

EPA BROWNFIELD ASSESSMENT GRANT FAQs

1. WHO WOULD BE ON THE STEERING COMMITTEE?

The steering committee will be comprised of business owners, residents, and community organization participants, who are a part of the St. Stephen community. The County will determine the process for selecting which of the 70 volunteers will be a part of the committee. More info to follow.

2. DOES THE COMMUNITY DECIDE THE SITES?

As part of the EPA Brownfield Assessment Grant, funding is available for the creation of a site inventory. This inventory will be created from community member and County official input. Once an inventory of sites is created, the County will collaborate with the community to create a ranking system to determine the order in which the sites will be assessed based on already established redevelopment goals.

3. IS MAIN STREET PART OF THE BROWNFIELD GRANT?

The target area for the EPA Brownfield Assessment Grant is the greater St. Stephen area (Census Tract 202.01), which encompasses all of Town, including Main Street. Once the entire target area has been assessed to the fullest extent and if funding is still available, County officials will work with the EPA to determine other areas of need within their geographic boundary of Berkeley County.

4. DOES DEVELOPMENT INCLUDE SWAMP (WET)LANDS?

If there is a site to be assessed that is a wetland or swamp, we will work with the EPA to determine eligibility.

5. IS THE GRANT ONLY FOR ONE SITE OR MORE THAN ONE SITE?

The funding can be used to assess as many sites as possible within the grant defined target area.

6. ARE THERE COMPANIES LOOKING AT ST. STEPHEN TO LAND?

Berkeley County Economic Development (BCED) has been working to identify and prepare industrial sites in the St. Stephen area for future development. BCED is committed to bring prosperity and new jobs to the community.

7. ARE THERE ANY FUNDS TOWARD HOUSING?

EPA Brownfield Assessment Grant funding cannot be used for the creation of housing. Funding will allow for community outreach and education in regard to brownfields, the creation of a site inventory, environmental assessment to determine if there is contamination on a site, cleanup and reuse planning, and programmatic support to ensure the grant is completed in an efficient and effective manner.

8. WHAT HAPPENS IF THERE IS LAND THAT IS BEING USED THAT YOU CAN'T GET TO (TO DO THE ASSESSMENT)?

This program is completely voluntary for any property owner within the target area. If the property owner wishes to not have assessment completed on their property that is their choice.

9. IS THIS GRANT FOR USING OLD LAND OR FOR NEW PROPERTY?

Funding can be used to assess old and new property as long as it is eligible (as determined through the EPA's site eligibility form) and there is perceived contamination at the site based on historical land use.

10. WHAT IF THE OWNER OF THE PROPERTY DUMPED THE HAZARDOUS MATERIAL ON THE PROPERTY. RISKS?

To assess any site, the EPA must approve the site via their site eligibility process. Sites that were contaminated by the current landowner are eligible for assessment, but it does not absolve the property owner from liability.

11. WHAT IS GOING ON WITH THE FORMER GP SITE IN REGARD TO BROWNFIELD? (COUNTY)

BCED is engaged with the owner of this site and working with them to complete due diligence and a master plan to market the site for industrial development.

12. WHAT STEPS ARE BEING DONE TO GET A SITE INVENTORY VERSUS INVENTORING THE NEEDS OF THE COMMUNITY?

The County and the community will work together to create a site inventory and determine the order in which those sites are addressed.

13. ARE DEVELOPERS INVOLVED IN THIS PROCESS? (COUNTY)

At present, no developers are engaged with the Brownfield Assessment Grant.

14. WILL THESE PROPERTIES BE USED FOR DEVELOPING A LOCAL WORKFORCE FOR THE TOWN OF ST. STEPHEN?

Yes, the goal of the grant is to identify and assess potential brownfield sites for reuse which may include commercial, industrial, or recreational uses that can become centers of employment.

15. HOW ARE THE FUNDS GOING TO BE DISPERSED AND FOR HOW LONG?

This EPA Brownfield Assessment Grant award is for a term of 4 years in the amount of \$500,000. It is possible that the County can spend all of the funding before the 4-year timeframe is completed if there are many sites to assess.

16. HOW MANY GRANTS ARE AVAILABLE AFTER THIS INITIAL 500K?

The EPA will allow the County to apply for another assessment grant when they have spent 70% of this current assessment grant. During any point of this assessment grant, if there is an eligible site that the County owns that needs remediation/cleanup, they can apply for a cleanup grant to accomplish that goal.