

# Opportunities to Redevelop LUST Sites: The National Perspective

Highlighting current efforts and future possibilities

# Presentation Outline

Background

Current efforts

Looking ahead – partnering on redevelopment projects

Additional information and resources

# Background

- LUST sites can be good candidates for brownfields projects
  - Redevelopment can be a pathway to bring active LUST sites to closure
  - Revitalization of abandoned gas stations benefits communities around the country
- Collaboration is key
  - We encourage collaboration between tanks and brownfields programs



# Important Things To Keep In Mind

- UST infrastructure is aging, and we may see more abandoned sites.
- The population living near LUST releases is more **minority, low income, linguistically isolated, and less likely to have a high school education** than the U.S. population as a whole.
- The Bipartisan Infrastructure Law has dramatically increased the amount of funding for brownfields revitalization.

# BIPARTISAN INFRASTRUCTURE LAW: **A HISTORIC INVESTMENT IN BROWNFIELDS**

President Biden's leadership and bipartisan Congressional action have delivered the single-largest investment in U.S. brownfields infrastructure ever. The Bipartisan Infrastructure Law invests more than **\$1.5 billion** through EPA's highly successful Brownfields Program.

**\$1.2 BILLION IN PROJECT GRANTS**

**\$300 MILLION TO STATE AND TRIBAL  
RESPONSE PROGRAMS**

A historic \$1.5 billion investment in EPA's Brownfields Program **will transform countless lives and spur life-changing revitalization in communities** large and small, urban and rural; all with the same desire to keep their neighborhoods healthy, sustainable and reflective of the people who call it home.

With EPA's funding and direct technical assistance, overburdened communities can begin to address the economic, social and environmental challenges caused by brownfields and **reposition these properties for investment and revitalization.**

# Infrastructure Law: A Historic Investment

- \$1.2B in project grants
- \$300M to state and tribal response programs

More Information can be found at:  
[Bipartisan Infrastructure Law: A Historic Investment in Brownfields](#)

*\*Funding amounts and deadlines are subject to change.*

**\$1.5 BILLION**  
Investment Highlights

## 2022 & 2023 OFFERINGS\*

**\$150 MILLION**  
in Multipurpose Grants

GRANT AWARD AMOUNTS PENDING POLICY DECISIONS for communities, states, tribes and nonprofits to plan, assess and cleanup sites  
*No cost share requirement*

**Proposals due November 2022 • Projects awarded Summer 2023**

**\$600 MILLION**  
in Assessment Grants

GRANT AWARD AMOUNTS PENDING POLICY DECISIONS for communities, states, tribes and nonprofits to determine extent of contamination and plan revitalization at brownfield sites  
*No cost share requirement*

**Proposals due November 2022 • Projects awarded Summer 2023**

**\$160 MILLION**  
in Cleanup Grants

GRANT AWARD AMOUNTS PENDING POLICY DECISIONS for communities, states, tribes and nonprofits to cleanup contamination on brownfield sites  
*No cost share requirement*

**Proposals due November 2022 • Projects awarded Summer 2023**

**\$150 MILLION**  
in Revolving Loan Fund (RLF) Grants

GRANT AWARD AMOUNTS PENDING POLICY DECISIONS for existing, high-performing RLF grantees to provide loans and subgrants for the cleanup of contamination and revitalization of brownfield sites  
*No cost share requirement*

**Supplemental requests from existing RLF grantees due March 2022 • Awarded August 2022 • Proposals from applicants with no open RLF grant due November 2022 • Awarded Summer 2023**

**\$30 MILLION**  
in Job Training Grants

UP TO \$500,000 per grant for communities, states, tribes and nonprofits to develop a job training program that supports revitalization at brownfield sites

**Proposals due August 2022 • Projects awarded November 2022**

**\$110 MILLION**  
in Technical Assistance, Including Targeted Brownfields Assessments

The largest investment ever in direct contracts and cooperative agreements to provide communities with technical assistance to adapt to a changing climate and remove barriers to safe and sustainable property reuse

**Projects awarded on a rolling basis • First round of Targeted Brownfields Assessment funds awarded April 2022**

**\$300 MILLION**  
in Cooperative Agreements to State and Tribal Response Programs

**\$60 MILLION** available per year in cooperative agreements for states and tribes to build response program capacity, oversee brownfields cleanups and conduct limited site assessment and cleanup activities

**FY22 requests due May 2022 • Funds awarded November 2022**

# Types of Brownfields Resources

- **Competitive grants – 104(k)**
  - Assessment
  - Cleanup
  - Multi-purpose
  - Revolving Loan
- **State and Tribal Response Program Grants – 128(a)**
- **Targeted Brownfields Assessments (TBA)**
  - Provides site specific investigations to help minimize the uncertainties of contamination often associated with brownfields.
  - Available to state, local and tribal governments, redevelopment agencies, nonprofit organizations, etc.

More information can be found at: [EPA Brownfields](#)

# Annual Appropriations vs. BIL Funding

	Annual Appropriation	BIL	Total
104k	\$130,900,000	\$240,000,000	~\$370,000,000
128a	\$47,000,000	\$60,000,000	~\$107,000,000
TBA	\$6,000,000-7,000,000*	\$24,000,000*	\$30,000,000

\*Typically, OBLR allocates around \$6-7M annually for TBA funding across the country. In FY22, they increased the investment to approximately \$30M of combined regular and BIL funding. It is unknown if they will have the same amount for FY23, it will depend on the demand for these resources across the country.



# Technical Assistance to Brownfields (TAB) Program

EPA Region 1:

[The University of Connecticut](#)

EPA Region 2:

[New Jersey Institute of Technology \(NJIT\)](#)

EPA Region 3:

[The West Virginia University Research Corporation](#)

EPA Region 4:

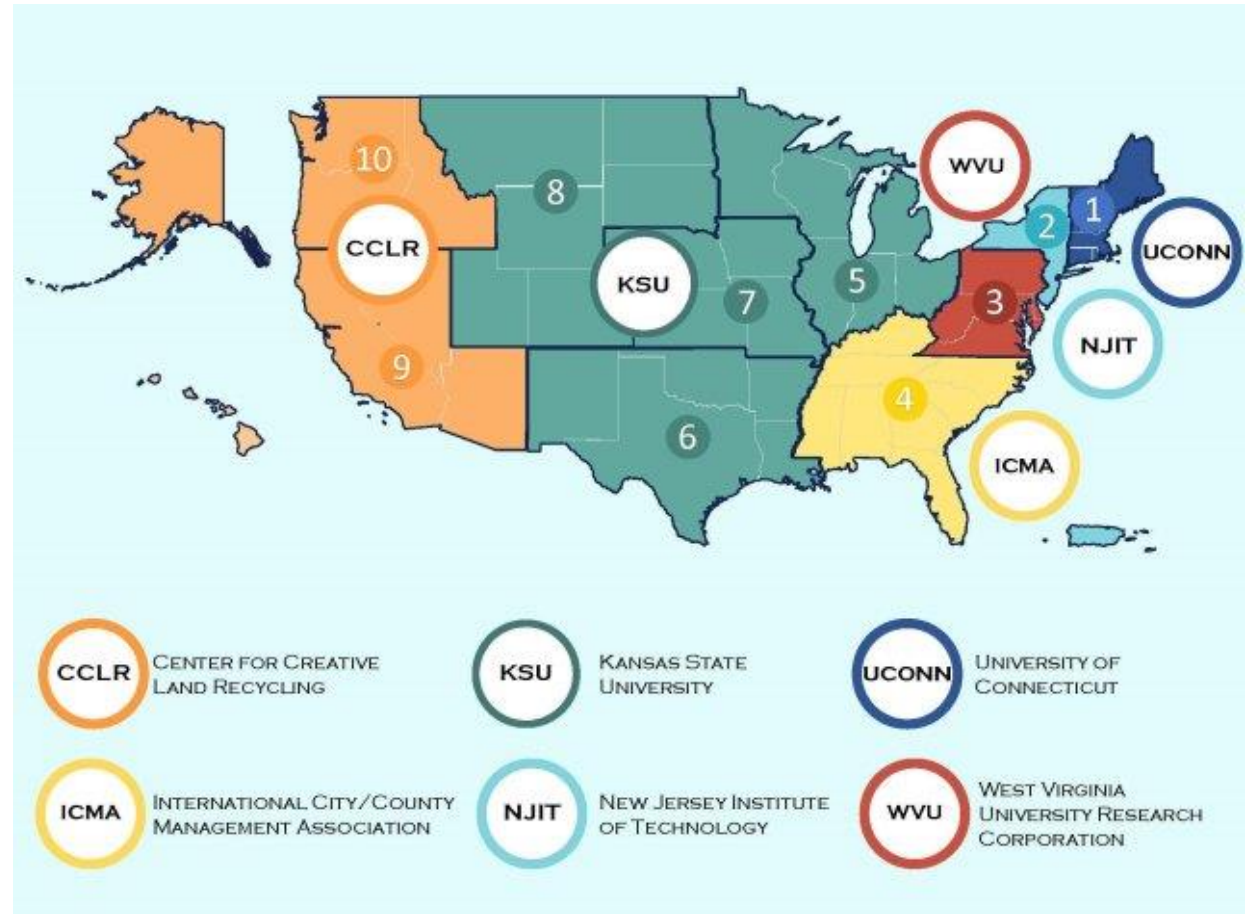
[The International City/County Management Association](#)

EPA Regions 5, 6, 7, 8 and nationwide:

[Kansas State University \(KSU\)](#)

EPA Regions 9 and 10:

[Center for Creative Land Recycling \(CCLR\)](#)



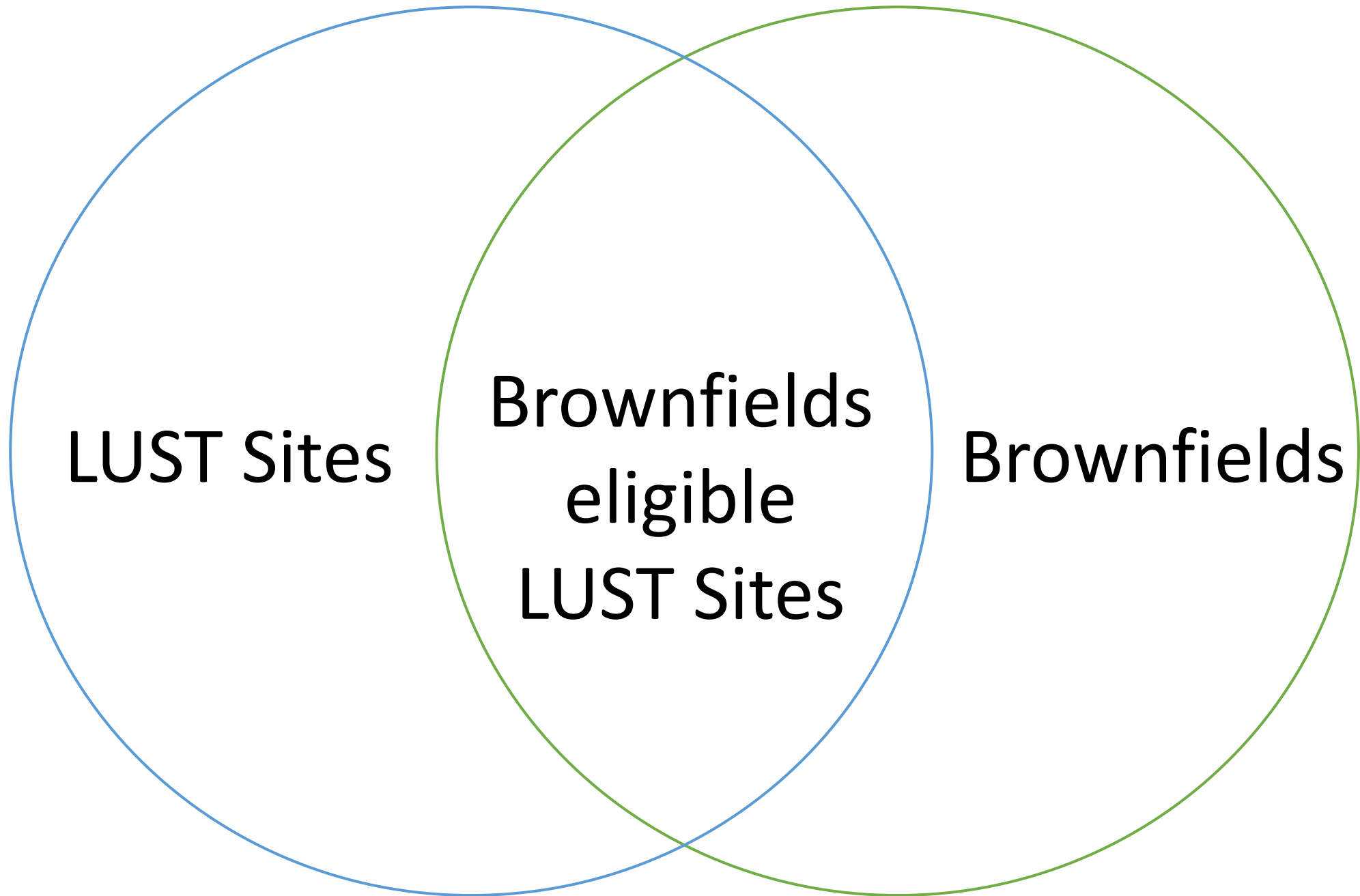
# Google It!

- [Webinar: US EPA Grant Allocation for Assessment & Remediation \(regenesi.com\)](#)
- EPA brownfields grant competition coordinator
- EPA Region 4 perspective
- FYI
  - FY22 grants are out the door!
  - FY23 Plans
    - Announce later this month
    - Applications due Nov

# Abandoned Gas Stations = Opportunity



- **Location, location, location.** Often located on major roadways, abandoned gas stations can be great candidates for redevelopment.
- BIL \$ presents an historic opportunity to work together to cleanup and redevelop brownfields-eligible LUST sites. **Win, win, win.**



LUST Sites

Brownfields  
eligible  
LUST Sites

Brownfields

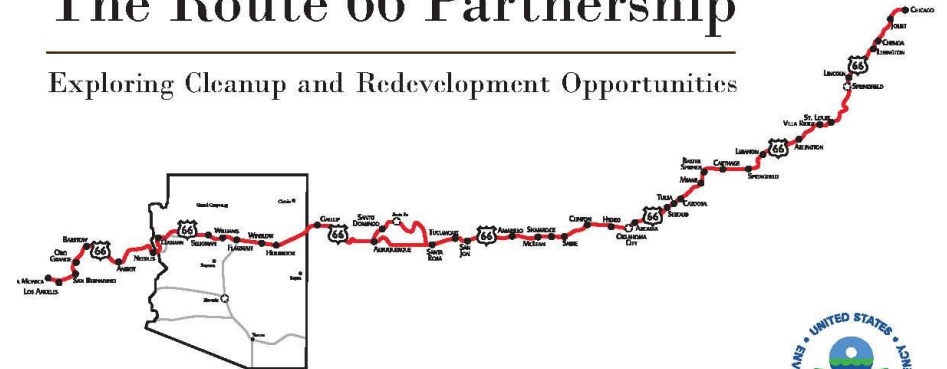
# Common Approaches

- Developing inventories
- Area-wide
- Corridor projects
  - Arizona Route 66 - [The Route 66 Partnership: Exploring Cleanup and Redevelopment Opportunities](#)
  - Selma to Montgomery Trail - [Transit planning along historic civil rights trail](#)
- Highway to healthcare reuse concept



## The Route 66 Partnership

Exploring Cleanup and Redevelopment Opportunities



EPA-909-R-06-003

# Common Reuse Options

- Housing
- Commercial / business
- Environmental and recreational
- Public (e.g., fire stations, health centers)

Success Stories:

[ASTSWMO redevelopment successes at UST sites](#)



[Villa Montgomery, California](#)



[St. Johns, Arizona](#)

# What's happening now?

- Competitive grant eligibility for Tribes – OBLR and Region 9 efforts
- Awareness campaign
  - Regional brownfields staff are presenting at state tank program meetings
  - Region 6 developing resource for state UST/LUST programs
  - OBLR briefed regional UST/LUST program managers
  - OUST briefed ASTSWMO
  - OBLR recent publication for communities & developers
    - [New Community Visions for Abandoned Gas Stations](#)
  - National Tanks Conference (Sept 13-15 Pittsburgh, PA)
- Collaborating to get results
  - State successes
  - EPA Region 1 LCRD effort with MA – data analysis to identify LUST sites for redevelopment
  - EPA Region 4 Gullah Geechee Corridor Project

# State Success Story

- Oklahoma Corporation Commission (OCC) was awarded an assessment grant to address a corridor of abandoned gas stations in a rural downtown
  - In 2 square miles, 55 gas stations, 45 of which were abandoned before this project
  - [The Okemah Brownfields Project, Oklahoma](#)
- OCC was recently awarded a \$2M assessment grant – looking for sites!



10<sup>th</sup> St Sinclair Property - First site to be considered for OCC's 2020 Community-Wide Assessment Grant



# EPA's Office of Brownfields & Land Revitalization

- OBLR publication for communities & developers
  - [New Community Visions for Abandoned Gas Stations](#)
- Recently awarded [Brownfields Grants](#)



Related Topics: [Brownfields](#) | [Land Revitalization](#)

## Brownfields Grant Fact Sheet Search

### Filter Your Results

Keyword Search +

Grant Recipient +

EPA Region +

State/Territory +

Grant Type +

Grant Announcement Year +

Brownfields Funding Type +

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Filters: [Year: 2022](#) x

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Show [25](#) entries

Search:

Grant Recipient Name	EPA Region	State/Territory	Grant Type	Grant Count	Announcement Year (FY)	Special Funding Type	Total Grant Funding
<a href="#">Mississippi Department of Environmental Quality</a>	4	MS	Assessment, Revolving Loan Fund	2	2022	BIL	\$2,560,000
<a href="#">Colorado Department of Public Health and Environment</a>	8	CO	Assessment	1	2022	BIL	\$2,000,000
<a href="#">Indiana Finance Authority</a>	5	IN	Assessment	1	2022	BIL	\$2,000,000
<a href="#">Louisiana Department of Environmental Quality</a>	6	LA	Assessment	1	2022	BIL	\$2,000,000
<a href="#">Michigan Department of Environment, Great Lakes, and Energy</a>	5	MI	Assessment	1	2022	BIL	\$2,000,000
<a href="#">Minnesota Pollution Control Agency</a>	5	MN	Assessment	1	2022	BIL	\$2,000,000

# What Can States & Regions Do?

- Develop and/or update inventory – potentially eligible LUST sites
  - Prioritize brownfields eligible LUST sites in areas with EJ concerns using EJScreen and UST Finder.
  - Consider both EPA Brownfield and State Brownfield funding. Sites with multiple funding sources may be more successful.
- Investigate recently awarded [Brownfields Grants](#) – are there LUST sites in the mix?
- Collaborate between Brownfields and LUST staff to “market” possible LUST sites
  - OUST encourages tanks programs to seek the counsel and advice of colleagues in the Brownfields program in hopes of identifying opportunities—sites and possible funding sources.
  - Regional Brownfields and LUST programs can coordinate to address Tribal specific UST sites.

# Looking Ahead – More Abandoned Stations?

## **Near term pressures**

- UST infrastructure is aging – cannot get insurance for older tanks
- Mom and pops cannot compete with large convenience store model

## **Longer term challenges**

- Rise of EVs — Decreased need for gas stations and car repair shops
  - Decentralized charging—home, work, mall, etc.
  - EVs require less maintenance
- Decrease in revenue from gas tax used to pay for cleanups
  - State fund dilemma: more LUST sites and fewer dollars to deal with them?

# Looking Ahead – More Opportunities?

- Rise of EVs – Potential opportunity for redeveloping old gas stations into EV charging stations with increased \$ and attention
- The Infrastructure law provides:
  - \$5 Billion over 5 years specifically for charging stations – [USDOT and USDOE Announcement for National EV Charging Network](#)
  - \$2.5 Billion in competitive grants to support community EV charging, and increase charging access in underserved and overburdened communities – [Fact sheet: new standards for national EV charging network](#)



# Additional Resources

[Bipartisan Infrastructure Law: A Historic Investment in Brownfields | US EPA](#)

Petroleum Brownfields: Developing Inventories

<https://www.epa.gov/ust/petroleum-brownfields-developing-inventories>

Opportunities For Petroleum Brownfields

<https://www.epa.gov/ust/opportunities-petroleum-brownfields>

Petroleum Brownfields: Selecting A Reuse Option

<https://www.epa.gov/ust/petroleum-brownfields-selecting-reuse-option>

[Brownfields Road Map](#)

[Smart Growth OPTIONS Community Engagement Workbook](#)

[ASTSWMO Toolbox for Community Redevelopment](#)

[Land Revitalization Toolkit | US EPA](#)

# Contacts

**EPA OBLR** [Contact Us about Brownfields](#)

[Brownfields Contacts in EPA Regional Offices](#)

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