ADEM Redevelopment Programs

Sonja B. Favors, P.E.

Redevelopment Section

Land D

ADEM Brownfields

Rebuilding Alabama Brick By Brick

ADEM

Alabama Department of Environmental Management

ADEM's Redevelopment Program

- Brownfield technical assistance
- Redevelopment Grants and Revolving State Brownfield loans
- Visioning
- Phase I/II assessments

Voluntary Cleanup Program (VCP)

- Provides oversight of assessment and cleanup activities.
  - Recovers the oversight costs through a fee structure for responsible and non-responsible parties.
- Issues “Letters of Concurrence” upon program completion.
  - Letters are fully transferable to other non-responsible purchasers/developers.
- Provides limited liability protections for non-responsible party applicants.

Sites may also be eligible for Brownfield Tax Abatements

Brownfields Tax Abatements

- To be eligible, the site must be enrolled in the Department's VCP and have an approved cleanup plan.
- Designed to be used by local governments as an incentive for redevelopment of Brownfields sites
- Local approval is required; a variety of non-educational fund taxes are eligible for abatement.
- Alabama Department of Revenue is

Brownfields State Revolving Loan Fund

- Low interest loans (~2%, Ten-Year Fixed) for the cleanup of contaminated Brownfields sites
- Available to local governments only
- Currently Loan Funding is Available.

Uniform Environmental Covenants Program

- Environmental Covenants fall under real estate law however are enforceable by ADEM.
- Any site that requires engineering and/or institutional controls must have a covenant.
- Covenant is recorded with the property deed and registered with ADEM.

Redevelopment through

Selma Riverfront Development
Circa 1927

Selma Riverfront Redevelopment
2008

Selma Riverfront
Development
Circa 1947

Selma Riverfront Redevelopment
2016

Montgomery Gas Works circa 1890

Montgomery's Riverwalk Stadium

Phase 1 and 2 Assessment Activities

- A limited number of Phase 1 & 2 Brownfield Assessments are conducted annually.
- Request submitted by public entities (i.e. local municipalities, public universities) that meet the criteria are considered on a first come- first serve basis.
- The request must be submitted on the public entity's letterhead and must include written permission from the property owner.
- There is no cost to the requestor for these services

ADEM's Annual Brownfield Conference

- Success stories-before and after projects
- Updates on cleanup standards and Departmental Guidance
- New or emerging remediation technologies
- Legal aspects on program components (i.e. environmental covenants)

ADEM's Annual Brownfield Conference

- More than 150 attendees this year
  - Local government
  - Consultants
  - Investors
  - College students
  - Neighborhood representatives
- Stakeholder participation
  - Mayors, County Commissioners, and other local officials present on program success
  - Consultants provide examples of Brownfield work
  - Experts on new or emerging technologies
  - Other State Departments that offer redevelopment incentives

Conference Benefits

- Beneficial information on program changes
- Firsthand knowledge of new technologies
- Opportunity for one-on-one communication with Departmental staff and field experts
- Networking opportunity
- Professional Development Hours (PDUs)
- “Conference Bag of Knowledge”
- **FREE**

SAVE the Date

- ADEM 4th Annual Brownfield Conference
- Spring 2017
- Sign up at www.adem.Alabama.gov to receive the latest information on the conference and other Brownfield events

Thank You

Sonja B. Favors

Redevelopment Section

Industrial Hazardous Waste Branch

Land Division

ADEM

(334) 279-3067 (Office)

(334) 462 -5997 (Cell)

smb@adem.Alabama.gov