

Brownfields Basics Webinar

1/21/26

JOSH SHAPIRO, GOVERNOR | JESSICA SHIRLEY, SECRETARY



Pennsylvania
Department of
Environmental Protection



Welcome & Introduction of Speakers

John Gross, DEP

What are Brownfields

Katie See, MA TAB

ACT 2 Overview

Mike Maddigan, DEP

EPA Grant Funding

Christion Smith, EPA R3

DCED Funding Opportunities

Jarrad Minnich, DCED

Questions / Wrap up

John Gross, DEP

Brownfields Grants & Technical Assistance

Introductions



Katie See, AICP
Assistant Director
katie.see@mail.wvu.edu

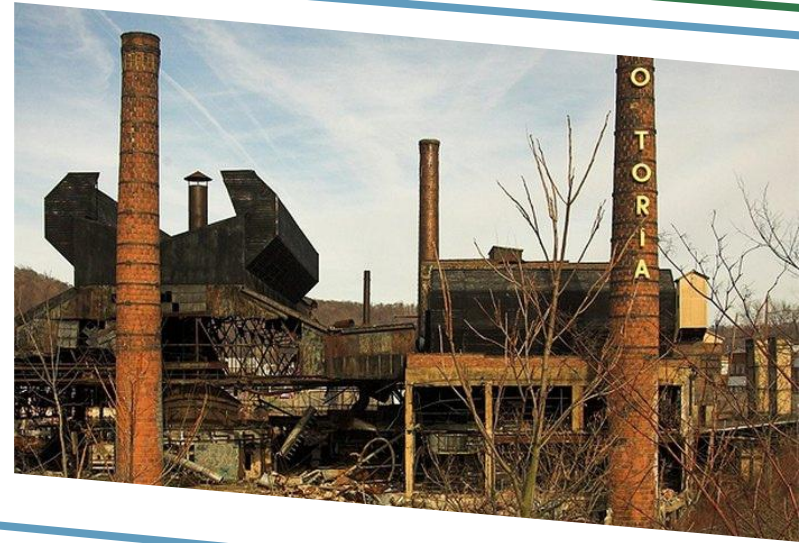


Jared Stewart
Community Development Associate
jared.stewart@mail.wvu.edu



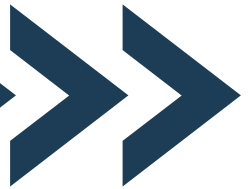
Christian Smith,
Project Officer
smith.christian@epa.gov

What is a Brownfield?

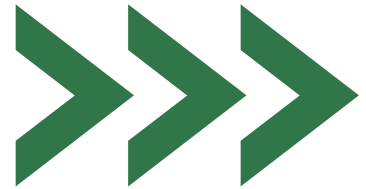


The U.S. Environmental Protection Agency defines a brownfield as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

A Brief History...



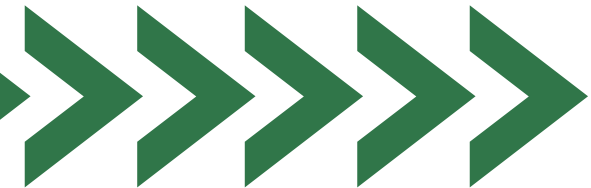
1980: Comprehensive Environmental Response Compensation, and Liabilities Act (CERCLA), enacted by Congress. This created the EPA Superfund Program



1990: U.S. Conference of Mayors identifies brownfields as one of the most critical problems facing cities



2002: Small Business Liability Relief and Brownfields Revitalization Act



2018: Brownfields Utilization, Investment and Local Development (BUILD) Act passed- This included amendments to CERCLA

Where are Brownfields?

-  Gas stations
 -  Glass factories
 -  Steel mills
 -  Formerly mined lands
 -  Dry cleaners
 -  Abandoned schools
-

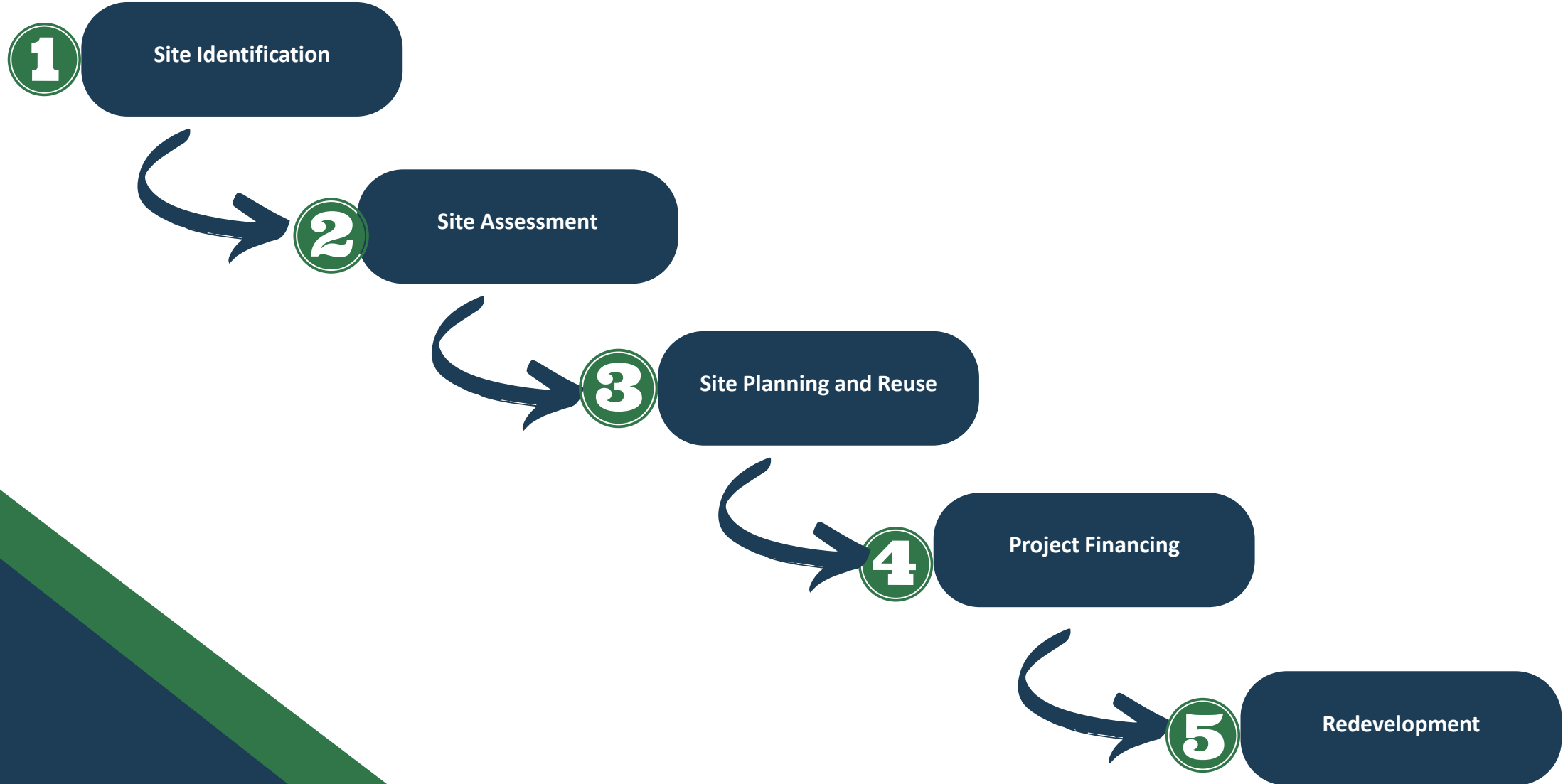


In other words,
they're everywhere!



**BROWN
FIELDS**

How are Brownfields Addressed?



THE BROWNFIELD PROCESS



COMMUNITY INVOLVEMENT

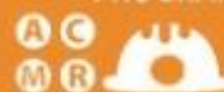
IDENTIFY SITE WITH
REUSE POTENTIAL



PHASE I ASSESSMENT
ALL APPROPRIATE INQUIRY



ENTER STATE
VOLUNTARY CLEANUP
PROGRAM



CLEANUP PLAN
(ABCA)



SITE VISION
AND REUSE



PHASE II
ASSESSMENT



LEVERAGE
RESOURCES



CLEANUP
ACTIVITY



REDEVELOPMENT



EPA BROWNFIELD GRANTS AND RESOURCES

TARGETED BROWNFIELD ASSESSMENT = T ASSESSMENT = A CLEANUP = C REVOLVING LOAN FUND = R MULT-PURPOSE = M

Overview of Pennsylvania's Land Recycling Program

Bureau of Environmental Cleanup and Brownfields
1/21/26





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The Land Recycling Program

The Land Recycling Program was established by a series of legislation enacted in 1995:

- ACT 2 – Land Recycling and Environmental Remediation Standards Act
- ACT 3 – The Economic Development Agency, Fiduciary and Lender Environmental Liability Protection Act
- ACT 4 – The Industrial Sites Environmental Assessment Act



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The Four Cornerstones of Land Recycling





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Act 3 Liability Protections

- Redevelopment and Industrial Development Authorities
- Any other Commonwealth or Municipal Authority acquiring title or interest in property
- Economic Development Agencies engaging in routine commercial lending practices are entitled to lender liability protections



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Program Goals



- Clean up contaminated sites
- Return sites to productive use
- Create jobs and stimulate economic growth
- Preserve farmland and open space



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Voluntary Nature of Act 2



- Encourage remediators to perform voluntary cleanups
- Remediator chooses to address areas of contamination associated with distinct releases – the entire property may not need to be characterized
- Liability Relief applies only to area on property where an Act 2 standard has been attained



Act 2 – Remediation Options

- The remediator makes the choice of the standard – NOT THE DEP
- One or a combination of cleanup standards can be chosen
 - Background Standard
 - Statewide Health Standard
 - Site Specific Standard
- Special Industrial Area Provision



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Cleanup Standards

- Background Standard
 - Contamination present but not related to release on site
- Statewide Health Standard
 - Medium Specific Concentrations (soil and groundwater)
- Site-Specific Standard
 - Risk based approach tailored to individual sites



Act 2 – Step by Step

NIR

- Submit Notice of Intent to Remediate (NIR)
- Publish public notices

Characterize

- Identify Contaminants
- Fate & Transport Analysis

POC

- Reassess if selected standard still works
- Establish points of compliance



Act 2 – Step by Step

Remedy

- Evaluate and select remedy
- Remediate or eliminate pathways

Demonstrate Attainment

- Attainment sampling
- Risk assessment (if necessary)

Final Report AULs

- Submit final report, approval = liability relief
- Maintain any activity and use limitations (AULs)



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Liability Protection

Liability protection applies to:

- Current owner
- Future owners
- Any person who participated in the cleanup
- Developer
- Occupiers
- Successors or assigns
- Public utilities performing work on the property



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Tools for Cleanup Challenges

- Buyer/Seller Agreements
- Special Industrial Area Agreements
- One Cleanup Program





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DEP Assistance

- Regional teams will assist with redevelopment projects
 - Assistant Regional Director, Local Government Liaison, Environmental Cleanup Program Manager, Project Officer
- Permitting
 - Permit Application Consultation Tool (PACT)
 - Pre-Application Conferences
 - Permit may be eligible for priority review



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DEP Assistance

Outreach/Information

- PADEP Land Recycling website
- Brownfields Bulletin
- Brownfield Development Guide
- Training
- PA Brownfields Conference



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Thank You

Michael Maddigan, Manager

Land Recycling Program

**Bureau of Environmental Cleanup and
Brownfields**

[Land Recycling Program \(pa.gov\)](http://pa.gov)



The Department of Environmental Protection's mission is to protect Pennsylvania's air, land and water resources and to provide for the health and safety of its residents and visitors, consistent with the rights and duties established under the Environmental Rights Amendment (Article 1, Section 27 of the Pennsylvania Constitution).



BROWNFIELD WORKSHOP

January 21, 2026

Jarrad Minnich
Economic Development Analyst II

INDUSTRIAL SITES REUSE PROGRAM (ISRP)

Purpose

- Provides funds for environmental assessment and remediation at sites where industrial activity was conducted prior to July of 1995.

Eligible Applicants

- Municipalities
- Municipal Authorities
- Redevelopment Authorities
- Non-profit economic development agencies
- Private companies, real estate developers (**loans only**)

Eligible Uses of Funds

- Phase I, II, & III Environmental Assessments
- Remediation/Removal of Hazardous Substances

EPA Resources



Overview of Grants and Resources



Assessment, Cleanup, and Multipurpose Grants



Revolving Loan Fund Grants and Supplemental Funding



Job Training Grants



Targeted Brownfield Assessments



Technical Assistance Grants and Interagency Agreements



Direct Technical Assistance to Communities



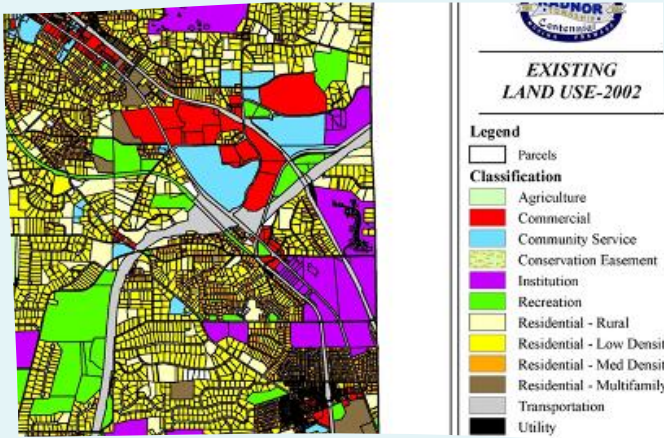
Visit the Brownfields Website for grant solicitation updates!

Assessment



- ✓ Inventory
- ✓ Characterization
- ✓ Planning Activities
- ✓ Site Assessment
- ✓ Community Involvement
- ✓ Site-Specific Cleanup Planning

Planning Activities



- ✓ Land Use Assessment
- ✓ Site Reuse Assessment
- ✓ Market Study
- ✓ Infrastructure Evaluation
- ✓ Community Health Assessment
- ✓ Site Disposition Strategy
- ✓ Site Reuse Vision
- ✓ Revitalization Plans
- ✓ Resource Roadmap
- ✓ Market Viability

Cleanup

- ✓ Cleanup Planning
- ✓ Reuse Planning
- ✓ Community Involvement
- ✓ Remediation
- ✓ Site must be owned by the applicant at the time of the application.

Multipurpose

- ✓ Assessment
- ✓ Remediation
- ✓ And everything else covered thus far!



Revolving Loan Fund

- Capitalize a loan program
- Provide loans and subgrants to carry out cleanup activities
- In post-closeout
 - Direct Cleanup
 - Assessment Activities



Job Training

- Environmental Job Training
- Job Placement
- Focus on unemployed residents of a local area



Bipartisan Infrastructure Law and Brownfields

\$1.5 billion investment over 5 years (FY22-FY26)

\$105 million for awards in FY25

Separate awards (Infrastructure vs. regular)

Emphasis on distressed areas and new communities

Request for application now open!

- Applications due **January 28, 2026!**



Open Solicitations



FY2026 Multipurpose Grants



FY2026 Community-Wide Assessment Grants



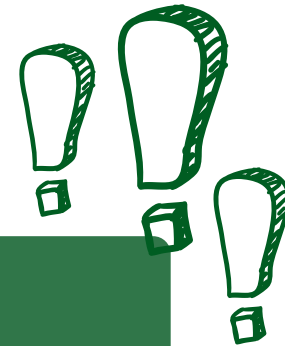
FY2026 Assessment Coalition Grants



FY2026 Cleanup Grants



APPLICATIONS DUE JANUARY 28, 2026!



FY2026 Brownfields Multipurpose, Assessment, and Cleanup Grant Offerings

Public
Info

Amounts are
subject to change

FY26 Brownfields Multipurpose, Assessment, and Cleanup Grant Offerings

Grant Type	Maximum Project Period	Maximum Amount Per Grant	Estimated # of Awards	Total Per Grant Type	
				Bipartisan Infrastructure Law Funds	Regular Appropriated Funds
Multipurpose	5 years	\$1,000,000	20	\$20,000,000	
Assessment (Community-wide)	4 years	\$500,000	70	\$35,000,000	
Assessment (State/Tribal Level)	5 years	\$2,000,000	18	\$35,000,000	
Assessment Coalitions	4 years	\$1,500,000	39		\$58,700,000
Cleanup	4 years	\$500,000	10	\$5,000,000	
Cleanup	4 years	\$4,000,000	26	\$102,000,000	
			183	\$197,000,000	\$58,700,000
				\$255,700,000	



NO COST SHARE

Brownfields Technical Assistance

Targeted Brownfields Assessments

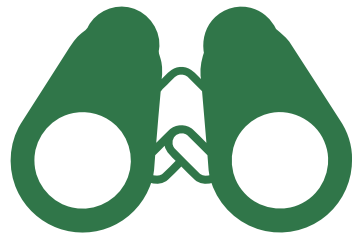
- Conducted by EPA contractor
- Site assessment activities
- Cleanup planning
- **No cost to receiving entity**
- Work in coordination with state VCPs
- Rolling application process in Region 3



Regionally Directed and Land Revitalization TA

Site Visioning/ Market Analysis/ Site Design

- Market Analysis
- Site Reuse Design
- Labor Market/Workforce Assessment
- Community Engagement



Financing/ Funding Availability

- Analyzing funding options for site reuse
- Financing 'Next Steps'
- Analysis of site reuse plans and market feasibility



Who can receive these types of assistance?

- ✓ Regionally-directed TA: Current or past EPA Brownfields grantees, 128(a) or TBA recipients
- ✓ Land Revitalization TA: Any community with a contaminated/ potentially contaminated (non-NPL, non-federally owned) site





The Redevelopment Process

Step 1: Create a Vision

1

Engage Stakeholders

2

Establish Project
Framework

3

Determine Zoning
Restrictions

4

Learn About Regulations and
Liability

5

Identify Reuse Goals



Step 2: Identify Funding Resources

**EPA Brownfields Grants
and/or Technical Assistance**

**PA Industrial Sites Reuse
Program**

**PA Community Conservation
Partnerships**

**Housing and Urban
Development Community
Development Block Grants**

**Appalachian Regional
Commission**

EDA, USDA, and DOT

**EPA Sustainable Communities
Assistance**

**Historic Preservation or New
Market Tax Credits**

Tax Increment Financing

Step 3: Due Diligence

- Acquire Additional Resources (Contractors)
- Gain Site Access
- Enter Voluntary Cleanup Program
- Meet the Requirements of All Appropriate Inquiries
- Phase I and Phase II Environmental Site Assessments
- Cleanup Planning



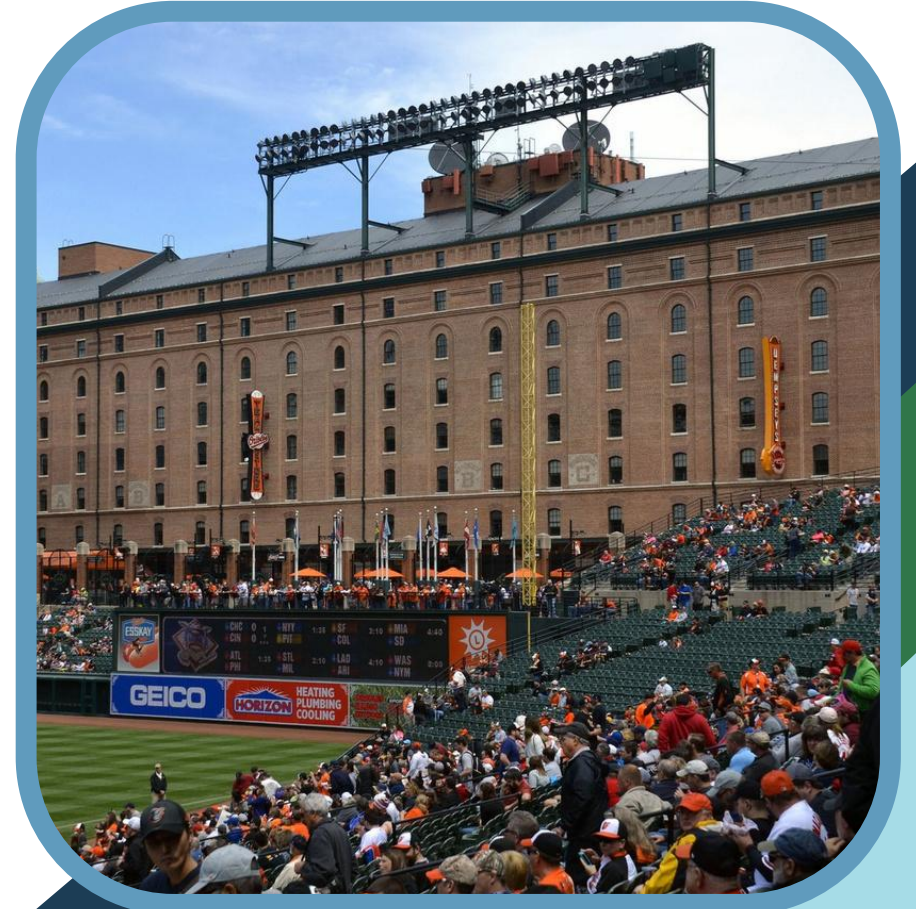
Step 4: Cleanup

- Acquire the property with liability protections
- Evaluate Cleanup Alternatives
- Engage the Community
- Design and implement the site cleanup



Step 5: Construction and Revitalization

- Be aware of ongoing responsibilities
- Revisit the reuse goals
- Broadcast success
- Enjoy the Environmental, Social, and Economic benefits



Case Study

- 1994 Earth Conservancy purchased 16,500 acres from a Coal Corporation
- Created a land use plan (Step 1)
- EC began applying for BF cleanup grants (Step 2)
- Leveraged Funding (Step 2)
- PADEP Growing Greener
- DOI Office of Surface Mining
- PA Department of Community and Economic Development



Case Study

- Entered State Cleanup Program (Step 3)
- Remediated 2,000 acres of mine lands (Step 4)
- Engaged Community for Reuse (Step 4)
- Revitalization (Step 5)
 - 20+ miles of trails
 - Roads
 - Student housing
 - Warehouse
 - Stream restoration





Mid-Atlantic Technical Assistance to Brownfields (TAB)

ALL Mid-Atlantic TAB services are FREE!

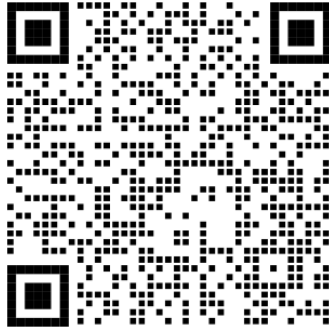
Key resources include:

- Brownfield Education
 - trainings, webinars, events
- Resource identification
 - Grant writing assistance, grant review, resource road maps
- Local Brownfield Program Support
 - Brownfield inventory development, questions on sites, technical support
- Project Development & Design Assistance
 - Site-specific assistance, design support



Thank YOU!

TAB LinkTree



Other Resources

[Brownfields Website](#)

[Brownfields Grants](#)

[Brownfields Solicitations](#)

[Brownfield FAQ](#)

[Brownfields & Infrastructure Law](#)

[Mid-Atlantic TAB Website](#)



INDUSTRIAL SITES REUSE PROGRAM (ISRP)

Types of Assistance

Grants

Environmental Assessments:

- Cities of the 1st, 2nd, 2A, or 3rd Class
- Targeted communities as designated by DCED

Environmental Remediation:

- Public or non-profit entity when owning the site

Loans

- All eligible applicants for remediation & assessments

Amount & Terms of Assistance

- 25% match required
- Up to \$200,000 for assessment
- Up to \$1 Million for remediation
- All Loans = 2% rate
- Loan Terms:
 - 5 years = assessment loans
 - 15 years = remediation loans

INDUSTRIAL SITES REUSE PROGRAM (ISRP)

Since Program Inception

- Over 690 projects funded
- \$155,064,888 awarded
 - Assessment: \$29,731,338
 - Remediation: \$125,333,550
- 54 counties

Applying for ISR Program

- Submit Letter of Intent (LOI) to DCED ra-dcedsitedvpt@pa.gov
- LOI inclusion information
- DCED & DEP will review
- Submit a Single Application with required supplemental information
www.esa.dced.state.pa.us

INDUSTRIAL SITES REUSE PROGRAM (ISRP)

Example: Westmoreland County Industrial Development Corporation

- Were granted a \$960,300 ISRP Grant for the remediation at the former Jeannette Glass site
- This is a 13.2- acre brownfield site that consisted of several structures in disrepair
- ISRP funds were used for asbestos abatement and environmental waste, site-wide remediation during demolition, soil remediation, soil encapsulation, and groundwater well decommissioning
- Project was completed in 2019 and is being redeveloped

GREENWAYS, TRAILS AND RECREATION (GTRP)

Eligible Applicants

- Municipalities
- Councils of Governments
- Authorized Organization
- Institutions of Higher Education
- Watershed Organizations
- For Profit Businesses (other than “producers” of natural gas)

Eligible Projects

- rehabilitation and development of public indoor and/or outdoor park, recreation and conservation areas and facilities; or undeveloped sites if development of the site is consistent with an existing comprehensive county/municipal plan zoned for such development.
- renovation and development of linear public facilities, such as bicycle, walking, equestrian, snowmobile, and nature trails; passive recreation areas; riparian forest buffers; wetland boardwalks; observation decks
- enhance rivers, streams, and watersheds for recreational purposes

GREENWAYS, TRAILS AND RECREATION (GTRP)

Eligible Uses of Funds

- Construction activities
- Fixed equipment
- The clearing and preparation of land
- Environmental site assessment
- Professional Services
- Engineering
- Administrative Costs

Amounts and Term of Assistance

- Max grant request is \$250,000
- 15% cash match requirement

OTHER FUNDING SOURCES

Local Share Account (LSA)

- **LSA – Category 4 Facilities Program (Berks, Cumberland, Westmoreland, and York Counties)**
- **LSA – Fayette County**
- **LSA – Luzerne County**
- **LSA – Monroe County**
- **LSA – Northampton and Lehigh Counties**
- **LSA – Philadelphia**
- **LSA – Statewide**
- **LSA – Washington County**

INDUSTRIAL SITES REUSE PROGRAM (ISRP)

Other Information

- Guidelines can be downloaded at <http://dced.pa.gov>
- On-line Single Application located at www.esa.dced.state.pa.us.

Program Questions

Contact the Center For Business Financing

- (717) 787-6245
- Ra-dcedcbf@pa.gov

My Contact Information

Jarrad Minnich

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