

A red arrow graphic pointing to the right, located on the left side of the slide.

Welcome to the Louisiana Brownfields Association!

Website: www.labrownfields.org



Website: labrownfields.org



LBA Chicago Brownfields \$1,000 Scholarship

Previous Recipient: Dylan Taillie

- Enrolled at Limitless Vistas Program, New Orleans
- Dylan prepared a report that was posted in the LBA newsletter after the conference.





LBA Members



LBA Member: Limitless Vistas, Inc.

“The greatest opportunity coincides with the greatest need.”

- **Program:** Non-Profit organization devoted to creating opportunities for disconnected youth through environmental conservation workforce development and job training
- **Funding:** EPA Workforce Job Training
- **Student Support:** high-quality, technical certification classes, on-site experience and community service
- **Training:** Programs include wetland restoration, Phase I and II ESA, soil and water sampling and urban planning and development.



LBA Member: Limitless Vistas, Inc.

Community Service Learning Projects



First Encounter with a “Banana” Spider – Jean Lafitte NPS – Barataria Preserve





Native Tree Planting and Chinese Tallow Mitigation – Audubon Louisiana Nature Center





Native Tree Planting and Chinese Tallow Mitigation – Audubon Louisiana Nature Center





Sand Fence Installation – Raccoon Island ~ ~ ~ Clearing Storm Debris – New Orleans City Park





Caernarvon Delta Native Tree Planting - CRCL





Park Installation and Maintenance – Central City Planters Grove Park





LBA Member: Limitless Vistas, Inc.

Industry- Sponsored Field Trips



Grand Liard Marsh Creation Project – AECOM/CPRA





Drilling and Soil Sampling – PSI ~ ~ ~ Industrial Wastewater Treatment - Monsanto





Practical Hands-On Experience



Water Quality Testing – LUMCON Bayouside Classroom Program





Experience Nature



Developing an Appreciation for Nature and Life-Long Conservation Skills and Attitudes
Bayou Sauvage Wildlife Refuge





Ultimate Goal – Graduation!!!



Corpsmember Goals:

- Develop a sense of self and civic pride by learning how to give back to their community.
- Become stewards of the environment by developing an appreciation for nature and life-long conservation skills and attitudes.
- Learn the skills and knowledge needed to pursue a career in the environmental and/or conservation industries.



Any Questions?

Limitless Vistas, Inc.
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LBA Member: Southern University at Shreveport

EPA Brownfields Job Training Grant





LBA Member: Southern University at Shreveport

- **Program:** Community & Workforce Development
- **Funding:** Brownfields Workforce Development and Job Training Grant is utilized in concert with other workforce grant funding
- **Student Support:** high-quality, technical certification classes, on-site experience and community service
- **Training:** Graduates receive on-the-job training by removing asbestos-related work at the Georgia Pacific Plant in Arkansas.



LBA Membership Projects

LBA Membership Projects:



City of Gretna Brownfields Program

Zatarain-McCormick (former Malter International)

Location: Gretna, Louisiana

Project/ Awards:

- \$200,000 Brownfields Assessment Pilot Grant (1997)
- \$500,000 Brownfields Cleanup Revolving Loan
- \$660,000 Sold to Zatarain-McCormick (2009)

Redevelopment: Zatarain-McCormick Parking

Leveraged Funding to Date: \$90,000



LBA Membership Projects:

City of Gretna Brownfields Program

Wye Property (former barrel plant UST site)

Location: Gretna, Louisiana

Project/ Awards: Phase I & II Assessment Complete

Redevelopment: Proposed Green Infrastructure to Improve Local Drainage Issues +
Green Infrastructure Demonstration for Contractors

Leveraged Funding to Date: \$44,000



LBA Membership Projects:

EPA Region 6 TBA Program

Old Clinton High School (vacant since 1985)

Location: Clinton, Louisiana

Project/ Awards:

- Phase I & II Assessment, Cleanup Plan
- Mold, asbestos, lead-based paint, pigeon droppings

Redevelopment: Remediation and partial renovations complete- Currently used for film set storage and a Community Garden

Leveraged Funding to Date: Community haunted house raised money for renovations



LBA Membership Projects:

St. Matthew School Community Association

St. Matthew's School (vacant since 1985)

First public high school for African Americans (1952)

Location: Melrose, Louisiana

Project/ Awards:

- Phase I & Phase II ESA (TBA EPA Region 6); EPA Cleanup Grant (2008)
- Successful Asbestos, Lead-based Paint abatement

Redevelopment: Pavilion on slab of former home economics building used for outdoor fundraising activities.

Leveraged Funding to Date: Used non-profit volunteers' time as match and volunteer labor from detention center for non-hazardous clearing work



LBA Membership Projects:

City of New Iberia Brownfields Program

Timeless Treasures (former filling station)

Location: 121 Bridge Street, New Iberia, Louisiana

Project/ Awards:

- Phase I & Phase II Assessment Completed (ARDD Brownfields Assessment Grant)
- Brownfields Clean Up Grant –Received a Certificate of Completion for Environmental Cleanup through the Louisiana VRP Program

Redevelopment: Green Space with Cultural Focus

Leveraged Funding to Date: \$20,000



LBA Membership Projects:



South Central Planning and Development Commission Brownfields Program

Supreme Sugar (former Sugar Mill)

Location: Labadieville, Louisiana

Project/ Awards:

- Phase I & Phase II Assessment Completed (SCPDC Brownfields Assessment Grant)
- Assessed USTs, 2500 RR Tie Storage, Burn Piles, Oil Stains, Drum Storage, Abandoned ponds, sludge in pits

Redevelopment: Ongoing



LBA Membership Projects:



City of West Monroe Brownfields Program, Louisiana

Fitness Center (Former Dry Cleaner)

Location: 2112-18N. 7th Street, West Monroe, Louisiana

Project/ Awards:

- 2003 Environmental Assessment Completed (Brownfield Assessment Pilot)
- 2003-2007 VRP Clean Up: Parking lot barrier, demolish cleaner building

Redevelopment Complete

Leveraged Funding to Date: \$6,000 private funding



LBA Membership Projects:



City of Shreveport Brownfields Program, Louisiana

Shreveport Convention Center (former Confederate Arsenal and Military Complex)

Location: 400 Caddo Street, Shreveport, Louisiana

Project/ Awards:

- \$400,000 Revolving Loan
- \$200,000 Brownfields Planning Grant
- One of first projects to enter Louisiana LDEQ VRP

Redevelopment Complete

Leveraged Funding to Date: \$102,000,000 public and private funding



LBA Membership Projects:



Biomedical Research Foundation Mission- Economic Development

- Promoting and developing a knowledge-based economy in northwest Louisiana
- Collaborating in technology-based economic development strategies
- Providing infrastructure and resources to new or growing companies

LBA Membership Projects:



BRF InterTech 1 Incubator Facility

Project/ Awards:

- Former Brownfields Site
- 65 jobs created

Redevelopment: Incubator Facility

Leveraged Funding to Date:

Construction costs- \$17,000,000



LBA Membership Projects:

BRF InterTech 2 Technology Building

Project/ Awards:

- EPA Cleanup Grant (Sproull Property) \$105,000
- 390 Potential Jobs

Redevelopment: Technology Building

Leveraged Funding to Date: \$1,479,341

- Potential leveraged funds (including construction)
\$27,437,512



LBA Membership Projects:

BRF InterTech 3 CMIT

Project/ Awards:

- EPA Cleanup Grant (Caddo Parish Health Unit) \$200,000
- LDEQ TBA Assessment Grant Phase I ESA \$15,000
- EPA TBA Assessment Grant Phase II \$49,000
- 74 Potential Jobs

Redevelopment: CMIT

Leveraged Funding to Date: \$843,439

- Potential leveraged funds (including construction)
\$26,937,949



LBA Membership Projects:

BRF InterTech 4 Digital Village

Project/ Awards:

- 650 Potential Jobs
- EPA Brownfields Assessment Grant (NLCOG)
\$150,000
- EPA Brownfields Cleanup Grants
(Wilson Foods) \$200,000, (Modern Iron Works) \$125,000
- LDEQ TBA Phase I/II ESA Louisiana College \$75,000
- EPA Brownfields City of Shreveport Revolving Loan Funds
\$152,000

Redevelopment: Digital Village

Leveraged Funding to Date: Potential (including construction)
\$115,400,000



LBA Membership Projects:



BRF InterTech 5 Office Building

Project/ Awards:

- EPA Barrett Cleanup Grant \$120,272
- 26 Jobs Created

Redevelopment: Office Building

Leveraged Funding to Date: \$281,000





Baton Rouge Brownfields Program

Baton Rouge Brownfields Program



Circa 1857 Art, Antiques, Architecture Salvage

Since it was established in 2000, the Baton Rouge Brownfields Program has impacted 51 sites in East Baton Rouge Parish and has leveraged **\$40,507,015** in redevelopment that led to the creation of over **60 new jobs**.

During this time, the program has listed **185 brownfield locations** in our site inventory, and has carried out over **70 environmental assessments**, including Site Environmental Review, Phase I, Phase II, and Risk Evaluation/Corrective Action Program (RECAP) evaluations.

Baton Rouge Brownfields Program



New affordable homes in the Scotlandville neighborhood of Baton Rouge completed after environmental site assessments were performed by the Baton Rouge Brownfields Program

What we do:

- Site Assessments
- Remediation Planning
- South Louisiana Brownfields Coalition Revolving Loan Fund
- Area-wide Assessments
- Technical Consultation

Baton Rouge Brownfields Program



- **The US Environmental Protection Agency (EPA) has provided important support for our local program through its Brownfield Program in the form of Assessment Grants that have provided funding to characterize and inventory our local brownfield sites.**
- **Since 2000, EPA has provided \$1.4 million in grant funding for these purposes. The Baton Rouge Brownfields Program has leveraged these assessment funds into over \$40,000,000 in redevelopment and retained and created over 60 full-time jobs.**



Baton Rouge Brownfields Program



Prior uses of this 6-acre site near downtown Baton Rouge include a coal-fired power plant, a street-car terminal, and a storage yard for a utility company. The East Baton Rouge Redevelopment Authority is contemplating future development of a mixture of both retail and commercial ventures, possibly with apartments above those establishments.

1509 Government Street

- **Phase I and Phase II Soil and Groundwater Investigations**
- **Asbestos, Lead Paint and Hazardous Materials survey**
- **Clean-up Plan**
- **Area-wide Assessments**
- **Technical Consultation**

Baton Rouge Brownfields Program



East Spanish Town Phase I and Phase II Soil and Groundwater Investigations



The Elysian is a four story 111,500 sq. ft. multi-family development, creating high quality affordable and environmentally friendly rental housing near downtown Baton Rouge.

Baton Rouge Brownfields Program



CONTACT THE BATON ROUGE BROWNFIELDS PROGRAM

City-Parish Planning Commission
1100 Laurel Street, Suite 104
Baton Rouge, Louisiana 70802
brownfields@brgov.com



Over 20 USTs were removed along the North Boulevard Corridor resulting in an enhanced gateway to downtown Baton Rouge.

LBA Membership Projects:



Constance Street Lofts- Private (former warehouse)

Location: Warehouse District, New Orleans, Louisiana

Project/ Awards:

- 2007-2008 Phase I & Phase II Assessment Completed through State LDEQ VRP
- 2009 VRP Cleanup: asbestos and Lead-based paint, lead contaminated soil remediation
- Brownfields Tax Credit: One of Louisiana's first (expenditures of \$71,431.35)

Redevelopment: 60.40 Split Affordable Multi-Unit Housing 2009

Leveraged Funding to Date: \$14,700,000 Go Zone, CDBG, Historic Tax Credits







- RPC's Brownfield Redevelopment Program provides environmental assessments and cleanup plans to facilitate the redevelopment of Brownfield Sites.
- Brownfield Site Definition- Previously developed idled, abandoned or underutilized property where real or perceived environmental issues inhibit redevelopment
- Funded through competitive grants from EPA's Brownfield and Land Revitalization Program

Accomplishments since 2005



- Concluded 3 EPA Grants for a total of \$1.19 million including a \$500,000 Cleanup Revolving Loan Fund
- Secured an additional \$1.2 million in grant funding plus over \$200,000 to date in Program Income (Repayment of Cleanup Loan)
- Addressed environmental concerns at 24 sites
- Over 100 acres assessed
- **Leveraged Funding: \$76 Million**

Progressive Church Family Life Center Site

Location: 4th and Cohen Streets, Marrero, Jefferson Parish, LA

Size: 18 acres

Site History

- Asbestos in soil from previous fill activities
- Updated Phase I ESA
- Phase II ESA delineated asbestos contamination & limited area of heavy metal & petroleum contamination
- Cleanup: 12,876 tons of soil removed
- LDEQ Certificate of Completion issued Sept. 10, 2008



Total Investigation Cost: \$111,500 - Paid for through RPC's Brownfield Assessment Grants; LDEQ waived their oversight fees

Total Cleanup Cost: just shy of \$500,000

- \$200,000 USEPA Brownfield Cleanup Grant (Competitive Selection)
- \$300,000 Loan from RPC's Brownfield Cleanup Revolving Loan Fund
- Also received LA Brownfield Cleanup Tax Credit

Leveraged Funding: Over \$970,000

RPC Brownfield Success Stories



Former Falstaff Brewery Site

Location: 2600 Gravier Street, New Orleans

Size: 8 acres

Site History:

- Brewery Closed in 1978; Site left vacant
- Phase I ESA conducted in Aug. 2005 in preparation for site purchase; Paid for by RPC Brownfield Assessment Grant
- Extensive Asbestos Containing Materials, Lead-Based Paint, and Solid Waste throughout 7-Story Structure
- Falstaff Properties I LLC purchased property and cleaned up contamination

Success Status:

- Opened as a mixed-use development in 2008
- Currently at 95% Occupancy
- Includes Affordable Housing Units

Leveraged Funding: \$30.1 million



RPC Brownfield Success Stories



Former Schwegmann's Superstore

Location: 4400 Woodland Highway, Algiers, New Orleans

- Former Gas Station Site
- Phase II ESA/ UST Removal Complete – No Further Action from LDEQ
- Redevelopment underway as new Event Rentals facility to expand their operations
- **Leveraged Funding: \$2.8 million**



Garden on Marais

Location: 4600 Marais St., New Orleans

- Phase I & II Assessment Complete
- No Further Action Letter rec'd from LDEQ
- Community Garden Site
- **Leveraged Funding: \$157,800**



Sites In Progress



St. Margaret's at Mercy (Former Lindy Boggs Medical Center),
Location: 301 North Jefferson Davis Parkway, New Orleans

Completed:

- Phase I and Phase II Work Plan- New Orleans Brownfield Program
- Phase II Implementation & Cleanup Plan- RPC Brownfield Program
- UST Removal- LDEQ Grant

In Progress: Asbestos Abatement

- EPA Grant & Loan from New Orleans Brownfield Revolving Loan Fund

Leveraged Funding to Date: \$40.5 Million

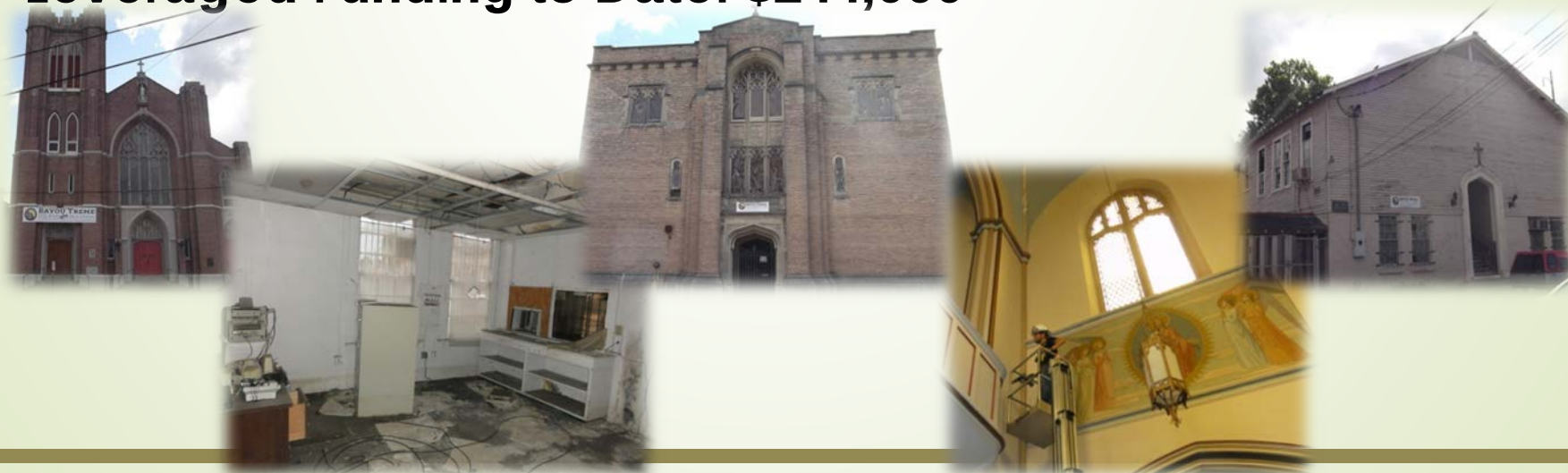


Sites In Progress



Bayou Treme Center (former St. Rose de Lima Cathedral & School), Location: **2533, 2539 & 2546 Columbus St and 2541 & 2545 Bayou Rd., New Orleans**

- Phase I & II Assessment Complete
- UST Removed from Site
- Lead & Asbestos Abatement In Progress
- Proposed Redevelopment: Charter School Incubator, Artists' Space & Business Services, Community Meeting Space
- **Leveraged Funding to Date: \$244,000**



Sites In Progress

Former Kaiser Aluminum Landfill Site

Location: Between St. Bernard Port & Chalmette Battlefield, St. Bernard

- 40 Acres
- Phase I Assessment completed
- RE-Powering America's Land – Renewable Energy Feasibility Study
 - Partnership with US Dept. of Energy & EPA
 - Looked at Siting a Gasification Plant on the Site
- Additional assessment will depend on reuse
- **Leverage Funding to Date: \$35,000**



RPC Brownfield Outreach Events



- Brownfield Consortium Workshops
 - Technical Trainings
 - EPA-Related Topics
 - Highlighting Specific Sites
 - DBE Outreach
 - Supporting Local Envir. Job Training Programs
- Presentations to Brownfield Stakeholder Groups
 - Real Estate/ Developer Associations
 - Local Governments/ Econ. Dev. Orgs
- Conference Presentations
 - National Brownfield Conference
 - EPA Regional Workshops
 - EPA Program-Specific Workshops
 - Louisiana Solid waste Conference

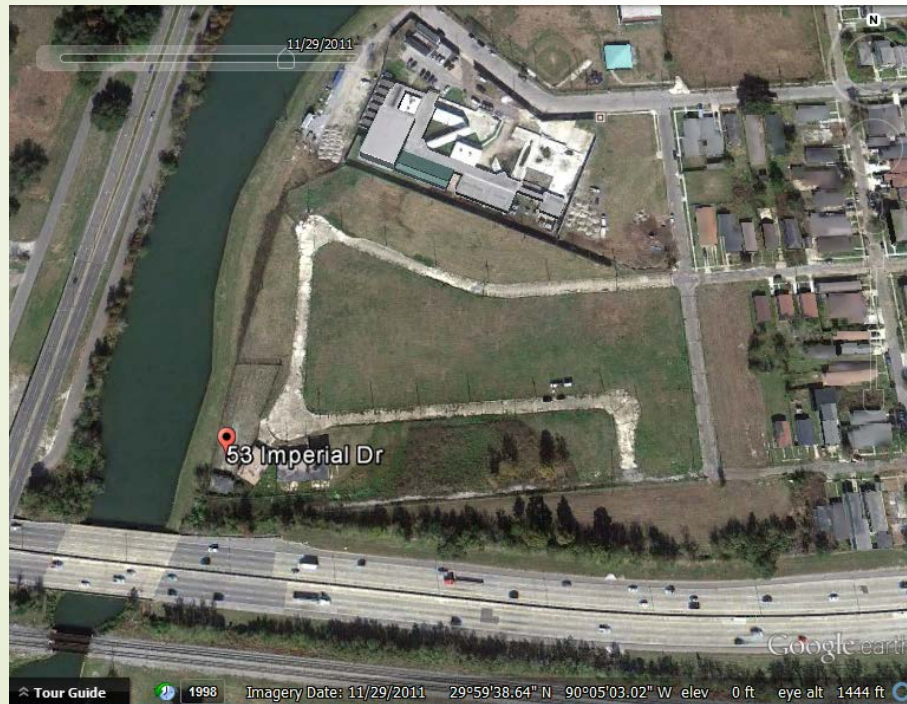




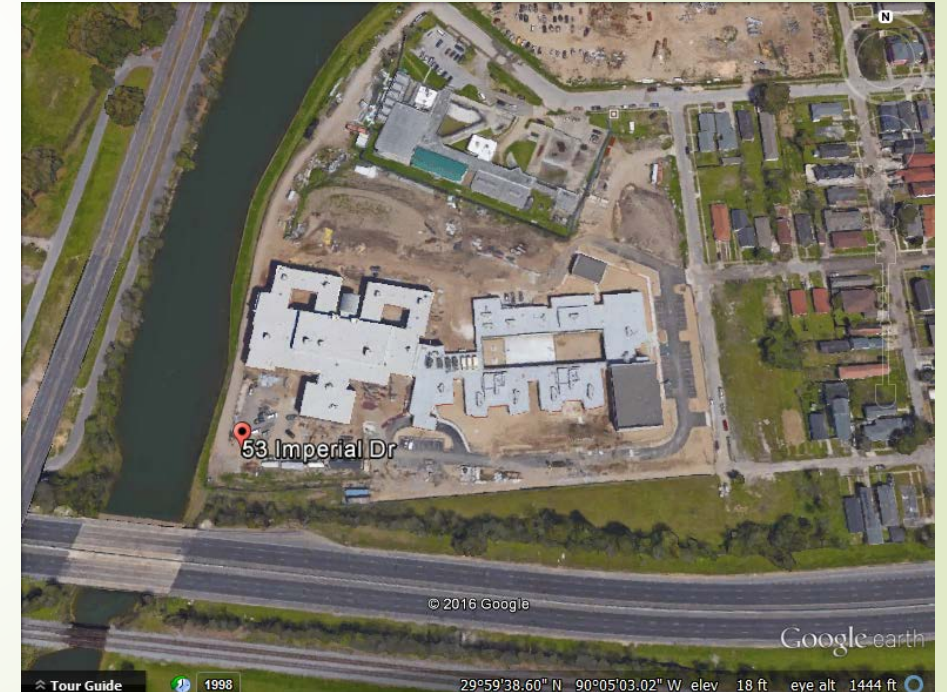
Before and After Success Stories

Youth Study Center: 53 Imperial Dr.

Before

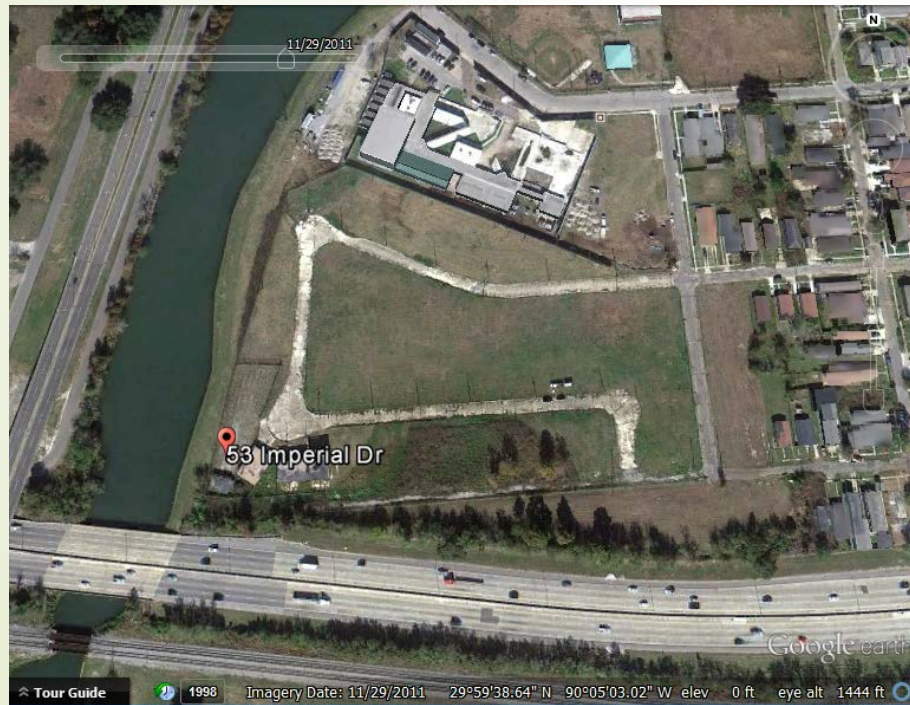


After



Youth Study Center: 53 Imperial Dr.

Before



After



Current Residence/ Warehouse: 2032 Lapeyrouse St. Ice House

Before



After



Apartment Building: 2256 N. Claiborne

Before



After



Garden on Marais: 4600 Marais St.

Before



After



Autozone: 4100 S. Claiborne Ave.

Before



After



Neighborhood Medical Center: 13085 Chef Menteur Hwy.

Before



After



American Can Apartments: 3700 Orleans Ave.



Commercial Building 3317 Chartres St.



Renovated Home: 1658 N. Dorgenois St.



Mixed- Income Residential Property: Old Falstaff Brewery, 2600 Gravier St.



Headquarters – Event Rentals: Former Schwegmann's, 4400 Woodland Dr.



Gulf Coast Service & Group – Former Hawilk Galvanizing, 800 Peters Road, Harvey, Louisiana



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Website: labrownfields.org