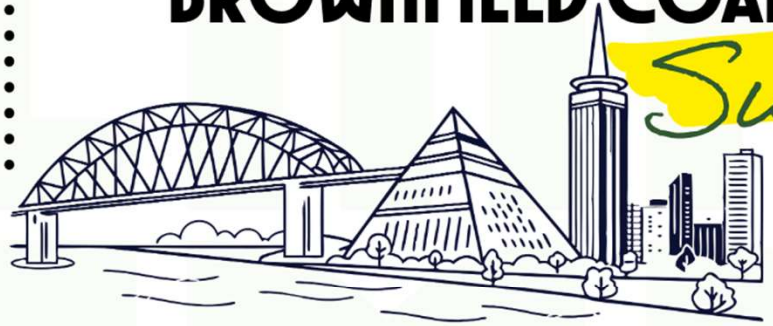
WELCOME TO

THE MEMPHIS BROWNFIELD COALITION *Summit*



THANKS FOR JOINING US!

THE MEMPHIS BROWNFIELD COALITION Summit

CHECK-IN AND NETWORKING



MIKE LARRIVEE

THE WORKS, INC.

Housekeeping

Snacks & Beverages
Restrooms
Doors & Cell Phones
Sign-In
Q & A at the end

WiFi
Network: CHGuest

Building a Coalition

THE WORKS
rebuild. restore. renew.



In 2022, organizations in Memphis & Shelby County gathered for a Brownfield informational session presented by TDEC, ICMA, and TWI. The Memphis Brownfield Coalition was subsequently formed to support applications for EPA Brownfield Grants.

The Advisory Council was formed and consists of a group of stakeholders that convenes quarterly to discuss the progress of grant activities and brownfield redevelopment. The Council consists of representatives from quasi-governmental agencies, city/county/state departments, neighborhood associations, private developers, technical assistance providers, and community focused non-profits.

The goals of the council are to assist with inventory efforts, network with communities throughout the city, and inform and engage in the overall brownfield assessment and redevelopment process. The council may also propose projects for involvement in the grant programs.

Who do you need at the table?



Why do you need a coalition?

- Build brownfield inventory
- Priority site consensus
- Keep communication lines open
- Informed residents & stakeholders
- Grant applications

2023 EPA Grant Awards

EDGE
ECONOMIC DEVELOPMENT
GROWTH ENGINE
FOR MEMPHIS & SHELBY COUNTY

$1,000,000
Brownfield Revolving Loan Fund

CRA
COMMUNITY REDEVELOPMENT AGENCY
YOUR VISION, YOUR VOICE

$1,000,000
Brownfield Coalition Assessment Grant

THE MEMPHIS BROWNFIELD COALITION Summit

INTRODUCTION



MIKE LARRIVEE
THE WORKS, INC.



VIVIAN EKSTROM
MEMPHIS CRA

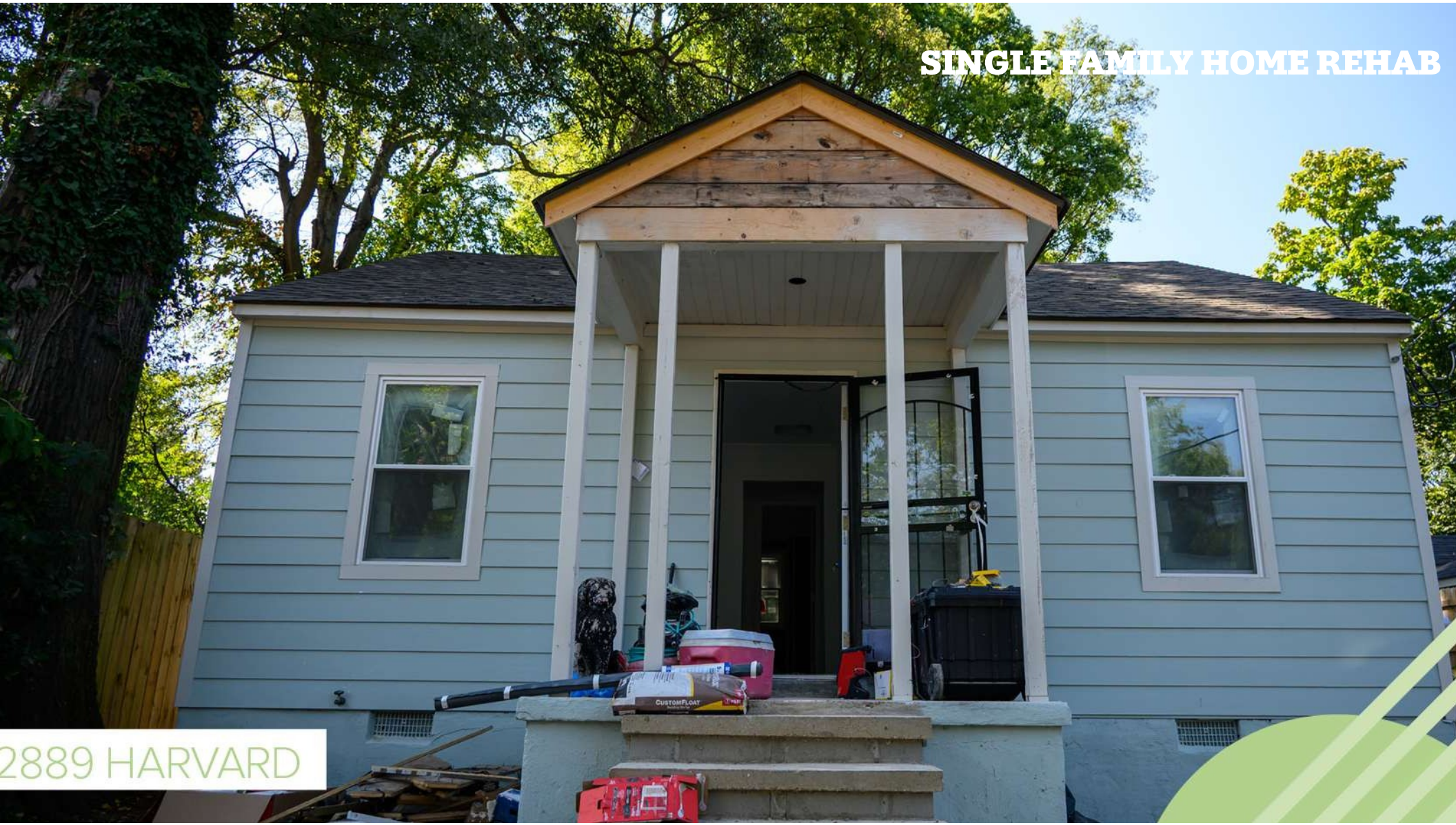


CRA

COMMUNITY REDEVELOPMENT AGENCY

YOUR VISION, YOUR VOICE


GRIND CITY &
BEARWATER GREENLINE


SINGLE FAMILY HOME REHAB
2889 HARVARD

EDGEVIEW SENIOR HOUSING





ESSENTIAL HOUSING



US DOT
RECONNECTING COMMUNITIES GRANT



US EPA
BROWNFIELD COALITION ASSESSMENT GRANT




TN
Department of
Environment &
Conservation


NJIT
TAB
TECHNICAL
ASSISTANCE TO
BROWNFIELD
COMMUNITIES

THE MEMPHIS BROWNFIELD COALITION Summit

BROWNFIELD BASICS



ALEXANDRA MILAN

NJIT TAB

A Brownfield History

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES





Non-Industrial Brownfield Sites


Former Autobody Shop


Abandoned Gas Station


Vacant Bank

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

What is a Brownfield?

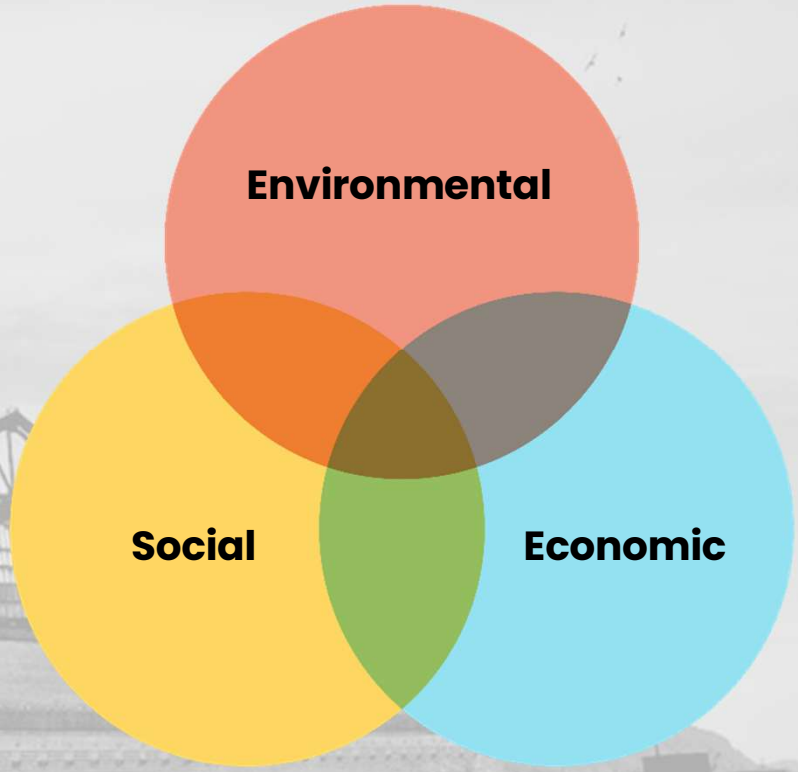
"Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."
- USEPA



NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Understanding our Industrial Legacy

Liabilities and Opportunities



NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Negative Impacts of Brownfields

Action News 5

Abandoned home burns down in Nutbush area

MEMPHIS, Tenn. (WMC) - An abandoned home burned down Wednesday morning in the Nutbush area. The fire occurred at a house off National and...

Jan 28, 2026



WREG.com

Thieves strip $50k in copper from old CA building: MPD

MEMPHIS, Tenn. — Copper thieves broke into the vacant former home of The Commercial Appeal newspaper and stripped out an estimated $50000...

Nov 20, 2025



24 localmemphis.com

Residents say illegal dumping continues to wreck neighborhoods

MEMPHIS, Tenn. —. Ongoing illegal dumping of trash, tires, and old furniture continues to create blight across Memphis neighborhoods.

Nov 18, 2025



Action News 5

Memphis woman frustrated as abandoned home becomes dumping ground

MEMPHIS, Tenn. (WMC) - An abandoned home in the 900 block of Faxon Avenue has become a magnet for illegal dumping and a source of...

Oct 27, 2025



Brownfields Advantages

- Removal of contaminants and pollutants
- Improved air quality, water quali
- Spurs economic development
- Creates jobs
- Increases tax revenues
- Provides diverse economic base
- Removes health and safety haza
- Removes “eye sores;” improves
- Alleviates community fears and



NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES





Cleanup and Redevelopment of Brownfields

Key ingredients to creating economically strong, environmentally healthy, and powerfully resilient communities

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

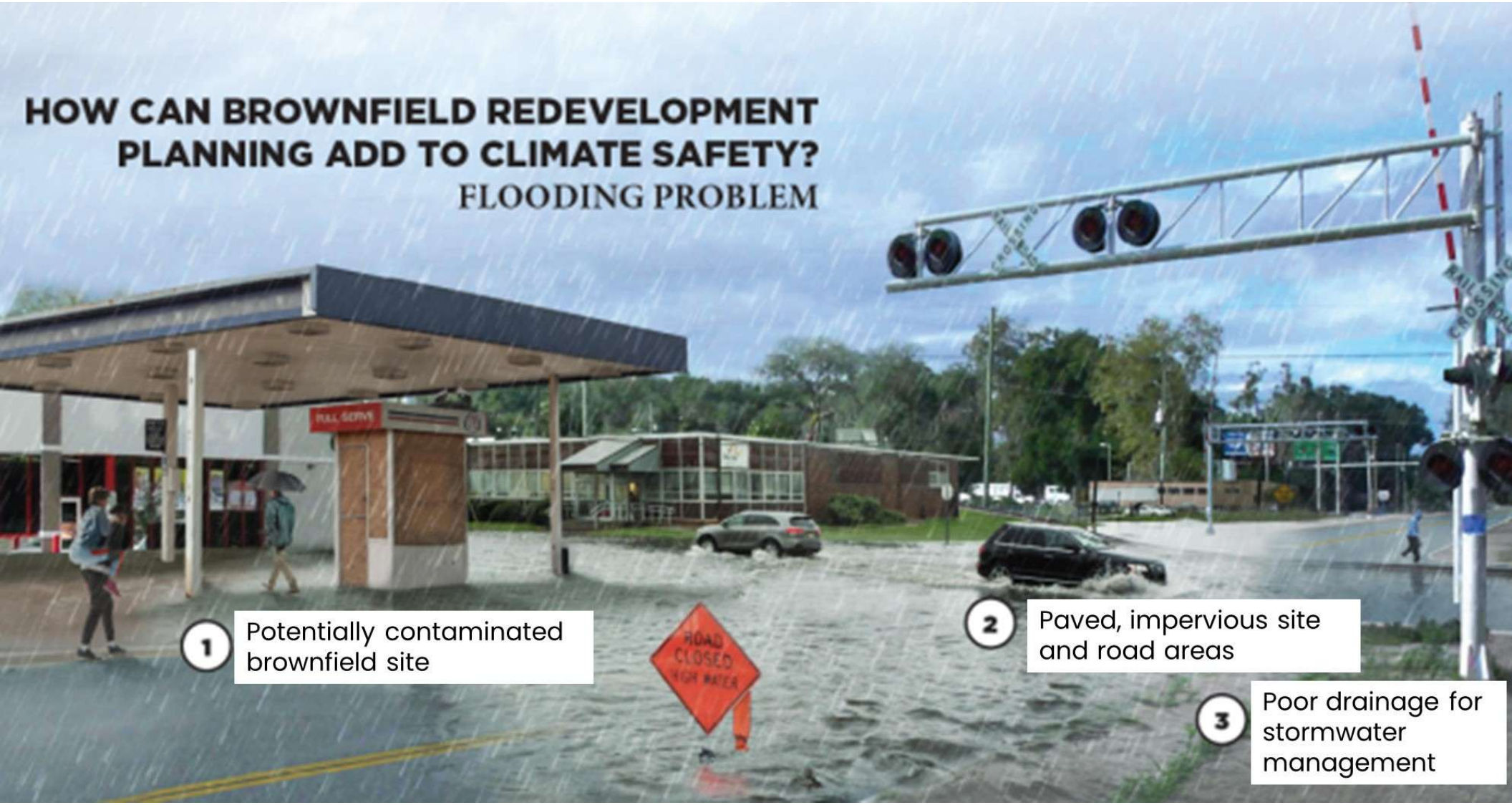


Yes, I have a Brownfield site...

Now what?

NJIT

TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES


HOW CAN BROWNFIELD REDEVELOPMENT PLANNING ADD TO CLIMATE SAFETY?
FLOODING PROBLEM
1
Potentially contaminated brownfield site
ROAD CLOSED
2
Paved, impervious site and road areas
3
Poor drainage for stormwater management


HOW CAN BROWNFIELD REDEVELOPMENT PLANNING ADD TO CLIMATE SAFETY?
FLOODING SOLUTION
ICE CREAM
1
Remove and reduce contaminants to clean the site
2
Add safe, pervious surfaces for walking or biking
3
Improve drainage and stormwater management



More than an eyesore

This site:

- Petroleum products
- Waste oil
- Leaded gasoline

Other common contaminants:

- Solvents
- Metals
- Asbestos
- Lead paint
- Industrial wastes
- Dry cleaning chemicals
- Etc…


ENGAGE THE COMMUNITY
Funding Sources
PARTNERS
Site reuse vision
Planning
#1
Site Assessment
#2
Site Remediation
#3
Redevelopment
#4

Funding

- Critical to know where to find funding, how to secure it, and how to apply it
- Brownfield projects are funded by **multiple sources** (grants, loans, tax incentives, etc.)
- Key to success is being able to bundle those sources (commonly referred to as the "**funding stack**")
- Funding resources may only apply to certain steps or at certain times



NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

NJIT TAB One-on-One Technical Assistance

Examples of one-on-one Technical Assistance *tailored to fit specific community's needs*

- Answer your brownfield questions
- Develop redevelopment strategy
- Review draft EPA grant applications
- Explain the regulatory programs
- Develop your redevelopment roadmap
- Identify funding sources
- Explain clean-up technologies
- Guidance on developing brownfield inventories
- Create site prioritization processes
- Develop strategies on marketing brownfield sites
- Develop Assets and Needs Studies
- Design and conduct community redevelopment vision workshops

And Much More!

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

What is TAB

NJIT

TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

NJIT provides free technical assistance to state, regional, county, tribal, and local government entities and nonprofit organizations interested in learning about, identifying, assessing, cleaning up, and redeveloping brownfield sites in EPA Regions 2 & 4.

Scan the QR Code to access our website

Have any more questions after today?

Contact Us

tab@njit.edu

(973) 642-4165

www.njit.edu/tab

https://www.linkedin.com/company/njit-tab/

https://bit.ly/zoom-njit-tab

THE MEMPHIS BROWNFIELD COALITION Summit

MEMPHIS CRA QUARTERLY UPDATES AND PROGRAM

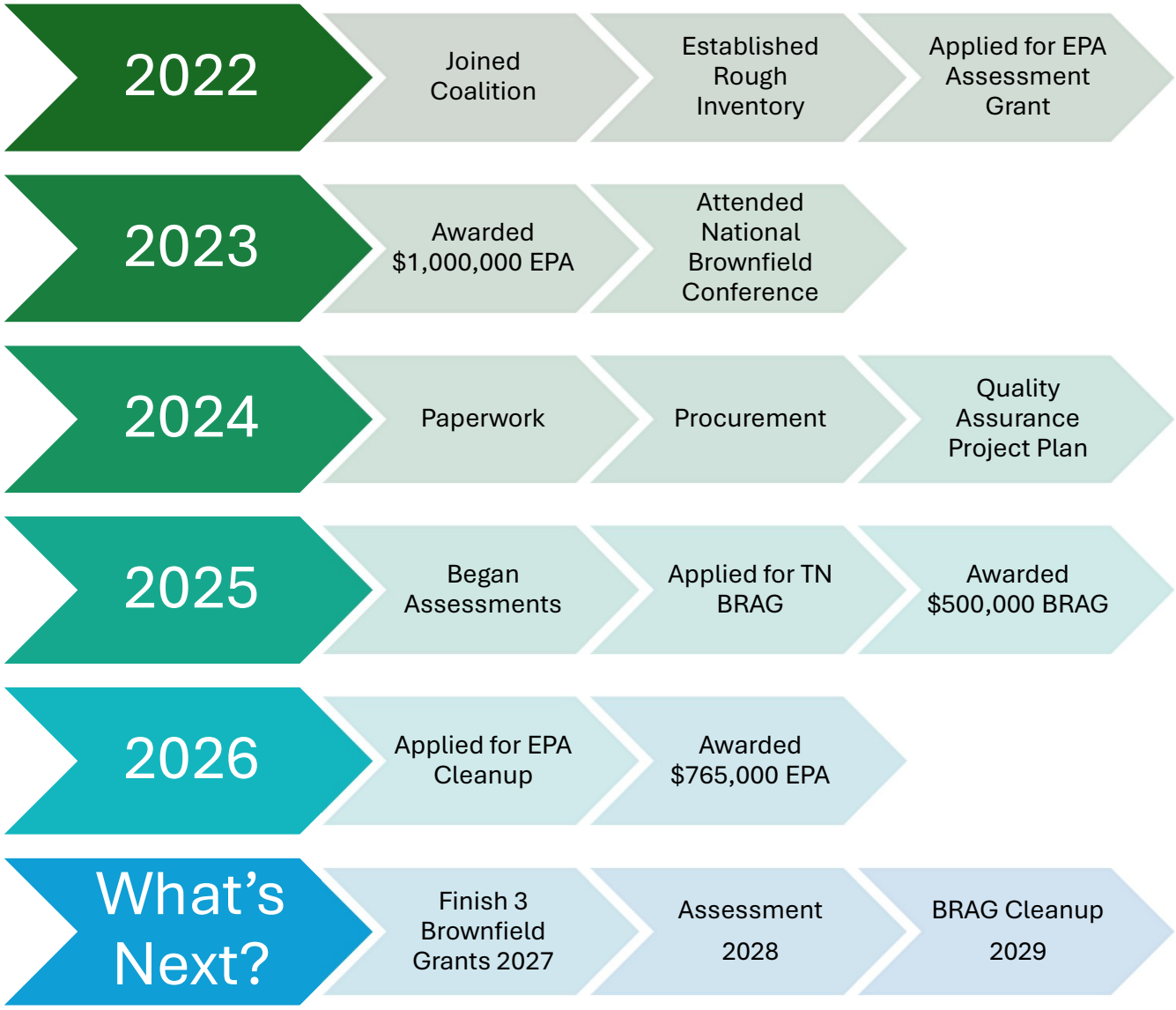


EMMA TURRI
MEMPHIS CRA

Coalition Assessment Grant Quarterly Updates

9.29.2026

CRAMEMPHIS.ORG/BROWNFIELDS


2022
Joined Coalition
Established Rough Inventory
Applied for EPA Assessment Grant
2023
Awarded $1,000,000 EPA
Attended National Brownfield Conference
2024
Paperwork
Procurement
Quality Assurance Project Plan
2025
Began Assessments
Applied for TN BRAG
Awarded $500,000 BRAG
2026
Applied for EPA Cleanup
Awarded $765,000 EPA
What's Next?
Finish 3 Brownfield Grants 2027
Assessment 2028
BRAG Cleanup 2029

Coalition Goals

- Building Inventory
- Priority Site Consensus
- Open Communication
- Informed Residents

D	Parcel ID	ParcelIDNoSpace	Parcel Owner	Parcel Address	Zip	Zoning	Land Use	
009	031008 00009	03100800009	TUCHAR PRIME ENTERPRISES LLC	1544 E NETHERWOOD AVE	38106	CMU-1	COMMERCIAL	Urban Core
003	031005 00003	03100500003	FLH DEVELOPMENT LLC	1467 E MCLEMORE AVE	38106	R-6	MULTI-FAMILY	Urban Core
031C	027037 00031C	02703700031C	HENDERSON WILLIE JR	878 CHELSEA AVE	38107	MU	COMMERCIAL	Uptown Redevelo
027C	027037 00027C	02703700027C	COX ANDREA	0 CHELSEA AVE	38107	MU	PARKING	Uptown Redevelo
003	027034 00003	02703400003	KLONDIKE SMOKEY CITY LLC	901 CHELSEA	38107	MU	VACANT	Uptown Redevelo
013	027025 00013	02702500013	MEMPHIS CITY OF AND SHELBY CO COMMUNITY	886 JACKSON	38107	MU	VACANT	Uptown Redevelo
012	027025 00012	02702500012	CITY OF MEMPHIS AND SHELBY COUNTY	890 JACKSON	38107	MU	VACANT	Uptown Redevelo
010	027025 00010	02702500010	CITY OF MEMPHIS AND SHELBY COUNTY	896 JACKSON AVE	38107	MU	VACANT	Uptown Redevelo
009	027025 00009	02702500009	CITY OF MEMPHIS AND SHELBY COUNTY	904 JACKSON	38107	MU	COMMERCIAL	Uptown Redevelo
009	027024 00009	02702400009	CITY OF MEMPHIS AND SHELBY COUNTY	887 JACKSON	38105	MU	VACANT	Uptown Redevelo
019	027022 00019	02702200019	FRIS CHKN LLC	830 JACKSON AVE	38107	MU	COMMERCIAL	Uptown Redevelo
001C	027020 00001C	02702000001C	MEMPHIS CITY OF BOARD OF EDUCATION	659 N MANASSAS ST	38107	MDR	INSTITUTIONAL	Uptown Redevelo
001	027013 00001	02701300001	PORTER-LEATH	890 N MANASSAS ST	38107	MDR	VACANT	Uptown Redevelo
008	027007 00008	02700700008	TABERNACLE CHURCH OF GOD IN CHRIST	0 N MANASSAS ST	38107	MU	VACANT	Uptown Redevelo
007	027007 00007	02700700007	CITY OF MEMPHIS	757 CHELSEA AVE	38107	MU	INSTITUTIONAL	Uptown Redevelo
001C	027007 00001C	02700700001C	CUSTOM RIMS LLC	733 CHELSEA AVE	38107	MU	COMMERCIAL	Uptown Redevelo
039	026026 00039	02602600039	SMITH MILTON	1248 JAMES	38106	EMP	PARKING	Soulsville/South
030	025050 00030	02505000030	HEADQUARTERS JURISIDCTION OF THE CHURCH	560 E TRIGG AVE	38106	R-6	INSTITUTIONAL	Soulsville/South
028	025050 00028	02505000028	HEADQUARTERS JURISDICTION OF THE CHURCH	588 E TRIGG AVE	38106	R-6	PARKING	Soulsville/South
018	025050 00018	02505000018	HEADQUARTERS JURISDICTION OF THE CHURCH	581 CAMBRIDGE	38106	R-6	PARKING	Soulsville/South
014C	025036 00014C	02503600014C	SOROMOVEIS INC	705 SAXON AVE	38126	R-6	VACANT	Soulsville/South
022	025035 00022	02503500022	SHELBY COUNTY TAX SALE 19.03	1063 MISSISSIPPI BLVD	38126	CMP-1	VACANT	Soulsville/South
021	025035 00021	02503500021	SHELBY COUNTY TAX SALE 19.03	1057 MISSISSIPPI BLVD	38126	CMP-1	VACANT	Soulsville/South
002C	025035 00002C	02503500002C	RIVER REGION COMMUNITY DEVELOPMENT CORP	1051 JENNETTE	38126	CMP-1	INSTITUTIONAL	Soulsville/South
019C	025034 00019C	02503400019C	MUSIC MAGNET VILLAGE DEVELOPMENT LLC	660 SAXON	38126	R-6	VACANT	Soulsville/South
001	024035 00001	02403500001	CITY OF MEMPHIS L G & W	63 W MCLEMORE	38106	IH	INDUSTRIAL	Soulsville/South
010C	024003 00010C	02400300010C	DIXIE WAX PAPER CO	276 S PARKWAY	38109	EMP	INDUSTRIAL	Urban Core
002	02 [illegible]	[illegible]	[illegible]	1337 RIVERSIDE DR	38106	IH	INDUSTRIAL	Urban Core
030	[illegible]	[illegible]	[illegible] BY COUNTY	588 CHELSEA	38107	MU	COMMERCIAL	Uptown Redevelo
001C	022031 00001C	02203100001C	CITY OF MEMPHIS AND SHELBY COUNTY	595 CHELSEA AVE	38107	MU	PARKING	Uptown Redevelo
001C	022030 00001C	02203000001C	MEMPHIS AND SHELBY COUNTY COMMUNITY	299 CHELSEA AVE	38107	MU	INSTITUTIONAL	Uptown Redevelo
008	022029 00008	02202900008	CITY OF MEMPHIS AND SHELBY COUNTY	775 SIXTH	38107	MDR	VACANT	Uptown Redevelo

INVENTORY



COMMUNITY INVOLVEMENT

Memphis Brownfield Coalition

What is a Brownfield? | About the Grant & Project | Grant Target Areas | CRA Assessed Sites | Historical Memphis | Envisioned Outcomes | More Resources


Former Wayne's Pinball Palace


Firehouse Row


5th & Keel


Ibrahim Site (Chism Trail)


Humes School


901 Chelsea Ave


1251 Chelsea


Lick Creek


Chelsea Quonset Hut


1344 Jackson Ave


BDC Business Hub


2799 Harvard+


375 Scott St


Former Crankshaft


0 Vance (Griggs Adjacent)

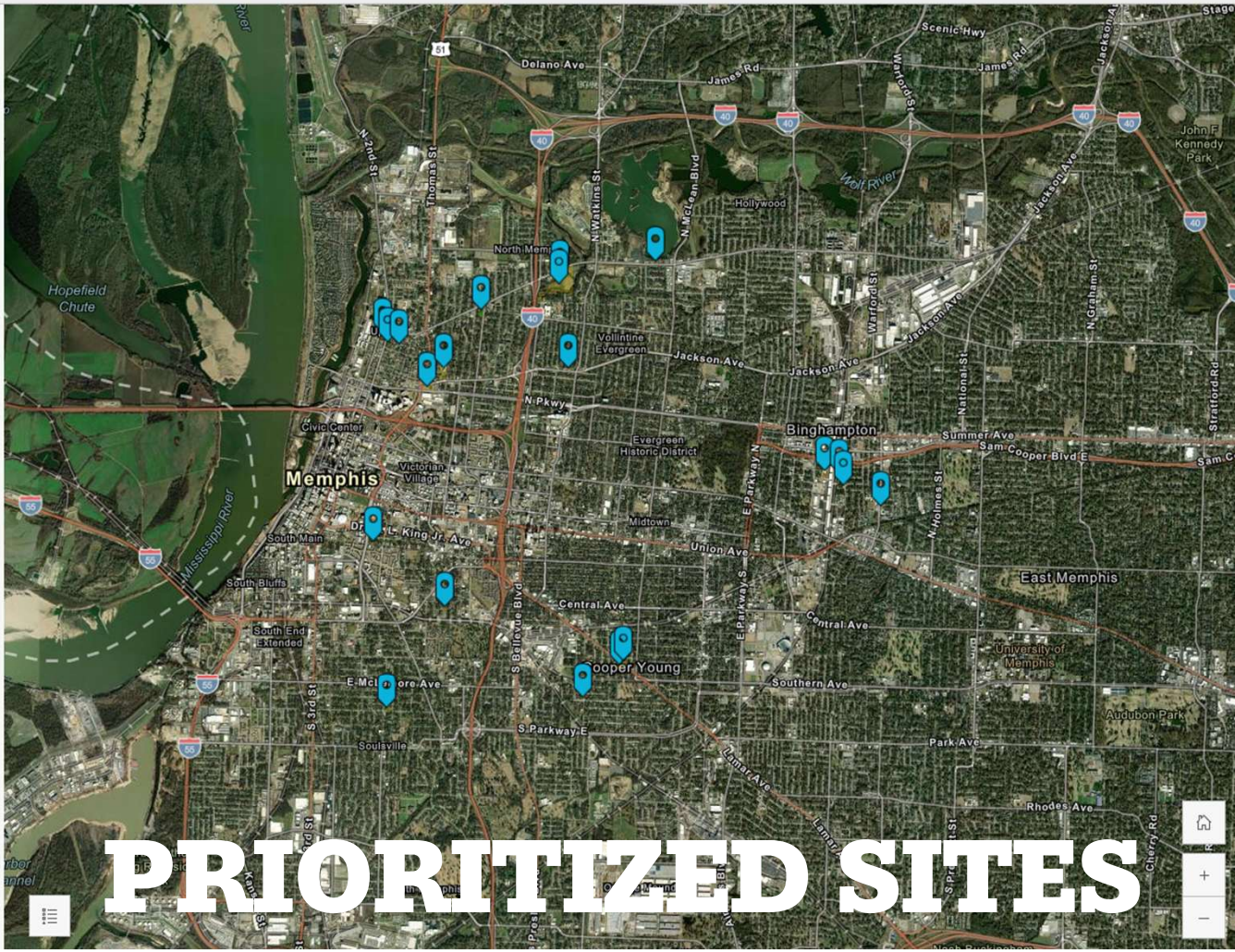

854 Heiskell Pl


Historic St. Thomas Catholic Church


Netherwood Village


Future Lamar Pinnacle


Historic Lamar Theater



PRIORITIZED SITES



INFORMED RESIDENTS

Grant Activity Updates

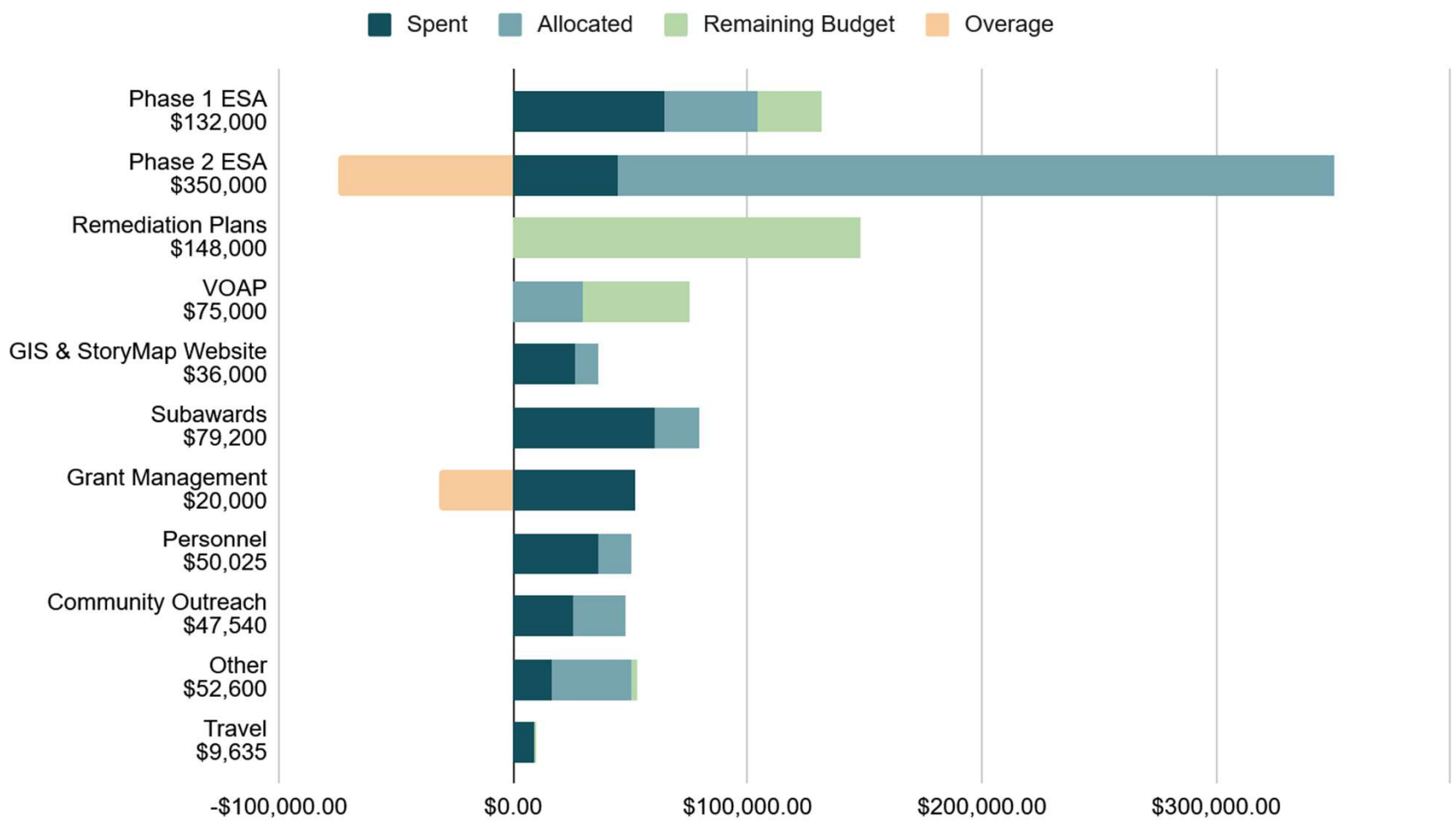
Project Management & Compliance

CRA is in compliance with grant terms and workplan.

Quarterly reports are up to date.

Budget is 100% allocated for assessments, still taking inventory requests

Budget Tracking



Site Assessment Updates


BDC BUSINESS HUB
$73,250



Ground Penetrating Radar


22 Soil Borings
19 Vapor Samples

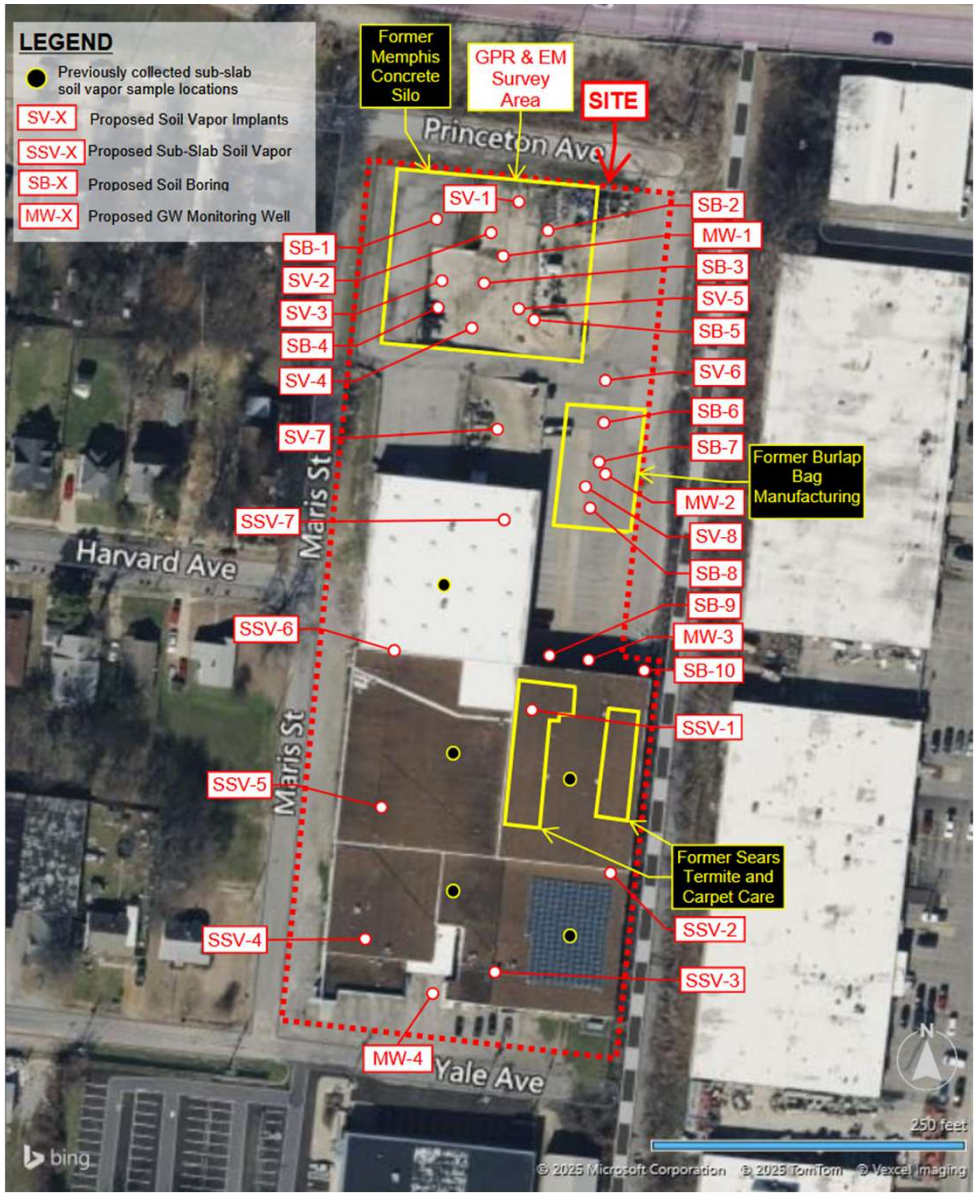
Awaiting Final Report

Past Use: A mix of commercial & light industrial including a concrete silo, burlap bag manufacturing, and Sears Carpet Care and Termite

Current Use: Commercial recycling warehouse & workforce development hub

Future Use: Potential expansion of recycling warehouse operations and additional office space

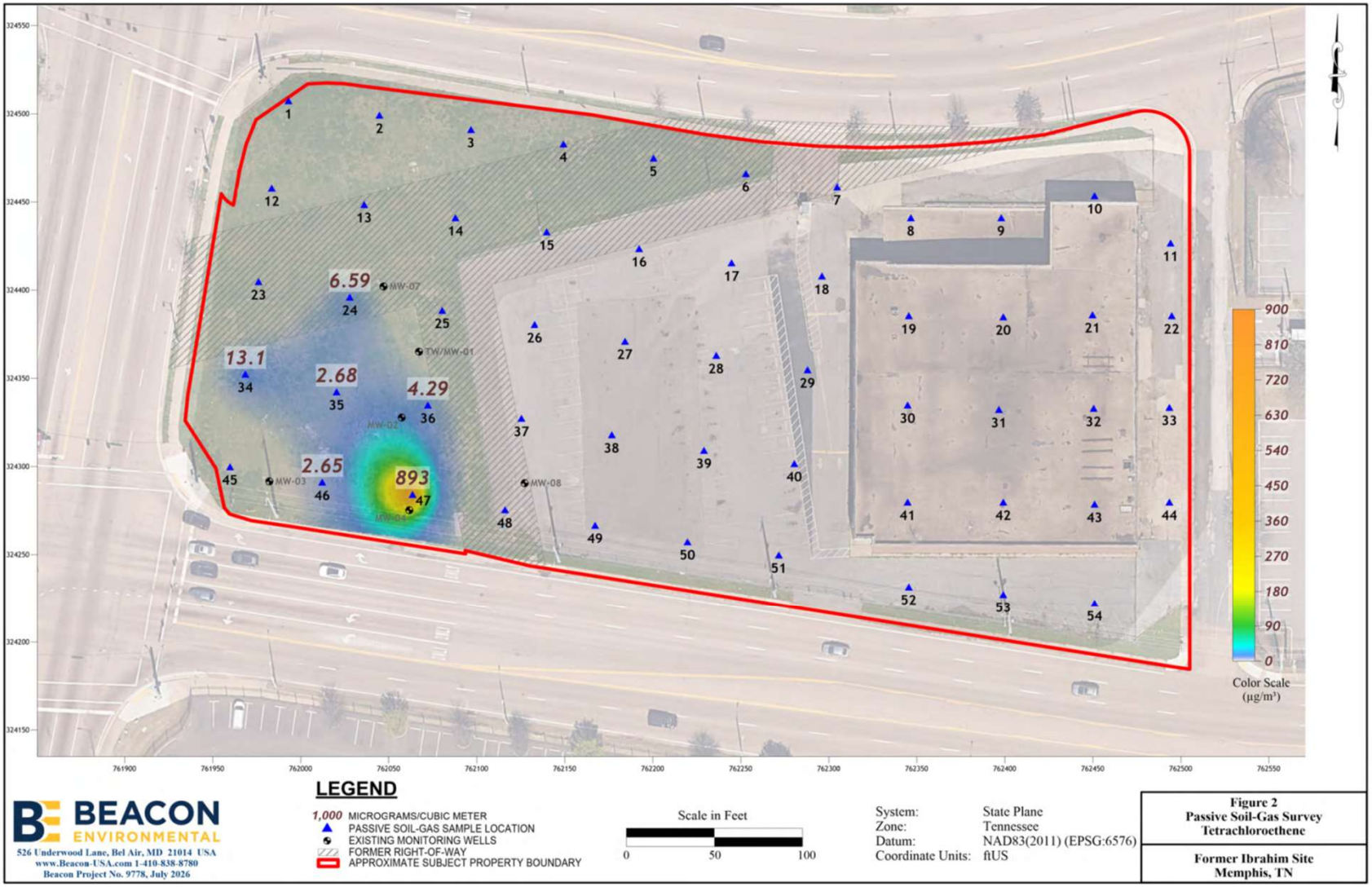
Phase 2 ESA Sampling provide more specific information regarding whether the UST is still around and if any contamination is present.




Ibrahim (Chism Trail)
$127,000


54 Passive Soil Gas Samples
26 Vapor Samples


Geoprobe
Geoprobe
17 Soil Borings
12 Groundwater Samples



BEACON ENVIRONMENTAL
526 Underwood Lane, Bel Air, MD 21014 USA
www.Beacon-USA.com 1-410-838-8780
Beacon Project No. 9778, July 2026

Figure 2
Passive Soil-Gas Survey
Tetrachloroethene

Former Ibrahim Site
Memphis, TN

NJIT

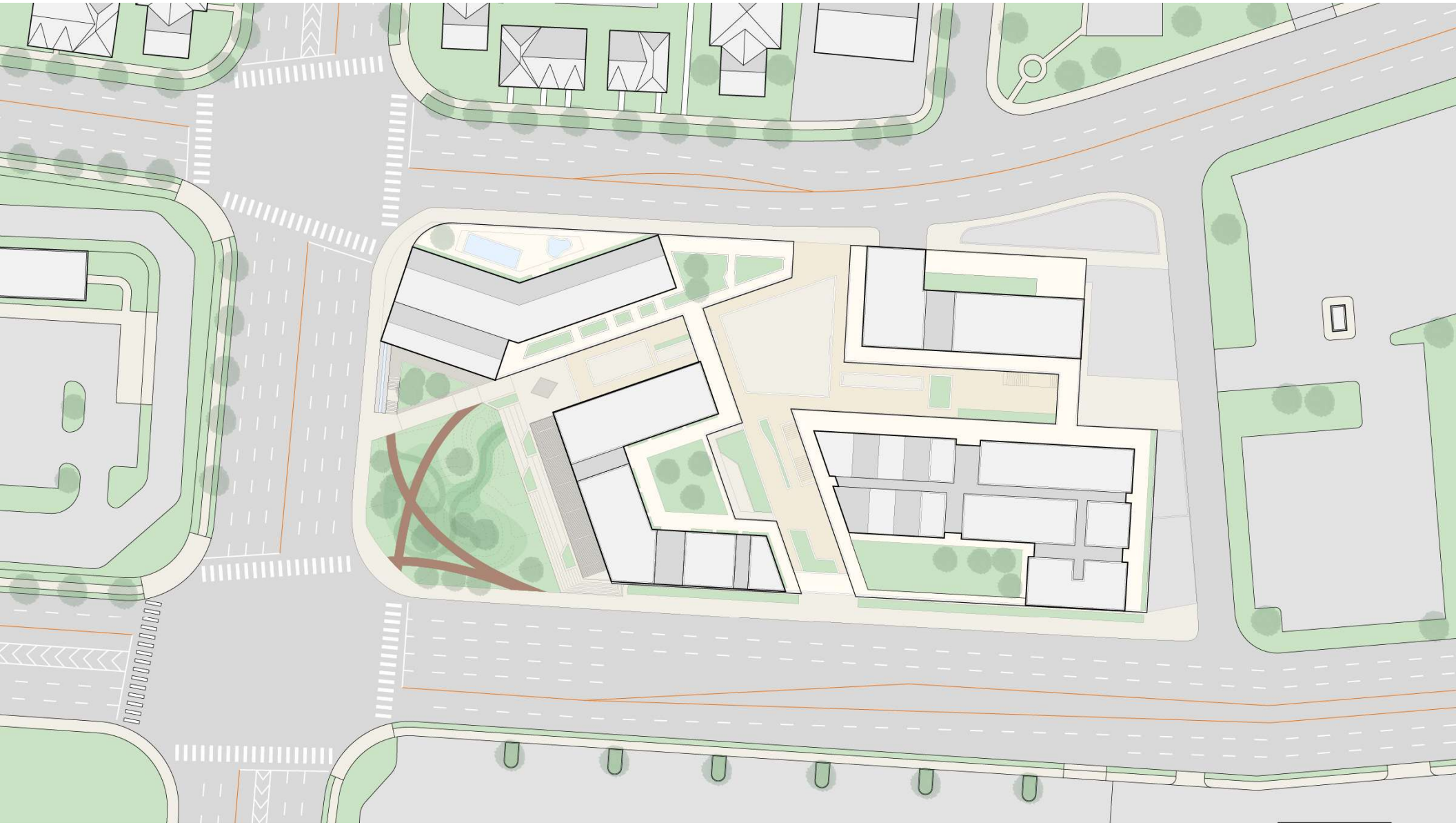
TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Brownfield Ambassador

Yale Urban Design Workshop










SUPER MARKET


Crammemphis.org/brownfields
Contact Info:
Emma Turri
901-341-6912
emma.turri@crammemphis.org
CRA
COMMUNITY REDEVELOPMENT AGENCY
YOUR VISION, YOUR VOICE

THE MEMPHIS BROWNFIELD COALITION Summit

INTERACTIVE ACTIVITY



ALEXANDRA MILAN

NJIT TAB



Interactive Activity

(30 Minutes)

Group Workshop:

Materials:

- Large map showing a brownfield inventory, community assets, flooding areas, heat islands, and other features
- Brownfields inventory/information sheet
- Community information
- Resiliency feature icons
- Response worksheet

Challenge:

Placemakers Village has created a brownfield inventory and identified 8 sites throughout the Village. The Village would like to transform 1 brownfield site for the purpose of revitalization and community resiliency. The Village hopes that this project will remove blight, improve resilience, catalyze economic activity, and address some of the resident's concerns and desires.

Task:

Your group is Placemakers Village's Task Force for this project. Select a site and describe your project.

1. With your group, study the map. First look at the community assets (in pink).
2. Review the community information sheet.
3. Study the brownfield inventory.
4 Formulate a redevelopment project and select a site. Your project design should include at least 1 resiliency feature icon.

THE MEMPHIS BROWNFIELD COALITION Summit

REGROUP AND Q&A



PAULA MIDDLEBROOKS
TDEC



EMMA TURRI
MEMPHIS CRA



MIKE LARRIVEE
THE WORKS, INC.



Types of Funding & Resources

BRAG
(Brownfields Redevelopment Area Grants)

- **Inventory**
- **Identification**
- **Assessment**
- **Cleanup**
- **Remedial Closure**

TN Department of Environment & Conservation

- **Assessment Grants:**
  - **Community-wide Assessment**
  - **Coalition Assessment**
- **Cleanup Grants**
- **Revolving Loan Fund Grants**

- **Job Training**
- **Technical Assistance**

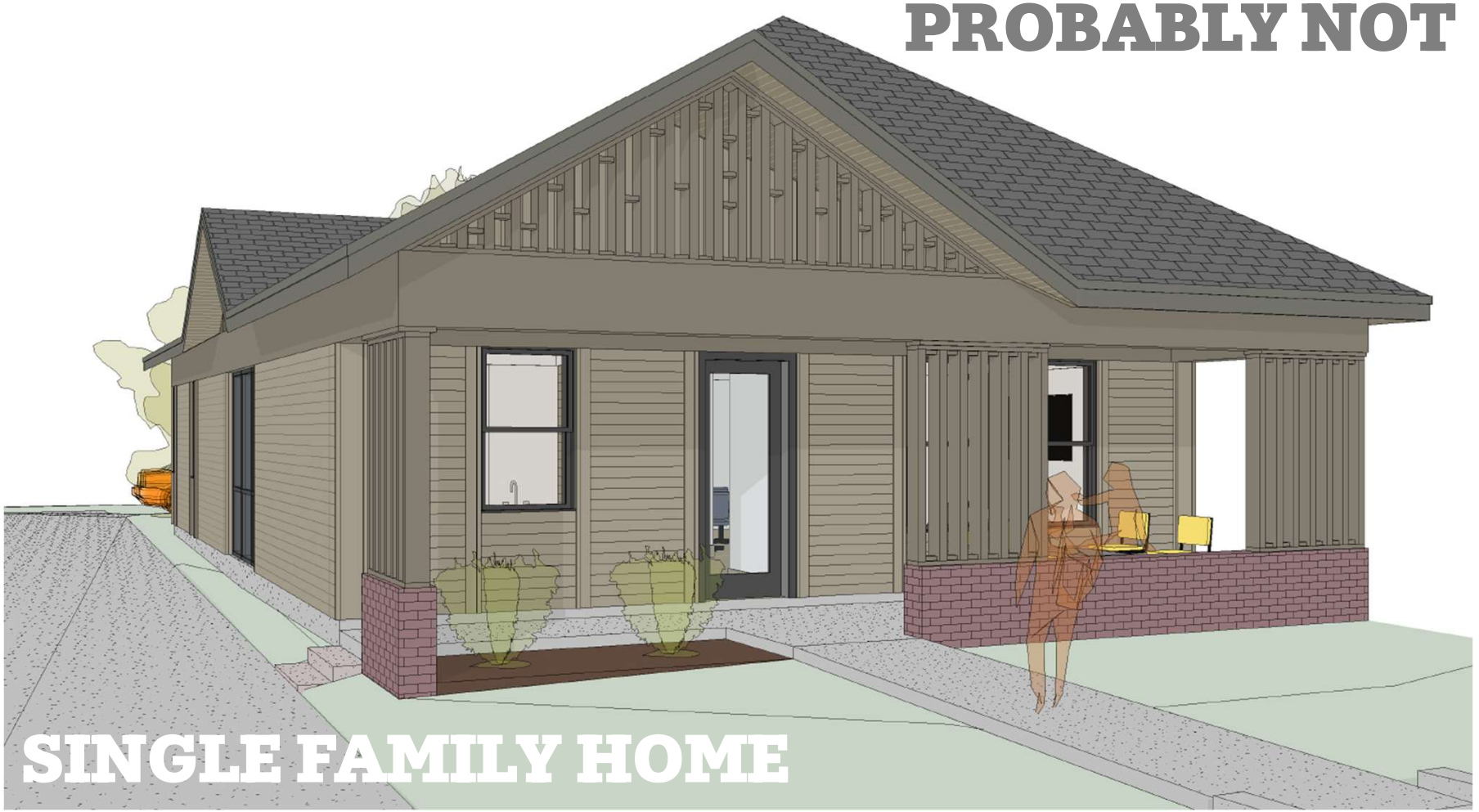
Grant Eligibility

- Political subdivisions of the state (cities, counties, development districts) can be eligible for both state and federal brownfields grants.

- Non-profits can be eligible to apply for federal brownfields grant funding.


Is my development a good fit?

PROBABLY NOT




SCHOOL
YES


INFILL MUTLI-FAMILY
YES

SENIOR HOUSING



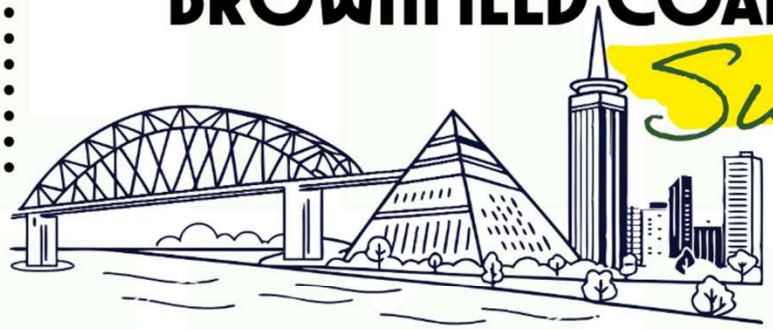
YES

Have you had a Phase 1 yet?


Q&A

LUNCH BREAK

THE MEMPHIS BROWNFIELD COALITION Summit



AFTERNOON SESSION WILL RESUME AT 1PM

THE MEMPHIS BROWNFIELD COALITION Summit

CAPITAL & TOOLS FOR BROWNFIELD DEVELOPERS



ALEXANDRA MILAN
NJIT TAB



LAURA HARRIS
MIDSOUTH DEVELOPMENT DISTRICT


ENGAGE THE COMMUNITY
Funding Sources
PARTNERS
Site reuse vision
NJIT
TAB
TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES
Planning
#1
Site Assessment
#2
Site Remediation
#3
Redevelopment
#4

Funding

- Critical to know where to find funding, how to secure it, and how to apply it
- Brownfield projects are funded by **multiple sources** (grants, loans, tax incentives, etc.)
- Key to success is being able to bundle those sources (commonly referred to as the "**funding stack**")
- Funding resources may only apply to certain steps or at certain times



NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Funding and Resources



Federal sources

- **EPA**
  - Brownfield MARC Grants
  - Targeted Brownfield Assistance
  - Land Revitalization Technical Assistance
- **Others:** USDA, USFS, USDOT, EDA, SBA, HUD…Federal Programs Guide

State sources

- State brownfield programs
  - Grants
  - Loans

Local sources and resources

Regional planning or council of governments Partners Technical Assistance

Funding and Resources



Tax Credits

- **State Tax Credits**
  - F&E Credit-3 - Brownfield Property Tax Credit
    - *50% of the purchase price of brownfield property purchased in a tier 1 or tier 2 enhancement county and 75% in a tier 3 or 4 county*

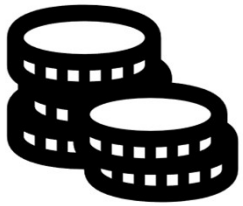
Opportunity Zones (Ozs)

- Investing in Qualified Opportunity Funds (QOFs)
  - Ozs and Rural Ozs
  - Understanding potential on the horizon

Federal Funding

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Federal Funding

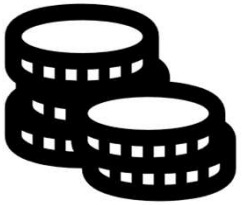


Planning

USDA/RD – Energy Audit & Renewable Energy Development Assistance Grants
EDA – Planning Program, Local Technical Assistance Program, Build to Scale Program
NOAA – Response and Restoration Programs, Coastal Management Programs
USACE – Section 22 Planning Assistance to States, USACE Centers of Expertise,
ATSDR – Public Health Assessments, Health Checks, Brownfields/Land Reuse Action Model, Land Reuse Toolkits
HHS/OCS – Community Economic Development Program, Rural Community Development Program
HUD – Community Development Block Grant (CDBG) Program
NPS – Federal Lands to Parks Program; Rivers, Trails, and Conservation Assistance Program
DOI/OSMRE – Volunteers in Service to America Program
DOT/FHWA – Congestion Mitigation and Air Quality Improvement Program, Surface Transportation Block Grant Program for Transportation Alternatives, Transportation Planning
DOT/FTA – Urbanized Area Formula Funding Program; Formula Grants for Rural Areas; Metropolitan, Statewide, and Non-Metropolitan Transportation Planning Programs
DOT/OST – Build America Bureau, TIFIA Credit Assistance, INFRA Grants
EPA/OBLR – Brownfields Cleanup Grants, Multipurpose Grants, RLF Grants, Brownfields Job Training Grants, State and Tribal Response Program Grants,
EPA/OW – Water Infrastructure Finance and Innovation Act (WIFIA) Program
EPA/OCR – Building Blocks for Sustainable Communities; Local Foods, Local Places; Healthy Places for Healthy People; Recreation Economy for Rural Communities
GSA – Brownfields Redevelopment Initiative
NEA – Our Town Grants, Grants for Arts Projects
GSA – Brownfields Redevelopment Initiative

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Federal Funding



Assessment

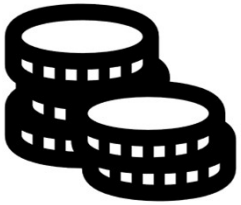
NOAA – Response and Restoration Programs, Coastal Management Programs
USACE – Section 22 Planning Assistance to States
ATSDR – Public Health Assessments, Health Checks, Brownfields/Land Reuse Action Model, Land Reuse Toolkits
NIEHS – Small Business Innovation Research (SBIR) E-Learning for HAZMAT Program
HUD – Community Development Block Grant (CDBG) Program
DOI/OSMRE – Volunteers in Service to America Program
EPA/OBLR – Brownfields Cleanup Grants, Multipurpose Grants, RLF Grants, Brownfields Job Training Grants, State and Tribal Response Program Grants, Technical Assistance to Brownfield Communities (TAB) Program, Targeted Brownfields Assessments (TBA)
EPA/OW – Water Infrastructure Finance and Innovation Act (WIFIA) Program
GSA – Brownfields Redevelopment Initiative

Cleanup

NOAA – Response and Restoration Programs, Coastal Management Programs
USACE – Section 22 Planning Assistance to States, USACE Centers of Expertise,
ATSDR – Public Health Assessments, Health Checks
NIEHS – Worker Training Program, Hazardous Waste Worker Training Program, Environmental Career Worker Training Program, HAZMAT Disaster Preparedness Training Program, Small Business Innovation Research (SBIR) E-Learning for HAZMAT Program
HUD – Community Development Block Grant (CDBG) Program, Indian Community Development Block Grant Program, Section 108 Loan Guarantee Program, Lead-Based Paint Hazard Reduction (LHR) Grant Program
DOI/OSMRE – Watershed Cooperative Agreement Program, Abandoned Mine Land Program, Volunteers in Service to America Program
EPA/OBLR – Brownfields Cleanup Grants, Multipurpose Grants, RLF Grants, Brownfields Job Training Grants, State and Tribal Response Program Grants, Technical Assistance to Brownfield Communities (TAB) Program
EPA/OW – Clean Water State Revolving Fund (CWSRF) Program
GSA – Brownfields Redevelopment Initiative

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Federal Funding



Redevelopment

USDA/RD – Business and Industry Guaranteed Loan Program, Intermediary Relending Program; Rural Business Development Grants; Rural Economic Development Loan and Grant; Community Facilities Direct Loan and Grant; Community Facilities Guaranteed Loan; Water and Waste Disposal Direct Loans, Loan Guarantees, and Grants; Energy Audit & Renewable Energy Development Assistance Grants, and Economic Impact Initiative Grants
USFS – Urban and Community Forestry Program and Great Lakes Restoration Initiative
EDA – Public Works Program, Economic Adjustment Assistance Program
NOAA – Response and Restoration Programs, Coastal Management Programs
USACE – Great Lakes Restoration Initiative, Section 22 Planning Assistance to States, USACE Centers of Expertise
DOE – Energy Efficiency Block Grants, Advanced Manufacturing and Recycling Grants
ATSDR – Public Health Assessments, Health Checks, BROWN Community Partnerships, Land Reuse Toolkits
NIEHS – Worker Training Program, Hazardous Waste Worker Training Program, Environmental Career Worker Training Program, HAZMAT Disaster Preparedness Training Program, Small Business Innovation Research (SBIR) E-Learning for HAZMAT Program
HUD – Community Development Block Grant (CDBG) Program, Indian Community Development Block Grant Program, Section 108 Loan Guarantee Program, Lead-Based Paint Hazard Reduction (LHR) Grant Program
DOI/OSMRE – Volunteers in Service to America Program
DOT/FHWA – Surface Transportation Block Grant Program for Transportation Alternatives,
DOT/FTA – Urbanized Area Formula Funding Program; Formula Grants for Rural Areas; Capital Investment Grants, Buses and Bus Facilities Infrastructure Investment Program; State of Good Repair Grants; Metropolitan, Statewide, and Non-Metropolitan Transportation Planning Programs, MEGA Grants, RCP Grants
DOT/OST – RAISE Transportation Grants, Build America Bureau, TIFIA Credit Assistance, RRIF Program, INFRA Grants
EPA/OW – CWSRF Program, DWSRF Program, WIFIA
FHFA – Affordable Housing Program, Community Investment Program, Community Investment Cash Advances Program
GSA – Brownfields Redevelopment Initiative
NEA – Our Town Grants, Grants for Arts Projects
SBA – 7(a) Loan Program, (504) Loan Program

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

EPA Grants

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Brownfield Grants

Brownfield Multipurpose Grant

NOT available for FY 2027

- provides funding to conduct a range of eligible planning, assessment and cleanup activities at one or more brownfield sites in target area(s).

Brownfield Assessment Grant

Community-Wide Assessment
Assessment Coalition

- provides funding for brownfields inventories, planning, environmental assessments, and community outreach.

Brownfield Revolving Loan Fund (RLF) Grant

- provides funding to capitalize loans that are used to cleanup brownfields.

Brownfield Cleanup Grant

- provide funding to carry out cleanup activities at brownfield sites by the applicant.

Brownfield Job Training Grant

FY27 Job Training Grants due
Wednesday, September 23, 2026

- recruiting, training and placing residents who are unemployed or underemployed, equipping them with the essential skills to secure full-time positions in the environmental sector.

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Who is eligible for EPA Brownfield Grants?

- State
- County
- Local
- Tribal
- Non-Profits



NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

FY27 EPA MAC Grant Offerings

Grant Type	Maximum Project Period	Maximum Amount Per Grant	Estimated Awards	Total Per Grant Type
Community-wide Assessment	4 years	$500,000	30	$15,000,000
Assessment Coalitions	4 years	$1,000,000	13	$13,000,000
Community-wide Assessment Grant for States and Tribes	5 years	$1,000,000	12	$12,000,000
Revolving Loan Fund*	5 years	$1,000,000	10	$10,000,000
Cleanup*	4 years	$500,000	28	$14,000,000

*20% cost share/match required

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Opportunity Zones Incentivizing Investment

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Opportunity Zones – Incentivizing Investment



The Internal Revenue Service (IRS) regulation on **Investing in Qualified Opportunity Funds (QOFs)** is designed to attract private investment to census tracts designated as Opportunity Zones (OZs).

The program offers tax advantages to private entities who have profits they earned from selling investments (known as "capital gains") if they choose to invest those capital gains in a QOF associated with OZ census tracts.

- The law allows investors who would otherwise have to pay taxes on their capital gains to defer those taxes by instead investing the gains in a QOF.
- IRS rules state that a fund designated as a QOF must invest at least 90% of its assets in a qualified OZ property or qualified OZ business.

Qualified OZ Business	Qualified OZ Property
A business where 70% of the property is within an OZ and 50% of the business's total gross income is derived from active conduct of a trade or business within an OZ	Property within an OZ where the QOF investment commences an "original use" on the property or "substantially improves" the property (doubles the basis in the property) within 30 months

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Opportunity Zones – Incentivizing Investment



Local government agencies can use their public resources to support assessment and cleanup activities at brownfields within OZ census tracts

Requirements:

For a site within an OZ purchased after December 2017	Satisfies "original use" requirement	Must "substantially improve" property
Site is bare land (including land purchased with buildings to be demolished for new development)	X	
Brownfield site (including the land and structures thereon) if within a reasonable period the owner makes investments to ensure that the site meets basic safety standards for both human health and the environment	X	
Site is **vacant prior to and on the date of publication of the OZ designation** and was **vacant for at least 1 year prior to purchase of site**	X	
Site **not vacant at the time of the OZ designation** but later became vacant and **remained vacant for at least 3 years**	X	
Non-brownfield site that does not meet vacancy requirements		X

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Opportunity Zones – Incentivizing Investment

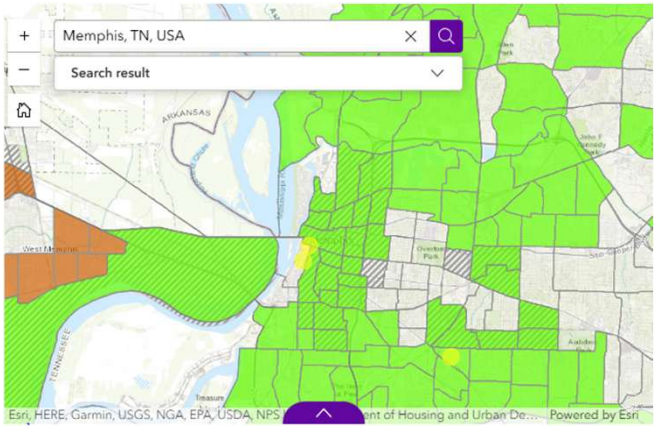
Capital gains investments, including remediation, at site properties are eligible for tax deferral, reduction, and total exclusion with extra benefits for rural communities.

Establishment of a Qualified Opportunity Fund (QOF), often a partnership or corporation designation, to serve an investment vehicle. QOFs are the investment vehicle through which taxpayers invest capital gains in OZs to qualify for deferral and other tax benefits.

- **Defer the capital gains tax liability for up to five years**.
- If the investment is held for at least 5 years, then the investor can receive a 30% step-up in basis. This effectively eliminates 30% of the original deferred capital gains tax liability.
- **Receive a permanent tax exclusion of the appreciation in the QOF investment after 10 years.**

How to Certify a QOF:

- A QOF must satisfy the standard of investing 90% of its assets in QOZ or QROZ property. This is determined by the average of the percentage of QOZ property held in the QOF as measured on:
  - The last day of the first 6-month period of the tax year of the Qualified Opportunity Fund, and T
  - he last day of the tax year of the Qualified Opportunity Fund.



Source of Oppourtunty Zone Maps:
https://opportunityzones.com/tools/map/

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

Rewarding Redevelopments





Sharpsburg School and Gymnasium (Sharpsburg, KY)

Rewarding Redevelopments

Sharpsburg School and Gymnasium



Sharpsburg Community Center





NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

“Funding Stack” – Sharpsburg Community Center

Total Project Cost: $1.3 million

Funding from…

- Appalachian Regional Commission grant - $500,000
- US Department of Housing and Urban Development (USHUD) Community Development Block Grant - $500,000
- US Department of Agriculture (USDA) - $175,000
- USDA’s Rural Development Arm gave a $200,000 long-term, low-interest loan
- Friends of the Sharpsburg Community Center raised $45,000 through fundraising
    - Selling engraved bricks for $100



Technical Assistance

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

NJIT TAB EPA REGION 4



NJIT has served as an EPA designated technical assistance provider since 2008

NJIT TAB serves as an independent resources to state, territory, regional, county, tribal, and local government entities, and nonprofits attempting to learn about, identify, assess, cleanup and redevelop brownfields.

Assistance is *free*!

NJIT TAB Brownfields Academy

njit.edu/tab



Previously Recorded Webinars
njit.edu/tab/webinars



How-To Videos
njit.edu/tab/how-videos



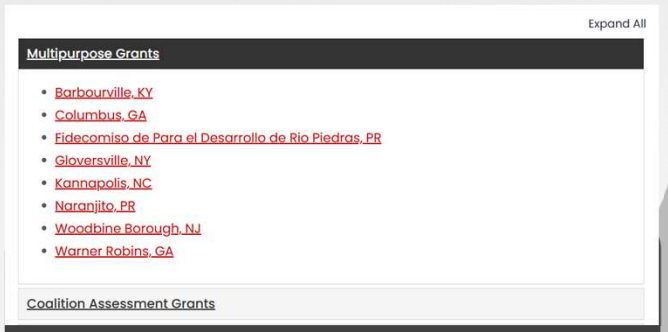
Success Stories
njit.edu/tab/success-stories



Upcoming Events
njit.edu/tab/news-events

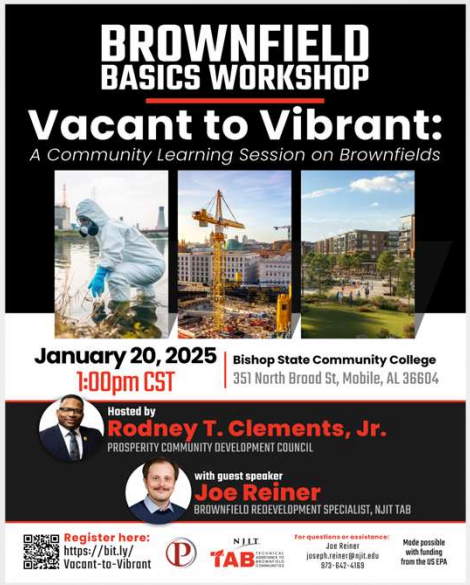


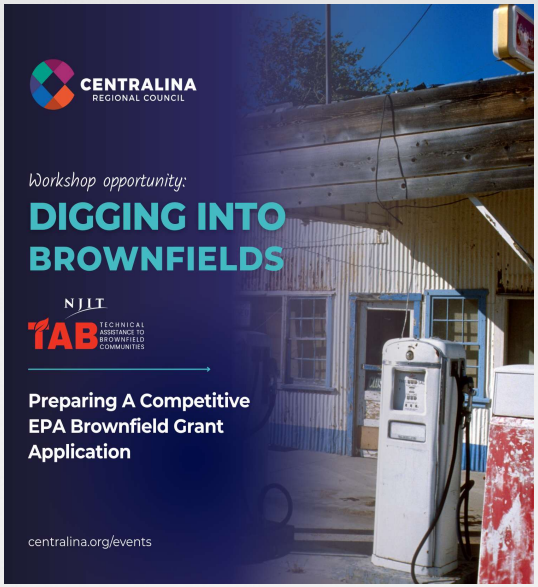
Learning Modules
njit.edu/tab/learning-modules



Successful Grant Applications
njit.edu/tab/sample-grant-applications

NJIT TAB Brownfield Community Engagement and Educational Forums









Brownfield Basics Workshops: a beginner-friendly introduction to the brownfield redevelopment process.

Grant Writing Workshops: getting started on your grant applications; tips and tricks for preparing an EPA brownfields grant application.

Community Workshops: on brownfield-specific topics.

Conferences: pre-conference workshops, learning labs, panel sessions, office hours

NJIT TAB Brownfield Community Engagement and Educational Forums













Breaking Brownfields: an event where a government entity or nonprofit presents their specific brownfields redevelopment challenge to an audience of private sector representatives and obtains feedback on how to overcome those challenges.

Brownfield Summits: Full day event that may include peer-to-peer sessions, success stories, and sessions on brownfield-related topics relevant to the specific locations, their needs, and their challenges.

NJIT TAB One-on-One Technical Assistance

Examples of one-on-one Technical Assistance *tailored to fit specific community's needs*

- Answer your brownfield questions
- Develop redevelopment strategy
- Review draft EPA grant applications
- Explain the regulatory programs
- Develop your redevelopment roadmap
- Identify funding sources
- Explain clean-up technologies
- Guidance on developing brownfield inventories
- Create site prioritization processes
- Develop strategies on marketing brownfield sites
- Develop Assets and Needs Studies
- Design and conduct community redevelopment vision workshops

And Much More!

NJIT TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

THE MEMPHIS BROWNFIELD COALITION Summit

STATE FUNDING AND TAX INCENTIVES



DEBBIE CLABO
ECD DIRECTOR OF TAX



KAYLA HAMPTON
ECD TAX INFORMATION ANALYST

THE MEMPHIS BROWNFIELD COALITION Summit

RLF OVERVIEW AND CASE STUDY



PATRICIA SANTA CRUZ

GROW AMERICA

RLF TAB

Technical Assistance for Brownfields
Revolving Loan Funds

Led by: GrowAmerica ICMA



Patricia Santa Cruz

Director, Advisory Services

Grow America

GrowAmerica

Established in 1969, Grow America is the nation's oldest non-profit provider of community development technical assistance and training. We work in partnership with communities, economies, and capacity with hands-on technical assistance.

Learn more at **growamerica.org.**

ICMA

Founded in 1914, ICMA (the International City/County Management Association) is the premier professional association for local government leaders, managers, staff, and stakeholders with more than 13,000 members.

Learn more at **icma.org.**

RLF TAB Technical Assistance for Brownfields *Revolving Loan Funds*

GrowAmerica

Grow America invests capital to craft equitable, vibrant futures

- Nationwide lending & entrepreneurial support
- Professional education and training
- Investments in housing and community development
- Advisory support for housing & community development





GrowAmerica ICMA

ICMA

ICMA's work includes :

- National Brownfields Training Conference (EPA)
- SolSmart, WindWise, EV Smart (DOE)
- Economic Recovery Corps (International Economic Development Council and EDA)
- City Health Dashboard (New York University and Robert Wood Johnson Foundation)



Emily Sparks, Program Director, Thriving Communities



Travis Childrey, Manager, Meeting and Event Planning

Brownfields 2027

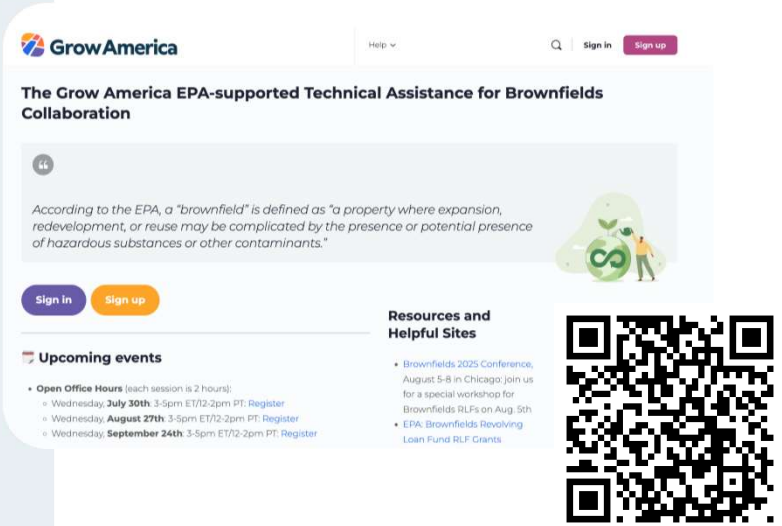
Join the National Brownfields Training Conference in Salt Lake City, Utah on May 25-28, 2027

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RLF **TAB** Technical Assistance for Brownfields *Revolving Loan Funds*

Providing financial technical assistance to strengthen EPA Brownfields Revolving Loan Fund (RLF) programs.

This program supports both new & existing grantees in establishing long-term successful RLF programs, focusing on financial capacity, networking, & training.



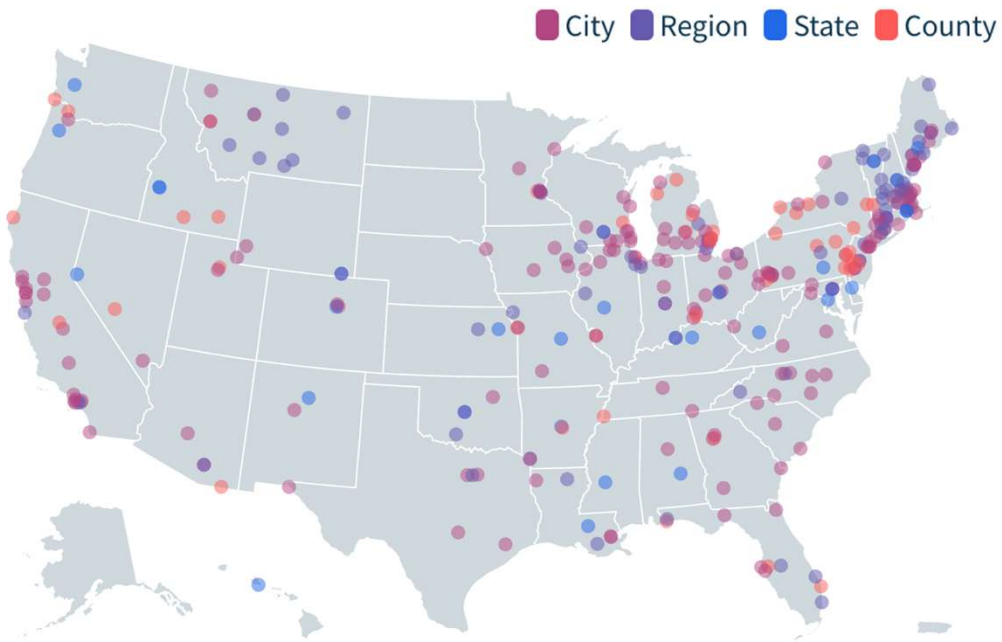
epa-rlf-tab.growamerica.org

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RLF **TAB** Technical Assistance for Brownfields *Revolving Loan Funds*

Brownfield RLFs, funded by EPA, provides communities with capital, loans and subgrants for clean-up activities to redevelop polluted sites.

There are 332 Cooperative Agreement Recipients (CARs).



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Revolving Loan Fund Grants

- Can loan to public sector/agencies, non-profits or for-profit developers
- Can provide subgrants/forgivable loans to public or non-profits
- Grantee determines loan terms
- Five-year performance period
- Provides up to $1,000,000



RLF **TAB** Technical Assistance for Brownfields *Revolving Loan Funds*

What is an RLF?

Revolving Loan Funds (RLFs) are pools of capital that are lent out to small businesses or developers to spur economic development. As principal and interest are repaid the pool replenishes and funds can be lent out again.



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RLFs are Financing Tools

- Fill financing gaps
- Recycle dollars
- Keep dollars in the community
- Leverage private sector financing
- Finance smaller, unconventional deals

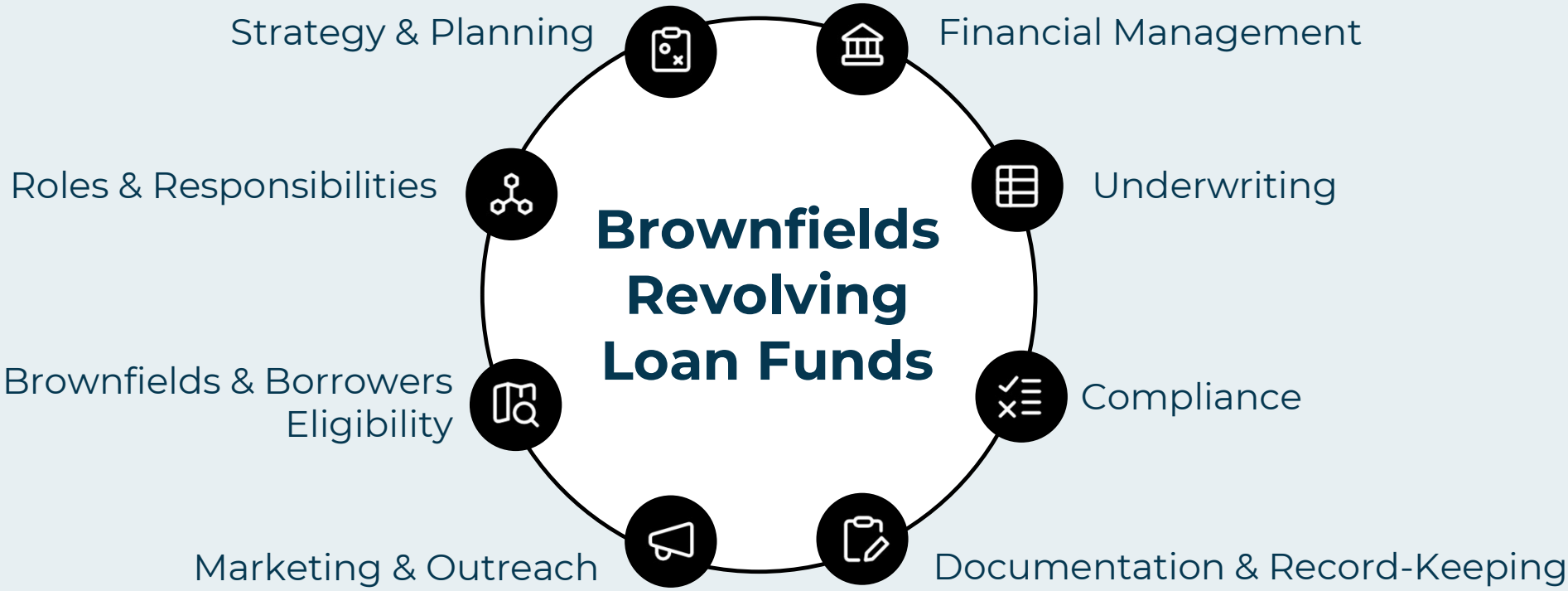


The RLF is not a traditional federal grant program.

EPA provides a **lot of flexibility** and **very little guidance** on your program design and underwriting.

Your greatest challenge is your greatest opportunity

RLF **TAB** Technical Assistance for Brownfields *Revolving Loan Funds*



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Key Components of Brownfields RLF Programs



Brownfield Strategy & Pipeline

Do you have sites in your community that need cleanup?



Program Design

Why would someone borrow from your RLF? What makes your funds attractive?



Clear Requirements & Processes

Do potential applicants know what is required and how to apply and borrow from your RLF?



Brownfield Strategy & Pipeline

Do you have sites in your community that need cleanup?

How do you stay informed about brownfields sites and opportunities in your community?

- Do you have any priority areas or partners?
- Do you have an existing brownfields inventory or priority sites? How current are these records?
- How do projects typically come to your RLF?
- How do you grow your pipeline and reach new potential projects?



Brownfield Strategy & Pipeline

Do you have sites in your community that need cleanup?

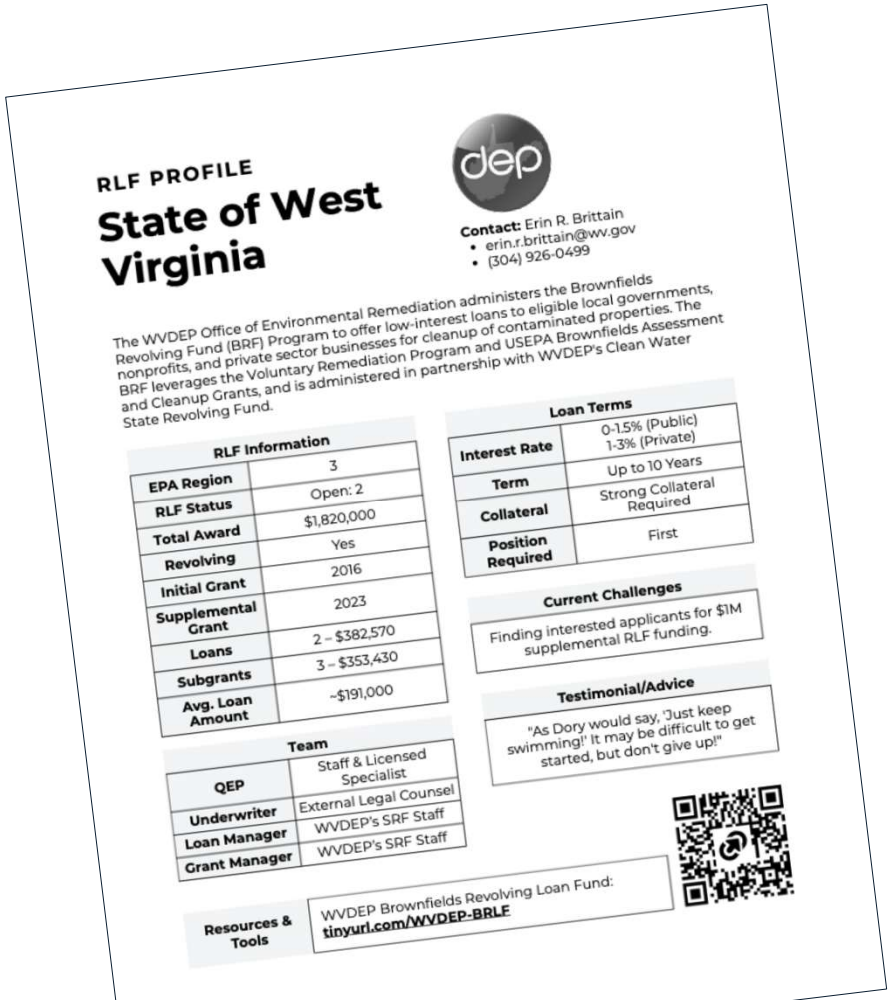
What is a brownfields strategy?

A plan that integrates environmental remediation, economic incentives, and community engagement to transform dormant or contaminated properties.

- Site Assessment & Inventory
- Research/Evaluation of Existing Conditions
- Community/ Stakeholder Input Priority Sites or Areas

Brownfield Strategy & Pipeline

Do you have sites in your community that need cleanup?



RLF PROFILE

State of West Virginia

Contact: Erin R. Brittain
- erin.r.brittain@wv.gov
- (304) 926-0499

The WVDEP Office of Environmental Remediation administers the Brownfields Revolving Fund (BRF) Program to offer low-interest loans to eligible local governments, nonprofits, and private sector businesses for cleanup of contaminated properties. The BRF leverages the Voluntary Remediation Program and USEPA Brownfields Assessment and Cleanup Grants, and is administered in partnership with WVDEP's Clean Water State Revolving Fund.

RLF Information	
EPA Region	3
RLF Status	Open: 2
Total Award	$1,820,000
Revolving	Yes
Initial Grant	2016
Supplemental Grant	2023
Loans	2 – $382,570
Subgrants	3 – $353,430
Avg. Loan Amount	~$191,000

Loan Terms	
Interest Rate	0-1.5% (Public) 1-3% (Private)
Term	Up to 10 Years
Collateral	Strong Collateral Required
Position Required	First

Current Challenges

Finding interested applicants for $1M supplemental RLF funding.

Testimonial/Advice

"As Dory would say, 'Just keep swimming!' It may be difficult to get started, but don't give up!"

Team	
QEP	Staff & Licensed Specialist
Underwriter	External Legal Counsel
Loan Manager	WVDEP's SRF Staff
Grant Manager	WVDEP's SRF Staff

Resources & Tools	WVDEP Brownfields Revolving Loan Fund: **tinyurl.com/WVDEP-BRLF**

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Program Design

Why would someone borrow from your RLF? What makes your funds attractive?

If I'm developing a brownfields site, why would I borrow funds from your RLF?

- Are your interest rates attractive to potential borrowers?
- Can applicants that apply get approved? How do your lending practices and underwriting principles reflect this?
- How do you ensure and obtain adequate financial security (collateral) from borrowers?

Clear Requirements & Processes

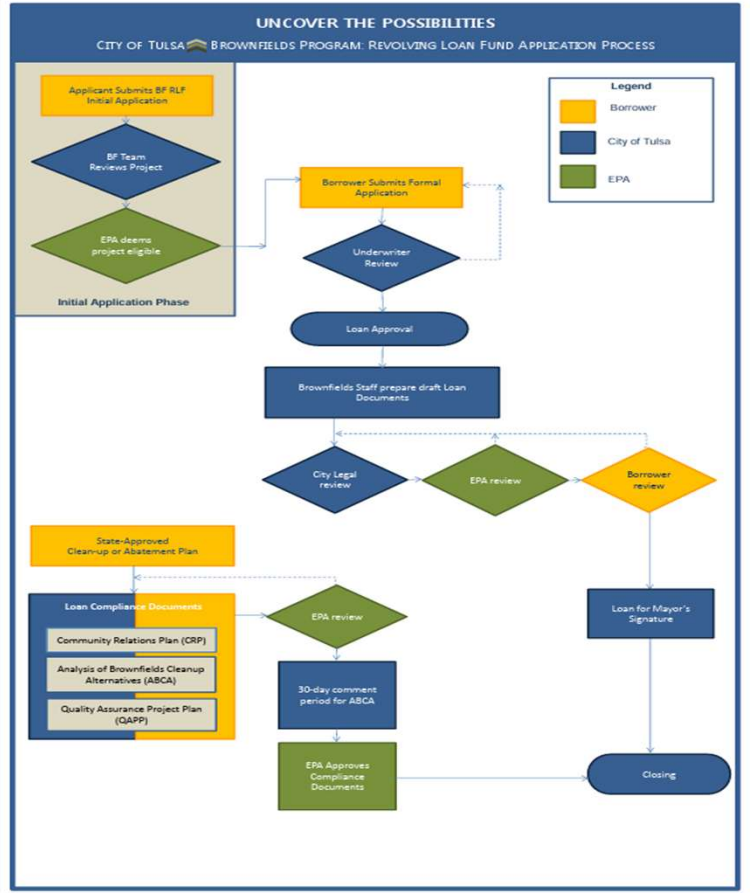
Do potential applicants know what is required and how to apply and borrow from your RLF?

If I'm thinking about applying for a loan from your RLF, what do I want to know?

- How do potential borrowers find out about your RLF program?
- How can these borrowers find out requirements for eligibility and federal compliance that will apply to their project?
- What is the application requirements and timeline? How is this communicated to borrowers?

Clear Requirements & Processes

Do potential applicants know what is required and how to apply and borrow from your RLF?



RLF Success Story: The Waymark Hotel - Chattanooga, TN

A 15-year vacant bank transformed into a 148-room downtown hotel

The Legacy Asset

- **Historic downtown landmark —** The Chattanooga Bank Building was constructed in **1927** and rises **11 stories** on a 0.27-acre site.
- **Long-term vacancy —** The former office building had been mostly vacant for approximately **15 years**.
- **Redevelopment catalyst —** Chattanooga Hotel PropCo acquired the property in **2022** and initiated its adaptive reuse.

The Adaptive Reuse

- **New destination —** The former office building was converted into a **148-room**, full-service boutique hotel.
- **Mixed-use amenities —** The project added dining, meeting, fitness, café and retail spaces within the historic structure.
- **Character preserved —** The Tennessee-marble staircase, brass details and original bank vault remain defining features.

The Waymark Hotel – Financing & Community Impact

Three funding layers moved the project from remediation to operations

$1.1M
City Brownfield RLF
Hazardous-substance remediation, including asbestos, lead-based paint and boiler removal.

$1.5M
EDA Defederalized Funds
Broader redevelopment support spanning remediation and renovation.

$500K
EDA Working Capital
Startup operations and staff hiring after the hotel opened.

$3.15M
Remediation Completed in 2025

Feb. 2026
Hotel Opened

108 Jobs
47 Full-Time • 61 Part-Time

The Waymark Hotel - Financing

Sources:	
Managing Member Equity	$ 5,900,000
Investor Member Equity	$ 13,050,000
Key Money Hilton equity	$ 450,000
Key Money Concord (property manager) equity	$ 300,000
Historic Tax Credit Equity	$ 8,300,000
SETD EDA Defederalized RLF	$ 1,500,000
SETD EPA Brownfield RLF (funded with 2 CAs)	$ 1,100,000
SETD EDA CARES & Defederalized RLFs	$ 500,000
Synovus First Mortgage	$ 32,000,000
Project Total	**$ 63,100,000**

$63.1M Capital Stack Blended Four Funding Layers

- **Senior Mortgage — $32M** Synovus First Mortgage
- **Private/ Member Equity — $19.7M** Managing member, investor member, Hilton and property-manager equity
- **Historic Tax Credit Equity — $8.3M** Historic preservation financing
- **Public RLF Funds — $3.1M** EDA defederalized, EPA Brownfield and EDA CARES / defederalized RLFs

Public RLF (EPA & EDA) was only 5% of the capital stack—but it targeted cleanup and startup needs

The Waymark Hotel – Chattanooga, TN



1927 bank building



Original bank vault



Completed hotel exterior





Entrance and preserved elevator details



Rooftop guest experience

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On-Demand Technical Assistance

- Review RFQ/RFPs for various items, including underwriting or environmental consultants
- Review of consultant proposals
- Review underwriting and underwriting report to give feedback
- Review of RLF Applications
- Questions on Davis Bacon/compliance
- Samples of proformas or loan underwriting spreads
- General RLF questions
- Post-Closeout RLF Questions
- How to layer RLF into a project

RLF **TAB** Technical Assistance for Brownfields *Revolving Loan Funds*





New Orleans, Louisiana RLF Workshop

October 6-7 @
InterContinental New Orleans

Clark County, Nevada RLF Workshop

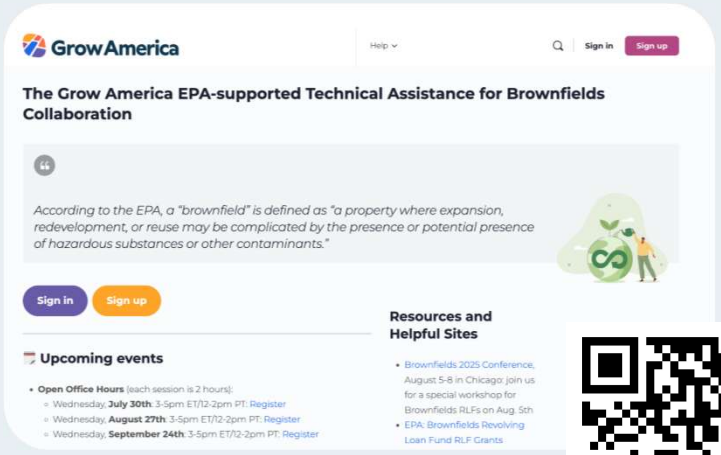
December 8-9 @ AC Hotel
Symphony Park

epa-rlf-tab.growamerica.org/workshops

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RLF **TAB** Technical Assistance for Brownfields *Revolving Loan Funds*

epa-rlf-tab.growamerica.org



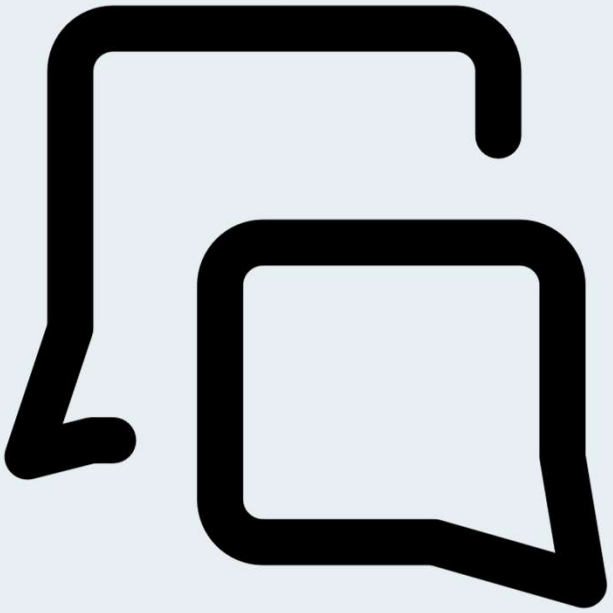
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GrowAmerica

growamerica.org

(212) 682-1106

633 Third Avenue,
Floor 19, Suite J
New York, NY 10017



Questions?

THE MEMPHIS BROWNFIELD COALITION Summit

EDGE RLF UPDATE



JESSICA AYTCHAN, MBA

ECONOMIC DEVELOPMENT GROWTH ENGINE

EDGE ECONOMIC DEVELOPMENT GROWTH ENGINE FOR MEMPHIS & SHELBY COUNTY

U.S. Environmental Protection Agency Brownfield Revolving Loan Fund Overview & Update

Are you prepared?

Is your site a Brownfield?

- Any abandoned or contaminated property in underserved communities (within New Market Tax Credit Area).
- Former gas stations, former dry-cleaning establishments, chemical factories, landfills, abandoned factories, etc.
- Contaminants found such as lead, asbestos, petroleum, arsenic, and volatile organic compounds (VOCs).



Why the Revolving Loan Fund Matter

- Risk mitigation: Due diligence and environmental clarity
- Market opportunity for centrally located properties
- Access to grant funding or flexible loan conditions
- Community impact and neighborhood revitalization



Applicant Eligibility

Loans

- Authorized to incur debt and enter into legally binding agreements
- Good financial standing
- Provide economically viable remediation/redevelopment plan
- Eligible loan applicants may be public or private entities, or individuals

Sub-Grants

- Limited to states, political subdivisions, US territories, Indian Tribes, & non-profits
- Same criteria as loan applicants with addition of owning prospective site

Ineligible

- Entities suspended, disbarred, or declared ineligible for Federal financial assistance programs

Site Eligibility

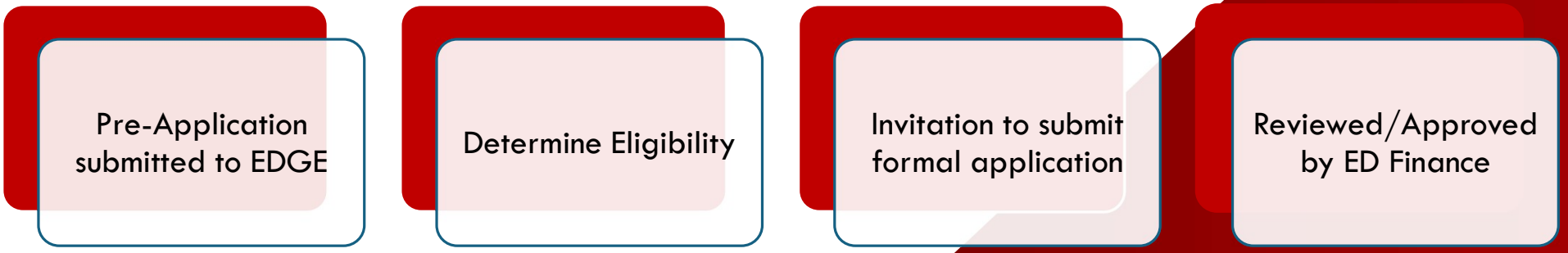
Requirements

- Must satisfy the definition of a brownfield site as defined by the EPA
- Phase I and Phase II Environmental Site Assessments (ESAs) have been completed
- EPA-approval of the site and the borrower or sub-grantee
- Comply with other relevant State of Tennessee requirements

Ineligible

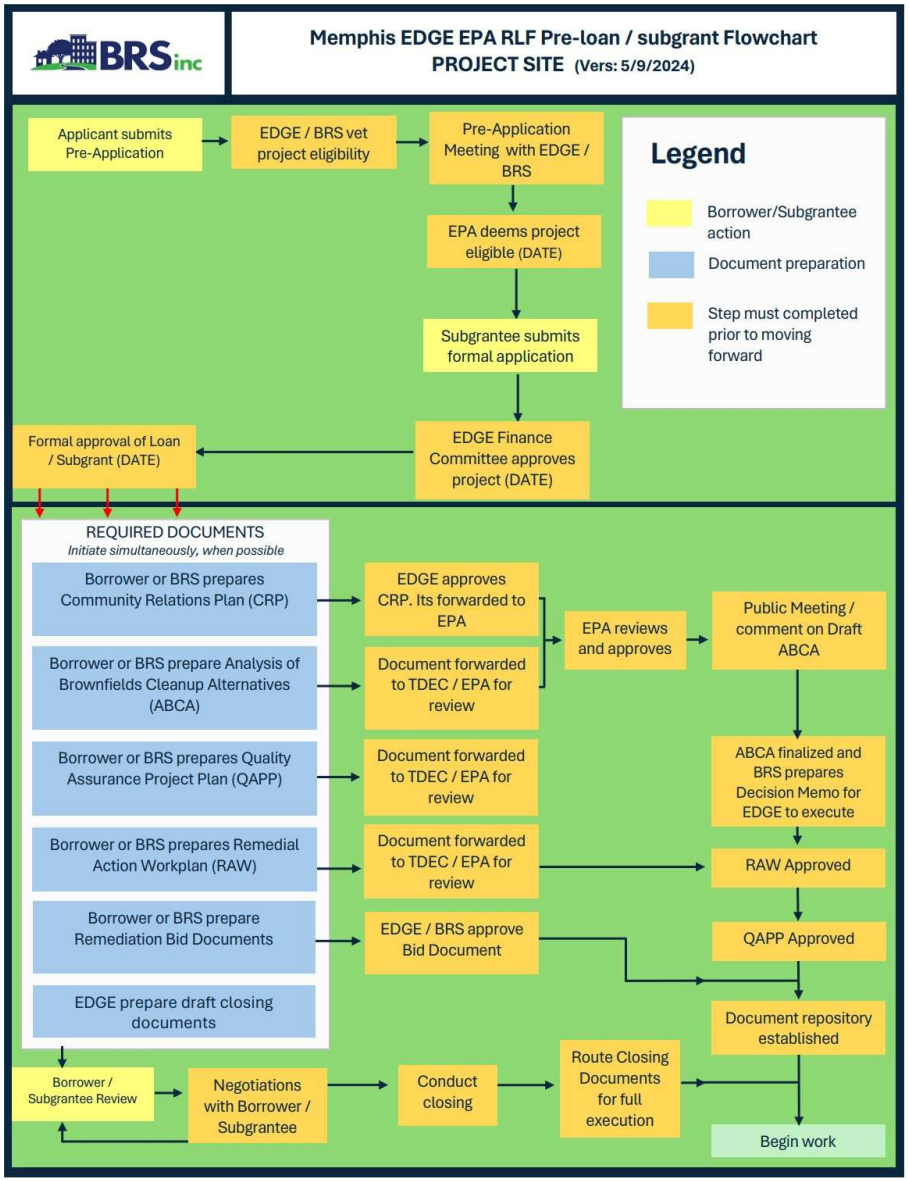
- Sites for which EDGE or applicant is potentially liable for the contamination
- Sites listed or proposed for listing on the National Priorities List
- Sites that are subject to the jurisdiction or custody of the United States government

Application Process



EPA RLF Pre-loan/Subgrant Flowchart

- Designed to illustrate the paperwork process before work can begin on a site.
- Will be used, along with a checklist, to ensure all paperwork is up to EPA standards.
- Each applicant will receive a copy of the flowchart and checklist.



Community Engagement Plan

ESSENTIAL COMPONENT OF BRLF PROGRAM

DRAFT PLAN

MEETINGS PRIOR TO PROJECT START DATE

QUARTEY MEETINGS THROUGHOUT PROJECT



Approved Grant Project

Edgeview at Legends Park Phase II- Memphis Housing Authority/ Penrose

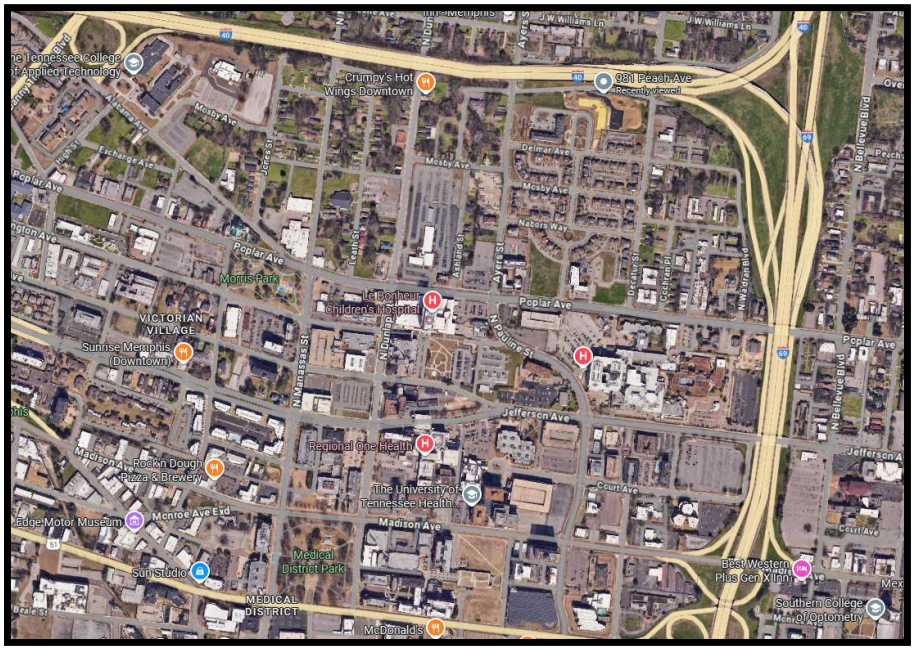
981 Peach Avenue, Memphis TN 38105



Location

Edgeview at Legends Park Phase II- Memphis Housing Authority/ Penrose

981 Peach Avenue, Memphis TN 38105





Project At A Glance

Authorized a $250,000 Brownfields RLF subgrant to support Phase II remediation

$250K
Proposed RLF subgrant

$250K
Companion RLF Loan Requested

$1.64M
Estimated Remediation Cost

$20.29M
Estimated Total Redevelopment

- Fund eligible environmental remediation: removal and disposal of impacted soil and clean backfill.
- Enable redevelopment of a vacant 1.09-acre site into 60 units of senior affordable housing.

Project At A Glance

Edgeview at Legends – Phase II

- Location: 981 Peach Avenue, Memphis, TN 38105.
- Phase II site: approximately 1.09 acres within a 3.82-acre parcel; proposed as subdivided Lot 2.
- Current condition: vacant eastern portion of the Legends Park Subdivision.
- Owner: Memphis Housing Authority (MHA), which will retain land ownership and enter a ground lease with Legends Park Senior II LLC after financing closes.
- Development partnership: MHA and Penrose, LLC.



How The RLF Funds Will Be Used

Proposed remediation scope is eligible under the Brownfields RLF program

1 Excavate

Remove approximately 12 feet / 11,000 cubic yards of impacted material.

2 Transport

Direct-load impacted soil into trucks for disposal at the identified facility.

3 Backfill

Bring in clean native soil from an appropriate undisturbed source.

4 Verify

Sample backfill for VOCs, PAHs and RCRA 8 metals before placement.

RLF FUNDING WILL SUPPORT ELIGIBLE REMEDIATION; EDGE/BRS WILL PROVIDE PROGRAMMATIC OVERSIGHT

- Memphis EDGE's Qualified Environmental Professional (BRS) will oversee coordination and EPA RLF programmatic requirements.
- Required programmatic work includes the Remedial Action Workplan Memo, ABCA, Community Involvement Plan, QAPP as applicable, Decision Memo, document repository, and final report.
- Davis-Bacon Act and Build America, Buy America compliance monitoring will be conducted during remediation.

EDGE ECONOMIC DEVELOPMENT GROWTH ENGINE FOR MEMPHIS & SHELBY COUNTY



Program Contact Information

Jessica Aytchan, MBA

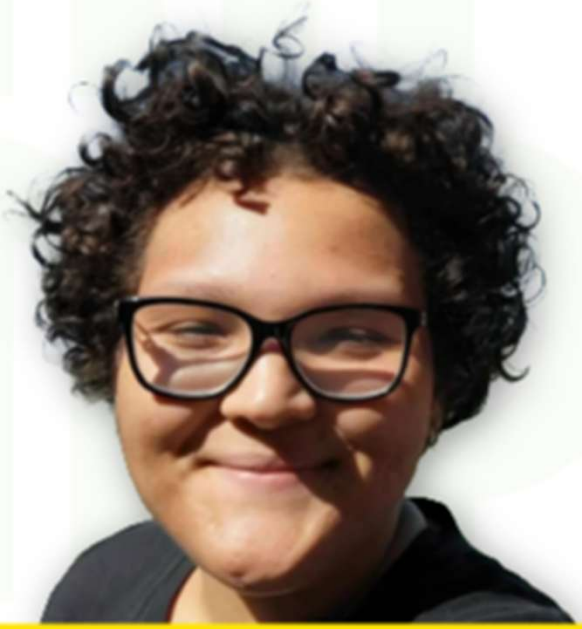
Workforce & Grants Manager

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901-341-2114

THE MEMPHIS BROWNFIELD COALITION Summit

INTERACTIVE CAPITAL STACKING GAME ACTIVITY



ALEXANDRA MILAN

NJIT TAB



Interactive Activity

(30 Minutes)

Instructions

Read the scenario. Your challenge is to stack together funding coupons to take the project from assessme nt to redevelopment.

1. Read the funding coupons. They are color-coded if pertaining to a particular step in the process.

2. Open your change purse and select the 3 coins that best fit your project or will help you on your journey. Peeking and strategizing here are allowed and encouraged.

3. Stack together the coupons to fund each phase of your project. Use as many as you want. Put them together in the correct order. Place a coin in the applicable spot to cash in that benefit.

4. Stuck? Cash in the lifeline coupon to revisit the change purse.

At the end we'll discuss!

THE MEMPHIS BROWNFIELD COALITION Summit

REGROUP/DISCUSSION



ALEXANDRA MILAN
NJIT TAB



PATRICIA SANTA CRUZ
GROW AMERICA

THE MEMPHIS BROWNFIELD COALITION Summit

SUMMIT CLOSING REMARKS



EMMA TURRI
MEMPHIS CRA



MIKE LARRIVEE
THE WORKS, INC.