

Brownfields BULLETIN

City of Phoenix Brownfields Land Recycling Program

Vol. 5 April 2001

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\$3.4 Million for brownfields program

In a general election on March 13, 2001, Phoenix voters approved Proposition 3, \$24.8 million for "Facilities to Improve the Environment and Clean Up of Polluted Sites." The proposition includes \$3.4 million for the city's Brownfields Land Recycling Program.



The funds will be used to support other city bond projects and will supplement the costs of environmental investigation and cleanup of properties that are acquired by the city for public uses. Projects could include parks, neighborhood centers, senior centers, libraries and fire stations.

Grant funds available for brownfields projects

Limited grant funding currently is available to the private sector for qualified Brownfields projects. The funds can be used for infrastructure improvements in public easements and right-of-way, such as curbs, gutters, utilities, sidewalks, landscaping, trails, etc. Grants also are available for development fees including construction plan reviews and permitting. Approximately \$110,000 is available through June 30, 2001.

Qualified brownfields projects will be evaluated for grant funding based on the following criteria:

- Small and/or minority/woman-owned business enterprise
- Non-profit organization
- Project is located within the Enterprise Community, Neighborhood Initiative Areas and designated Redevelopment Areas.
- Project is part of or a complement to other city economic development and community revitalization efforts.
- Assessment and/or remediation plan approved by Arizona Department of Environmental Quality.
- Emergency and/or undiscovered, unexpected costs due to environmental contamination. The applicant would have to provide evidence of the emergency, such as environmental reports or notices from other regulatory agencies.

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Brownfields bill passes Arizona House of Representatives



HB2432 was passed by the House of Representatives 52-0 on March 15, 2001. The bill allows County Board of Supervisors to reduce the lien for delinquent taxes, interest, costs and penalties on properties that are substantially contaminated with hazardous substances or petroleum in an amount not to exceed the actual expenses to mitigate environmental conditions at the property.

The ability to eliminate the additional cost of past due property taxes on brownfields would further encourage the cleanup and redevelopment of these sites, which would generate new tax revenue.

The bill now goes to the Arizona Senate for approval.

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New brownfields projects



Former Deer Valley Landfill Site

View of site
looking west
from 19th
Avenue



View of site
looking
southeast

19th Avenue and Acoma
Approximately 29 acres

The property owner wishes to develop this closed landfill site into commercial uses. The site has remained vacant because of the limitations and costs to develop on a landfill. The property is located in an area of increasing development and has good access to major streets and highways.

As a qualified brownfields, the project is eligible for grant funding and will be provided assistance in coordinating all city services. An important component of this project will be a methane monitoring system that will operate after redevelopment of the site.

Arizona Store Equipment

2501 N. 16th St.

Approximately 2 acres

The owner of this specialty supply store would like to expand the business and build a small commercial shopping center on properties that surround his current building.

One of these properties has been an automotive repair shop for many years with potential underground storage tanks still located on the property.

This area of the city is exhibiting revitalization with improvements to businesses east and west of 16th Street. This project will further enhance the area and provide the local community with added services.

The city will be assisting the owner in coordinating services and the project is eligible for grant funding. The owner also has applied to the ADEQ for grants to conduct Phase II investigations.



Arizona Store
Equipment



Auto Repair
Shop

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Other program activities

"Reclaiming the Heart of the City," Phoenix Brownfields 2001 Conference was well attended and participants learned about various brownfields initiatives, tools and resources.

For the 2002 conference, we are considering more focused sessions on: environmental investigation and remediation techniques used on brownfields projects, innovative property acquisition strategies or the effect of environmental contamination on the value of real estate.

If you would like to be a presenter at next year's conference or have any suggestions for topics, contact Rosanne Sanchez, 602-256-5669 or at rsanchez@ci.phoenix.az.us.

The International City/County Management Association (ICMA) recently released "Building New Markets, Best Practices from ICMA's 1999 Brownfields Peer Exchanges" study report. The city of Phoenix participated in the program as a mentor to the city of Austin, Texas Brownfields Pilot Program. Brownfields staff had the opportunity to visit Austin and learn first hand about their brownfields challenges.

The report, which is distributed nationwide, highlights the creative work Phoenix has done in the areas of inter-governmental coordination, outreach to the business community and brownfields redevelopment.

A copy of the report can be obtained through ICMA's Web site at www.icma.org

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Brownfields pilot projects located in Arizona

The Gila River Indian Community

The Gila River Indian Community is a federally recognized tribe located in south central Arizona. The reservation encompasses 640 square miles, spanning across both Maricopa and Pinal counties. The Pilot will target the Blackwater Industrial Park, which has three abandoned sites - a former explosive manufacturing plant, a former furniture resin manufacturing plant and a used tire storage facility - all of which are perceived to have environmental contamination.

Contact: Department of Environmental Quality, 520-562-2234, ext.222

Naco Fire District

Naco (population 748) is a rural, unincorporated town directly across the border from Naco, Sonora-Mexico. The Pilot targets 260 acres directly across the border from Naco, Sonora-Mexico. The site contains former cattle dip vats contaminated with pesticides, dead animals, trash and other buried waste. In addition, as the Mexican city of Naco grew, its waste treatment plant did not. Plant failures resulted in sewage spills over the border onto the U.S. crossing site.

Contact: David Eppelle, 520-432-7040

Navajo Nation

The Navajo Forest Product Industries (NFPI) mill site in Navajo, New Mexico, closed in April 1995 because of the cost of using off-reservation timber and now is abandoned. The 10.5 acre site included a particle-board factory and millworks with machinery and maintenance shops. A site inspection has revealed clear evidence of potentially hazardous substances in the environment, including PCBs, acids, solvents and batteries. The Navajo Nation and the local people want to lease part or all of the site facilities to a lumber milling company and recall as many of the laid off employees as possible.

Contact: Lorenda Joe, 520-871-7692

Tohono O'odham Nation

The Nation has a population of almost 15,000 and is located in southwest Arizona. The Tohono O'odham have lived in the region for more than 10,000 years. The Pilot plans to focus on a chemical manufacturing plant located in the San Xavier District. The targeted Minerec Mining Chemical Company is one of 13 tenants in the Nation's San Xavier Industrial Park. The Nation has serious concerns about the Minerec plant because of suspected environmental contamination resulting from past manufacturing processes and operations. The Nation will assess and plan for cleanup of this property to protect the environment and the health of the industrial park workers and nearby residents.

Contact: Kendra Tso, 520-383-2221

White Mountain Apache Tribe

The White Mountain Apache Tribe will apply the Pilot at its McNary Community, located along the northern boundary of the Fort Apache Indian Reservation in the White Mountains region of Arizona. McNary was established in the early 1920s when a private corporation leased 300 acres of Tribal trust land to construct a lumber mill and a neighboring town to house the corporation's employees, which closed in 1980. In the mid-1990s, a tribally owned and operated timber company spent approximately \$100,000 to clean up asbestos, demolish the old powerhouse and performed a partial cleanup of PCBs. The White Mountain Apache Tribe's objective is to revitalize the McNary Community. Efforts are underway to develop a master development plan for the area that would capitalize on the potential scenic and wildlife values of the mill site.

Contact: Keith Jones, 520-338-4346

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Brownfields news from across the country

- **The National Brownfields 2001 Conference** will be on Sept. 24-26, 2001 in Chicago. It will focus on work and research to encourage and promote the exchange of information, procedures and techniques related to the revitalization of brownfields. The conference is seeking work/research-based presentations from all stakeholders who perform and/or are concerned with the assessment, cleanup and redevelopment of brownfields. The deadline for submission of presentations is April 20. The conference is presented by the Engineers' Society of Western Pennsylvania and is cosponsored by the U.S. EPA and the city of Chicago. For more information, visit www.brownfields2001.org.
- **The "Brownfields Revitalization and Environmental Restoration Act of 2001" (S 350)** was introduced in the Senate Feb. 14. This bipartisan legislation would authorize \$150 million in funds for assessment and cleanup of brownfield sites. The bill also would create new legal protections for innocent parties such as contiguous property owners, prospective purchasers and innocent land owners, authorize \$50 million per year for state cleanup programs, limit federal enforcement authority in deference to state programs, create a public record of brownfield sites, enhance community involvement on site cleanup and reuse, and allow sites to be kept off the federal Superfund list, if the state is taking action at the site.

- **ICMA Releases New Report on Brownfields and Challenges of Land Use Controls.**
The February 2001 report is the result of more than three years of research on Land Use Controls (LUCs) or institutional controls, collected through an assortment of focus groups, forums and case studies. LUCs are the main legal mechanism that environmental regulators impose to protect public health from exposure to residual contamination. Efforts to adapt local land use laws and real estate practices to manage residual contamination over the longer term are still relatively new and untested. A copy of the full report can be ordered from ICMA at www.icma.org.

**"My budget will improve
our environment by accelerating
the cleanup of toxic brownfields."
- President George W. Bush,
Feb. 27, 2001**

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For more information

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Phoenix Brownfields Land Recycling program Web site:
www.phoenix.gov/ENVPGM/brownfld.html



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