



**MEMPHIS
BROWNFIELD COALITION**

ADVISORY COUNCIL
THURSDAY 12/07/23
1:00 PM

Binghampton Development Corporation
280 Tillman St
Memphis, TN 38112

Brownfield Assessment Coalition Grant Overview

- Lead Applicant: CRA
- Partner Applicants: Binghampton Development Corporation, Klondike Smokey City CDC, and Soulsville Foundation
- Total of \$1,000,000
- To be used for:
 - Perform Phase 1 & Phase 2 Environmental Assessments
 - Create Remediation Plans
 - Prepare Sites for Cleanup and/or Development





[Handout: *Past Property Uses May Result in a Brownfield Site*](#)








Past Property Uses May Result in a Brownfield Site

Looking around your community, what kinds of past land uses do you see? Many commercial, industrial and even some residential properties may be environmentally contaminated due to past uses at the site. People who live, work, go to school, play or exercise on or near a property may not realize it is a brownfield site. They may not know walking or playing on site can cause potential exposure to contaminants.

Communities can request technical assistance or seek funds from U.S. EPA, state or tribal programs to assess properties and to help determine the **history and past uses of a site and the likely presence, source(s) and extent of possible site contamination**. By understanding past property uses, communities can better understand health and environmental risks. Listed below are common past uses of brownfields.¹



Past Property Use	Example Sources	Possible Contaminants
Housing and Residential Areas 	Single/multifamily housing areas, apartment buildings and other structures built before 1978; garages, sheds or barns.	Asbestos used in insulation of heating and cooling systems, floor, wall and roofing materials. Lead from lead-based paint and materials in homes and apartments. Petroleum and fuels stored for use in heating systems. PCBs from caulk and paint, pesticides from pest control and methamphetamines from drug activity.
Gas Stations and Fuel Storage 	Gas station buildings, structures/signs; underground storage tanks and piping; storage areas for oil, fuel, or solvents.	Gasoline, diesel, and heating oil used in fuels or heating systems. Volatile organic compounds (VOCs) and solvents used for cleaning and repair. Polycyclic aromatic hydrocarbons (PAHs) from asphalts and as a combustion byproduct.
Railroad Facilities 	Railroad lines, rail yards, rail spurs; roundhouse, rail car repair/maintenance facilities; train stations/depots.	Lead from lead-based paint used on older structures, signs, metal equipment, railcars and in repair. Other metals used in railcar repair and treatment of wooden railroad ties. PAHs from coal and diesel combustion, ash and fill disposal. Pesticides or herbicides for weed control. PCBs from power generation.
Automotive Repair 	Structures and properties associated with automobile, truck and bus body repair; radiator and muffler repair.	Petroleum associated with fuels, spills and past gas or fuel operations and heating systems. PAHs from coal and diesel combustion, asphalt, ash and fill disposal. Lead and other metals used in vehicle, structure and sign paint; solder for radiator and car repair. Asbestos from brake repair.

Dry Cleaners and Industrial Laundry 	Small commercial and larger industrial laundry and dry cleaners.	VOCs or solvents used as degreasers and cleaning agents. Lead from lead-based paint used on older structures. Petroleum used to fuel equipment or associated with past fuel storage, heating or spills.
Manufacturers and Power Generation 	Textile mills, factories and power plants; industrial operation boiler houses and power systems.	Lead from lead-based paint and lead used on structures and equipment. Petroleum and fuel for industry equipment and heating. PCBs and PAHs as a result of industrial power burning, ash and fill. Other metals, solvents and other hazardous substances from manufacturing.
Agricultural Land and Facilities 	Single family homes, barns, outbuildings and fencing, farm equipment.	Lead from lead-based paint coated structures and equipment. Petroleum and diesel used to power agricultural equipment. Asbestos from older structures and insulation and illegal dumping on agricultural and range lands. Pesticides and herbicides.
Mines and Mining Operations 	Mines, extraction and processing structures/equipment; tailing and waste spoil areas.	Petroleum and fuel used to power equipment operations and PCBs from power generation. Asbestos from mining and materials use. Lead from mining, processing and lead-based paint on structures and equipment. Other metals from mining, extraction, processing and industry operations.
Public and Commercial Buildings 	Schools, hospitals, libraries, courthouses, jails, post offices and other governmental, community and commercial buildings built before 1978.	Asbestos from insulation and building materials. Lead from lead-based paint used in public buildings and structures. Petroleum for fleet fuel and heating operations. Pesticides or other hazardous substances used in operations.
Metal Salvage and Recycling 	Metal recycling, plating and scrap metal yards.	Petroleum from fuel and heating systems, tank and piping systems. PAHs from asphalt or combustion. VOCs from solvents and degreasers used in metal cleaning. PCBs, other metals and hazardous substances used in operations.
Illegal Dumping 	Unregulated solid waste, construction debris, tire and illegal dumping areas.	Lead from lead-based paint coated structures and materials. Petroleum used in oil and fuel systems. Other metals associated with a range of waste materials such as lighting waste materials. PCBs, solvents, asbestos, other metals and other hazardous substances

¹U.S. EPA grant recipients are required to report about brownfield properties and grant funded activities through U.S. EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES). The following information about the history and description of a brownfield property does not reflect all examples of past uses reported at brownfield properties but provides a national snapshot. This data is publicly available at www.epa.gov/cleanups/cleanups-my-community

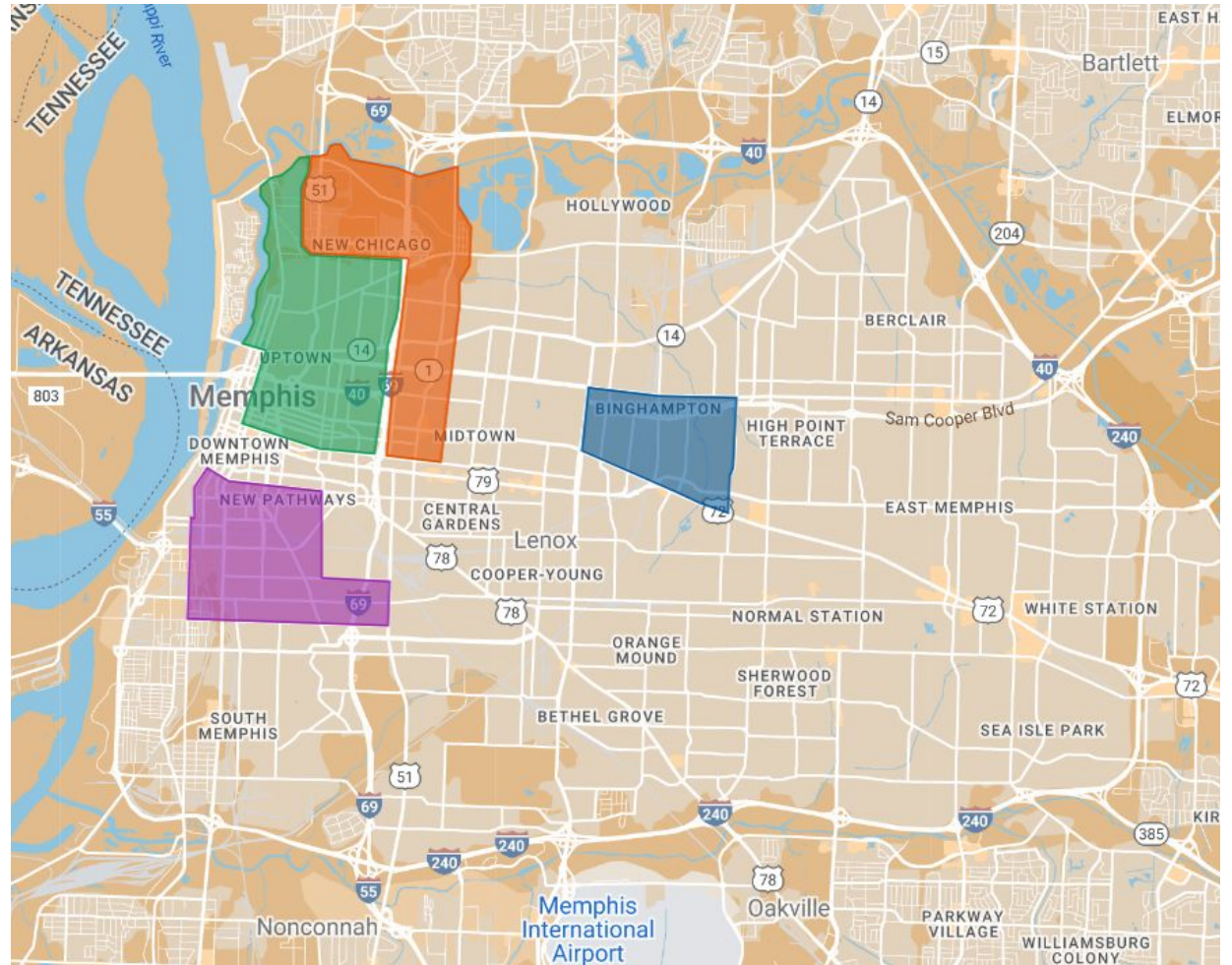
Target Areas

Uptown
Redevelopment Area

Klondike,
New Chicago,
North Memphis
Industrial Area

Binghampton

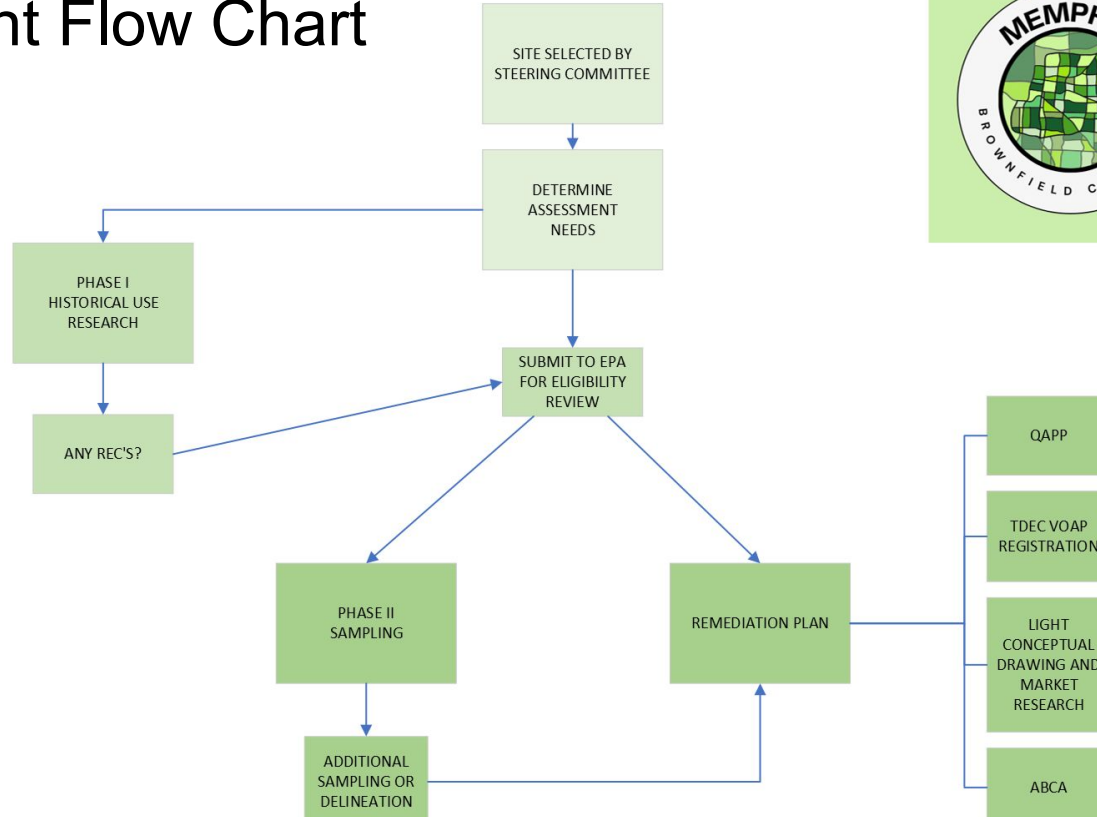
Soulsville



Original Priority Sites

- CRA: Jackson west of 240, 2nd St north, Thomas Intersection
- KSCCDC: Jackson east of I-240
- BDC: Corner of Johnson & Tillman, 2690 Yale
- Soulsville: 620 South Lauderdale*
- 758 National - Cleanup is ready for EDGE/RLF once it's put in place

Assessment Flow Chart



Community Liaisons

The four Community Liaisons are resident representatives and correspond to each target area to be assessed under this grant. Their role is to assist CRA with engaging residents to discuss assessment activities. Through the grant, liaisons are compensated for their time participating in engagement activities including attending Brownfield meetings, distributing flyers, and updating neighbors in each target area on assessment work.

Community Liaison Nominees

- Uptown: Felicia Lloyd
- KSC: Joyce Grimes
- Soulsville: Ben Ivy
- Binghampton: TBD

CRA's RFPQ for Environmental Consulting Firms

- RFPQ informational meeting held 11/28
- 9 Firms in attendance at meeting
 - Geotechnology, PPM Consultants, S&ME, Terracon, Fisher Arnold, Ensafe, United Consulting, BRS, Tioga
- Proposals are due 12/12
- CRA & Steering Committee will evaluate proposals 12/13 & 12/14
- Awards to be made the following week (12/18 - 12/22)
- Three to five awardees

CRA's RFPQ for Grant Management

- Will be issued in early 2024 (January or February)
- One awardee will be selected
- Responsibilities will include grant reporting, expense tracking, and similar tasks pertaining to this EPA grant

Grant Timeline Update

- Jan 2024 - Environmental Consultants on-board
- Jan 2024 - Kickoff call with EPA, Environmental Consultants, and Steering Committee
- Feb 2024 - Submitting first round of Suggested Sites to EPA
- Mar 2024 - EPA will assess eligibility and we'll move forward with assessments

Potential Brownfield Redevelopment

- 588 Chelsea Ave
 - Past uses - mechanic, auto repair, gas station
- Near Chelsea & Thomas
 - Accelerate Anchor



- CRA owns the property and is providing technical assistance to a community partner with conceptual drawings, design & zoning research
- Angel Street

Website

- <https://cramemphis.org/brownfields/>
- We are encouraging submissions to the website, particularly in South Memphis
- Houses RFPQs, Powerpoint Presentations, Meeting Notices, etc.

Submit Potential Brownfield Sites for Consideration and Inventory:

<https://cramemphis.org/brownfields/>

Want to submit a potential Brownfield site to the
Coalition?

Brownfield Contact Form

Fields marked with an * are required

Your Name / Organization / Agency *

Email Address *

Address of Site for Consideration *

Message (e.g. historic land use, upcoming development, any assessments or
cleanup completed previously) *

Submit

EDGE RLF Update

- Grant Management firm has been selected
- Planning to have them under contract by end of 2023
- Expecting to be drawing down funds Spring 2024

Contact



CRA

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901-435-6992



EDGE

Jessica Aytchan <Jaytchan@edgemem.com>
901-341-2114



TWI

Eric Story Neimeyer <eric@theworkscdc.org>
901-946-9675

Questions

Next Advisory Council Meeting [this larger group]:
Thursday, March 7, 1:00 PM
Location TBD

Next Steering Committee Meeting [small group]:
Thursday, January 18, 1:00 PM
Location: TWI Office at 314 AW Willis Ave 38105