

Property Owner Fact Sheet

GCRA Brownfields Coalition Assessment Project

Brownfield Site Reuse & Revitalization Program

Funding is now available to help revitalize underutilized properties throughout the Greenville County Redevelopment Authority's (GCRA) jurisdiction.

Through September 2027, Brownfields Coalition Assessment Grant funding is available to parties interested in completing Phase I and II Environmental Site Assessments (ESAs), hazardous building materials surveys, cleanup action plans, and a variety of site-specific reuse planning activities.

What is a brownfield?

Brownfields are properties whose reuse is complicated by an actual or potential hazardous substance, pollutant, or contaminant.

Former industrial and commercial properties, including gas stations, auto repair facilities, warehouses, and dry cleaners often become brownfields. Many other commercial and multi-family residential buildings with little or no visible contamination may also qualify due to dated building materials (i.e. asbestos and lead) or past use.



Former Poe Mill, Greenville

Disclaimer: Although this project has been funded wholly or in part by the EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.

Benefits of Brownfield Redevelopment

Property owners, businesses and developers who cleanup and reuse brownfields provide benefits to themselves and their communities, including:

- Removing unknowns regarding site conditions that might hold up a sale or redevelopment.
- Increasing return from the property by making it more valuable and marketable.
- Contributing to economic prosperity and environmental restoration in the community.
- Making neighborhoods safer and healthier.
- Avoiding actions by regulatory agencies that may impose penalties and costly cleanups.
- Reducing potential impacts from and to adjacent properties.

The assessment, cleanup and revitalization of vacant and underutilized sites will support several established community goals and make Anchorage more economically resilient.



Contact Information

For additional information or to submit a site for grant funding consideration, please contact:

Haley Howell

Associate Community Development Planner
Greenville County Redevelopment Authority
301 University Ridge, Suite S-4300
Greenville, SC 29601

Phone: (864) 242-9801 ext 126 | <https://gcra-sc.org>

Frequently Asked Questions

Do I own a brownfield site? Ask yourself...

- Is my land idle, vacant, or less productive than it ought to be?
- Are perceptions about historic use or environmental contamination contributing to the problem?

If you answered yes to both questions, then you might own a brownfield site.

What can grant funds be used for?

For eligible priority sites, the grant can pay for an Environmental Site Assessment (ESA), hazardous materials survey, and cleanup/reuse planning.

- Phase I ESA:** A research study intended to gather information to assess the environmental condition of the property and identify potential areas where substances may have been released. Purpose of a Phase I ESA:
 - Liability protection under the Comprehensive Environmental Response, Compensation & Liability Act (CERCLA).
 - Support decisions to acquire property.
 - Generally required by lenders to secure financing.
 - Assess the potential for hazardous or other substances to have impacted the property.

Estimated Value: \$5,000

Estimated Timeline: 2-3 Months

- Phase II ESA:** A study where physical environmental samples are collected and analyzed to characterize the type, distribution, and extent of substances in the environment (if present). Purpose of a Phase II ESA:
 - Evaluate the findings of the Phase I ESA.
 - Determine whether a release has occurred.
 - Delineate the extent of contamination.
 - Obtain regulatory closure.

Estimated Value: \$10,000 - \$50,000

Estimated Timeline: 2-3 Months

Will an environmental site assessment affect the value of my property?

No, an environmental site assessment will quantify the amount of contamination (if any), but assessment itself does not affect property value.

Which sites are eligible for grant funds?

Generally, a property must be underused, potentially impacted and meet the following criteria:

- The site exhibits high potential for redevelopment and/or other opportunities to benefit the community.
- The site is not included on the EPA National Priority "Superfund" List, under a Consent Decree, or targeted for any federal or state enforcement action.

How can this assistance enhance the value of my property?

Property values are often affected by uncertainty regarding site history and the financial and legal risks of potential environmental impacts. Environmental site assessments allow property owners to quantify the amount of contamination on a property – if any. For properties with little to no contamination, this knowledge may increase marketability. For sites with significant contamination, property owners can realize increased value through cleanup, tax incentives, and reduced liabilities.

Will an environmental assessment trigger a reporting requirement and a requirement that I take action?

The program is voluntary. Information collected during the completion of Phase I/II ESAs and hazardous building materials surveys will be shared with the EPA and the South Carolina Department of Environmental Services (SCDES). Additional actions (if any) beyond the initial environmental assessments are dependent upon the proposed reuse of the property. Often times, additional actions can be completed with grant funds or by the prospective purchaser.

How do I nominate a site for grant funding?

Stakeholders are encouraged to nominate sites for grant funding by completing a Site Nomination form.

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Or download a site nomination form online at:

<https://gcra-sc.org/our-services/brownfields-program/>