



Rural Mid-South Redevelopment Successes

Prepared for: Alabama Brownfield
Conference

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ONE COMPANY, MANY SERVICES



ENVIRONMENTAL



CONSULTING



ECONOMIC



Things aren't always as they seem

This is the idyllic site you'll see when standing at the corner of McDonald and Main at the edge of this central Mississippi town.

This area lies between the business and residential districts of the town.

Grant funds have been used to add potted plants and nicely designed banners to beautify the surroundings.



Turn to the Right

However, turning 90 degrees to the right, this is what greets you.

An abandoned car dealership with blighted buildings.



Challenges to Redevelopment

It is said that if there is a will there is a way, but sometimes challenges arise that make redevelopment near impossible:

- Funding: Rural communities are on tight budgets and need assistance to bridge funding gaps.
- Interest: It can be difficult to attract interested and engaged development, including basic necessities (food deserts, for instance)
- Local Support: Getting the political and popular support can be a long process and requires education, patience, and time.



The image shows the exterior of a brick building with a concrete portico over the entrance. The entrance has a green double door with a small red sign. There are windows on either side of the door, some with vines growing on them. The text 'E.E. JOHNSTON HALL' is mounted on the brick wall above the portico. The sky is blue with some clouds.

E.E. JOHNSTON HALL

Example Projects Various Uses

Shatz Metal Recycling

Union City, Tennessee

Services

Brownfield Grant Incentives

Phase I Environmental Site Assessment (ESA)

Soil Management Plan

Project Summary

- Metal Recycling Facility remediated in 1999 through State Cleanup Program
- Phase I ESA was preformed
- **No additional conditions were identified**
- PM Environmental completed a Soil Management Plan to address excavated soil.
- The City leveraged \$500,000 to redevelop into a drinking water storage facility as an important upgrade to the City's infrastructure.



Saltillo High School

Saltillo, Tennessee

Project Summary

- Closed County High School – donated to City
- Central location is important for City
- City vision is to use building as a community and senior center as well as community storm shelter.
- PM conducted Due Diligence services.
- The City received a \$600,000 grant from FEMA to construct a community storm shelter.
- A community center was developed in the building through citizen and community volunteer efforts.



Services

Brownfield Grant Oversight
Phase I Environmental Site Assessment (ESA)
Hazardous Materials Surveys



Ivydell Trailhead

Campbell County, Tennessee

Project Summary

- Multiple Tract Site to be owned by Campbell County Historical Society
- TDEC grant for a multi use trailhead
- Historic bee hive coke ovens on property
- Brownfield Assessment Grant paid for Phase I ESA and Phase II ESA.



Services

Brownfield Grant Management

Brownfield Work Plans

Phase I & II Environmental Site Assessment (ESA)



Heritage Ford Dealership

Cookeville, Tennessee

Project Summary

- Closed Ford Dealership
- The City of Cookeville Tennessee interested in redeveloping for new Public Works building
- Brownfield Assessment Grant paid for Phase I ESA and City of Cookeville leveraged the Phase II ESA.
- City purchased the property and redeveloped for City use.



Services

Brownfield Grant Management

Brownfield Work Plans

Phase I & II Environmental Site Assessment (ESA)



Mary Holmes College: West Point, MS

- Historically Black College from the 1880s through 2004. Entire 200 acre campus purchased by Community Counseling Services (CCS). One of the earliest buildings is in disrepair and is too expensive to rehab. PM assisted with obtaining an EPA Cleanup Grant for demolition of the building and removal of laboratory chemicals.



Starkville, MS

Former Service Station
Now Law Office

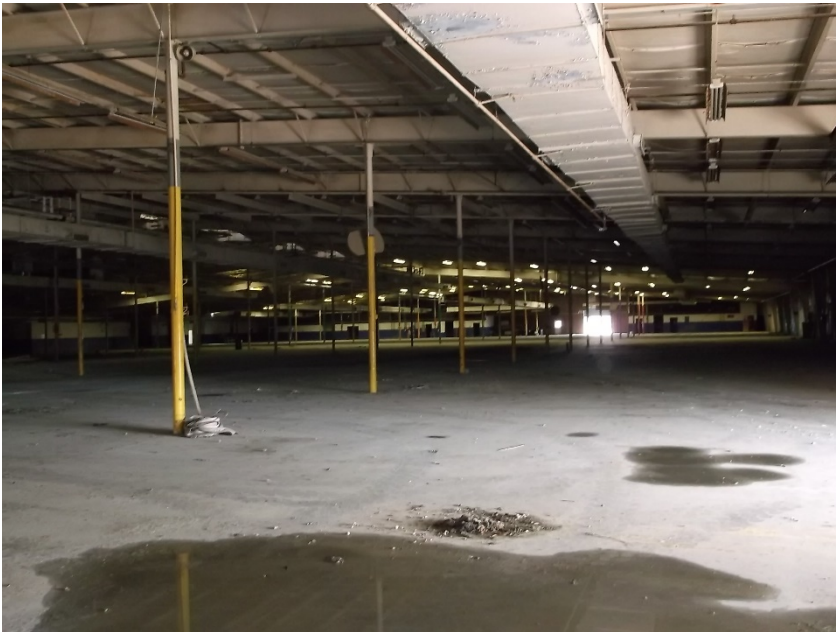


Former Tire Store
Now Office Building
Off-Site Coffee House Storage



Big Yank Building: West Point, MS

- Used for textile mill and for paint formulation. Phase I and II conducted via a brownfield assessment grant. PCE plume found in soil and groundwater as well as asbestos in the building. A cleanup plan was completed including scope and cost. Now on the market with known risks quantified and probable incentives through the Mississippi Redevelopment Act.

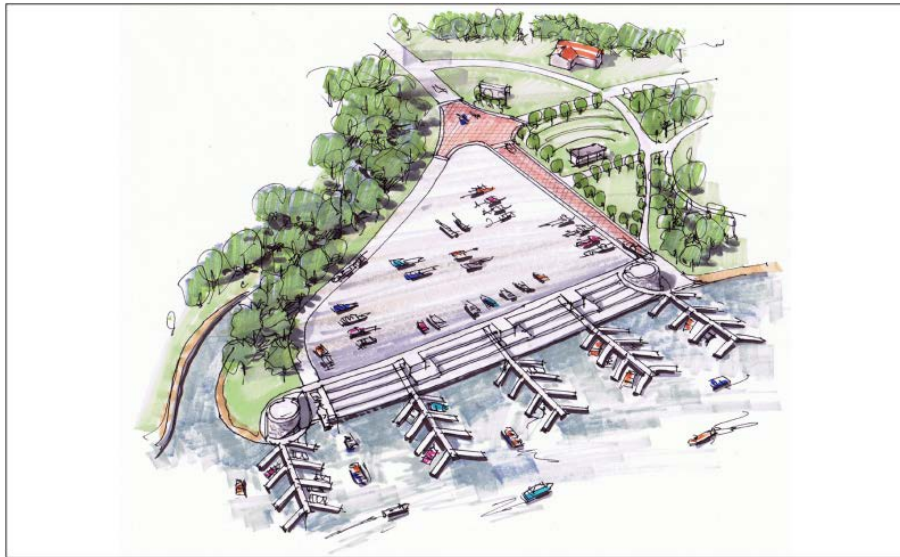


Community Visioning

Salttillo, Tennessee

Services

Land Use Charrette and Visioning
Community Involvement
Tactical Urbanism



The Salttillo Landing Riverfront Park - Perspective

Project Summary

- City of Salttillo used brownfield assessment grant funds to conduct planning and land use visioning.
- 3 days of public meetings and discussions on future land use.
- Renderings of ideas for 5 brownfield sites.
- Included codes and standards to build a set of city codes.



Project Overview: Jackson Kayak

Jackson Kayak, the largest goods exporter in Tennessee, needed to expand its operations. The company selected a closed Phillips Luminaries Plant in Sparta, Tennessee, a town of 5,000 people.

PM Environmental worked with the company on the environmental due diligence and assisted on EPA brownfield incentives and state programs.

- Used EPA brownfield assessment funds to assess property while entering into TDEC's Voluntary Oversight and Assistance Program (VOAP)
- Negotiated a brownfield agreement and closed on property
- PM conducted public notifications and assessment activities
- Leveraged \$6.5M from Revolving Loan Fund from area Development District
- 300 new jobs created
- Renovations have been completed and a sub slab depressurization system is under construction



Bringing it Together: Incentives

FEDERAL/QUASI-GOVERNMENTAL

UCDD revolving Loan Fund (HUD, USDA)

\$375,000

FEDERAL

EPA Brownfields

\$125,000

STATE

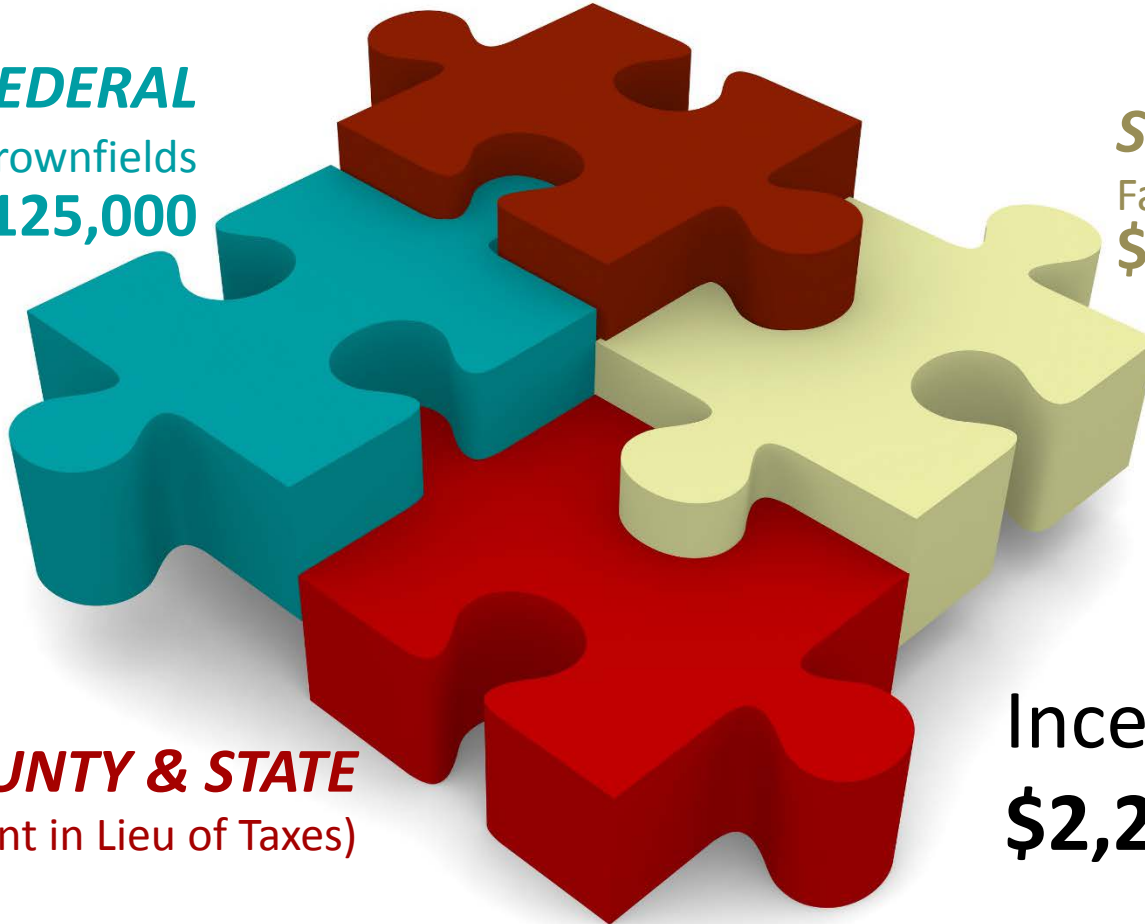
Fast Track Program

\$1,250,000

COUNTY & STATE

PILOT (Payment in Lieu of Taxes)

**Incentives Total:
\$2,200,000**



Inspiration Landing, Sheffield, AL



Take Away

- Understanding the funding mechanisms (Public and Private) that could be used for environmental cleanup and/or property redevelopment. Learn about the specifics in your area and how they interrelate.
- Identify local cheerleaders / champions
- Educate / Communicate
- Be patient and persistent
- Be creative with possible reuses of sites
- Show early successes and involve community in every phase.



Thank You!

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