind), a new restaurant (Fifth and Federal Station), a new Family Dollar, a mixed-use building and Centra Health investing \$5.2 million in a new building for their community access network
  - Increased the assessed value by \$1.29 million in a 2 block area and created 70 jobs

# FY18 GRANT AWARDS

- So far in FY18, approximately \$3.21 million for 22 projects
- 15 Site Assessment and Planning Grants totaling approximately \$643,545
- 7 Site Remediation Grants totaling approximately \$2.57 million
- The General Assembly has appropriated \$2,250,000 each year for FY19 and FY20

- Kara Hart
- [khart@yesvirginia.org](mailto:khart@yesvirginia.org)
- 804-545-5614
  
- [Application and Guideline Information](#)
- <http://virginiaallies.org/brownfield.html>