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Brownfield

SUSTAINABLE REUSE OF
BROWNFIELD PROPERTIES

Fiscal Year 2016 Annual Report



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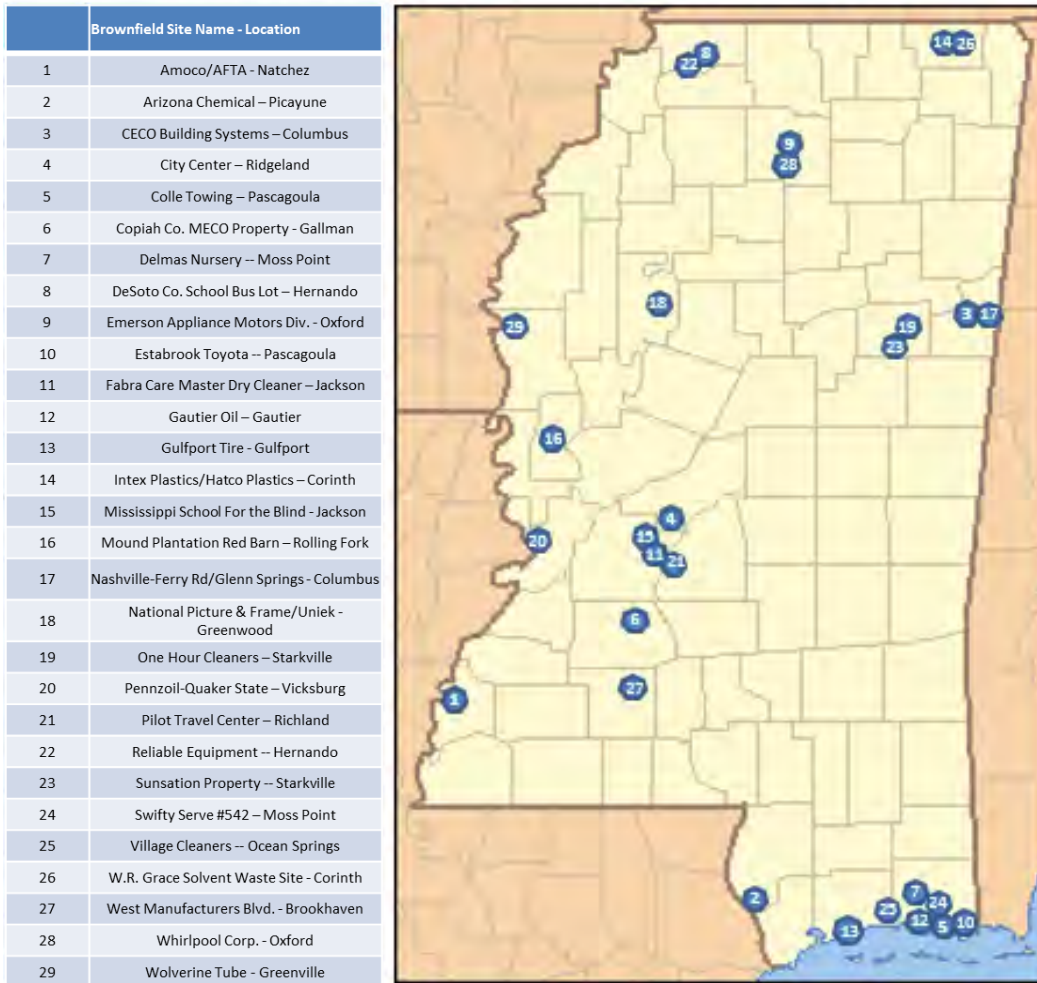


Mississippi Brownfield Program Fiscal Year 2016 Annual Report

Statutory Requirement

Section 49-35-27 of the Mississippi Brownfields Voluntary Cleanup and Redevelopment Act requires that “the department shall report to the Governor, Lieutenant Governor, Speaker of the House of Representatives, Chairman of the Senate Environmental Protection, Conservation and Water Resources Committee, and the Chairman of the House Conservation and Water Resources Committee on the status of the implementation of the Mississippi Brownfields Voluntary Cleanup and Redevelopment Program. The report shall include a list of all brownfield parties and brownfield agreement sites participating in the program, a map showing the locations of sites, a brief description of the brownfield agreement for each site, including the location of the site, the agreement implementation status of each site and to the extent practicable, information on the redevelopment or reuse of each site. The report annually shall highlight those sites included in the Program since the last annual report.”

Mississippi Brownfields 2016



Since the Brownfield Program was created in 1998, the Mississippi Department of Environmental Quality (MDEQ) has been able to put 440 acres back into productive use (i.e., “Ready for Reuse”). In 2002, MDEQ was instrumental in the redevelopment of the former DeSoto County School Bus Lot into a two million (\$2M) dollar commercial development along Commerce Street in Hernando. In 2006, \$87,000 dollars in MDEQ services to the Tupelo Redevelopment Authority was able to help leverage over \$44,000,000 in public and private investment to transform a former dry cleaner and fairground into Phoenix Award winning “Fair Park.” In 2011, MDEQ’s Brownfield Agreement paved the way for Elevance to commit to an investment of more than \$225,000,000 and the creation of 165 full-time jobs in Natchez. In 2013, MDEQ, CSX Transportation, Inc. (CSXT), the General Services Administration (GSA), and ARCADIS were recognized with two more Phoenix Awards at the National Brownfield Conference in Atlanta. These collaborative partnerships were cited as among the best of the best in the Southeast in 2011 and 2012 when it came to remediating and transforming brownfield sites into significant community assets.

In 2013, The District Land Development Company (“The District”) reached a Brownfield Agreement regarding the remediation of brownfield property located at the former Mississippi School for the Blind on the corner of I-55 and Eastover Drive in Jackson, Mississippi. Prior to demolition of the existing buildings onsite, The District agreed to remove asbestos and dispose of abandoned transformers at the site. The District at Eastover is designed to be a multi-use center that aims to bring residential and commercial function together. Their goal is to make this center an economic hub by including a Residence Inn by Marriott hotel and as much as 500,000 sq. feet of retail, office space and residential lofts. The project is expected to create 600 jobs and involve a \$150 million-dollar investment in the capital city.



In 2014, the Commission and Cooley Center, LLC reached a Brownfield Agreement for the cleanup and renovation of the Cooley Building in Starkville. Asbestos, underground storage tanks, and other solid waste complicated this \$40-million planned mixed use brownfield redevelopment. The 10.89-acre site at the corner of Russell Street and Highway 12 features a 73,975-square-foot office and conference center with a 1,000-seat ballroom in the renovated Cooley Building. The Class A office space includes exposed wood beams and columns, open spaces, and abundant natural light. Additionally, there is a new four-story, 110-room Courtyard by Marriott Hotel adjoining the complex, along with a 450-car parking garage.



In Fiscal Year (FY) 2015, Mississippi received its first ever cleanup grants awarded by the Environmental Protection Agency (EPA) for the city of West Point and received its first ever area-wide planning grant awarded by the EPA to the Mississippi Conference of Black Mayors for the City of Itta Bena.

In FY 2016, MDEQ experienced continued interest in the Brownfield Program. This interest has been attributed to the efforts to educate parties about risk-based remediation and liability protection, as well as effective outreach. MDEQ gained four (4) new Brownfield Agreements during FY 2016. The total number of Brownfield Agreements obtained to date stands at 29. In FY 2016, MDEQ received three (3) new Brownfield Applications. As required by the Brownfield Law, the Brownfield Agreements reached in FY 2016 and the newest applicants are highlighted in this annual report.

FY 2016 HIGHLIGHTS

On August 24, 2006, the Mississippi Commission on Environmental Quality (Commission) reached a Brownfield Agreement (#5180-06) with Tupelo Redevelopment Agency for the remediation of the former Long's Laundry Site in Tupelo, Mississippi. On March 7, 2016, and in accordance with Rule 2.1.7.B of Part 3, Chapter 2: Final Regulations Governing Brownfield Voluntary Cleanup and Redevelopment in Mississippi, EarthCon Consulting Group, on behalf of the Tupelo Redevelopment Agency, sent a petition to the Commission to make a determination as to the completion of Brownfield Agreement and as to the issuance of a "no further action" letter by the Executive Director. The staff of the MDEQ has reviewed the petition, has conducted the required inspection of the Brownfield Agreement Site, and hereby recommends that the Commission issue an order in accordance with the Brownfield Regulations concluding that Tupelo Redevelopment Agency has completed Brownfield Agreement #5180-06.

FY 2016 BROWNFIELD AGREEMENT SITES

Delmas Nursery Brownfield Agreement Site Brownfield Agreement Reached – January 2016

- Brownfield Party: Chevron Products Company
Moss Point, MS

In January 2016, the Commission and Chevron Products Company reached a Brownfield Agreement regarding the remediation of brownfield property generally located at 3500 Old Airport Road in Moss Point, Mississippi. The site is hereafter referred to as the "Delmas Nursery Brownfield Agreement Site." Past use of the facility included a plant nursery. Assessments revealed an area of limited contamination resulting from the nursery operations. Therefore, remediation of the Delmas Nursery Brownfield Agreement Site is necessary. The proposed use of the property after completion of all remediation will be an employee parking lot for the Chevron Refinery.

Sunsations Property

Brownfield Agreement Reached – February 25, 2016

- Brownfield Party: Stark Alan, LLC
Starkville, MS

On February 25, 2016, the Commission and Stark Alan, LLC reached a Brownfield Agreement regarding the remediation of brownfield property located at 335 Highway 12, in Starkville, Mississippi. The site is hereafter referred to as the “Sunsations Property” which was impacted by a release on the adjacent One Hour Cleaners Brownfield Agreement Site. Assessments revealed an area of limited contamination resulting from the adjacent former dry cleaner operation. Therefore, remediation of the Sunsations Property is necessary. The use of the property will continue to be commercial with an environmental covenant restricting future use and limiting certain activities on the property.

Estabrook Toyota

Brownfield Agreement Reached – June 23, 2016

- Brownfield Party: Wal-Mart Real Estate Business Trust
Pascagoula, MS

On June 23, 2016, the Commission and Wal-Mart Real Estate Business Trust reached a Brownfield Agreement regarding the remediation of brownfield property located in the southwest quadrant of the Communny Avenue and Market Street intersection in Pascagoula, Mississippi. The administrative record for this environmental response project is referred to as “Estabrook Toyota.” Past use of the facility included gas stations, car dealership, and automotive paint, body repair, and service facilities. Assessments revealed an area of limited petroleum in the groundwater and soil at levels in excess of the Target Remediation Goals. Therefore, remediation of the Estabrook Toyota Property is necessary. Due to changes in Wal-Mart’s business plans, Wal-Mart Real Estate Business Trust has requested withdrawal from the Brownfield Agreement which is currently under review by MDEQ.

Reliable Equipment Brownfield Agreement Site

Brownfield Agreement Reached – June 23, 2016

- Brownfield Party: Hernando Town Properties, LLC
Hernando, MS

On June 23, 2016, the Commission and Hernando Town Properties reached a Brownfield Agreement regarding the remediation of property located at 2353 Highway 51 South in Hernando, Mississippi. The site is hereafter referred to as the “Reliable Equipment Brownfield Agreement Site.” Past use of the facility included a retail farm/land equipment supply store and maintenance repair shop which utilized gasoline and diesel range Total Petroleum Hydrocarbons, which have impacted soil and groundwater. Therefore, remediation of the Reliable Equipment Brownfield Agreement Site is necessary. The proposed future land use of the site will be a three (3) story, approximately 18,000 square foot (6,000 sq. ft. per level) mixed-use building for retail/restaurant, office, and apartment redevelopment.

**Village Cleaners Brownfield Agreement Site
Brownfield Agreement Reached – June 23, 2016**

- Brownfield Party: Spring Plaza
Ocean Springs, MS

On June 23, 2016, the Commission and Spring Plaza reached a Brownfield Agreement regarding the remediation of brownfield property in Ocean Springs, Mississippi. The site is hereafter referred to as the “Village Cleaners Brownfield Agreement Site.” The property is utilized as a shopping center which contained Village Cleaners, a dry cleaning operation and the source of the environment impacts. Assessments revealed an area of soil and groundwater contamination resulting from past operations. Therefore, remediation of the Village Cleaners Brownfield Agreement Site is necessary. The proposed use of the property after completion of all remediation will continue to be commercial in nature.

BROWNFIELD APPLICATIONS RECEIVED IN FY 2016

**Delmas Nursery Brownfield Agreement Site
Proposed Brownfield Agreement Site**

- Brownfield Party: Chevron Products Company
Moss Point, MS

**Reliable Equipment Brownfield Agreement Site
Proposed Brownfield Agreement Site**

- Brownfield Party: Hernando Town Properties, LLC
Hernando, MS

**Village Cleaners Brownfield Agreement Site
Proposed Brownfield Agreement Site**

- Brownfield Party: Spring Plaza
Ocean Springs, MS

BROWNFIELD AGREEMENT SITES - Executed prior to FY 2016

Gulfport Tire & Auto Care, LLC Brownfield Agreement Site

- Brownfield Party: Gulfport Tire & Auto Care, LLC

The Cooley Building/The Mill at MSU Brownfield Agreement Site

- Brownfield Party: Cooley Center Hotel, LLC

Mississippi School for the Blind Brownfield Agreement Site

- Brownfield Party: The District Land Development Company, LLC

City Center Brownfield Agreement Site

- Brownfield Party: City of Ridgeland

Colle Towing Company Brownfield Agreement Site

- Brownfield Party: The Colle Company, Inc.

Gautier Oil Brownfield Agreement Site (Gautier)

- Brownfield Party: CSX Transportation, Inc.

Former Arizona Chemical Brownfield Agreement Site (Picayune)

- Brownfield Parties: Stockstill Brothers Investments, LLC / City of Picayune

Amoco/Afta Brownfield Agreement Site (Natchez)

- Brownfield Party: Delta Biofuels, Inc.

Whirlpool Corporation Brownfield Agreement Site (Oxford)

- Brownfield Party: Whirlpool Corporation
c/o Robert Karwowski

Mound Plantation – Red Barn Brownfield Agreement Site (Rolling Fork)

- Brownfield Party: Mound Plantation, LP
c/o Bernard Deaton

Pilot Travel Center Brownfield Agreement Site (Richland)

Brownfield Agreement

- Brownfield Party: Empire Truck Sales of Louisiana, LLC
Richland, MS

Quaker State Brownfield Agreement Site (Vicksburg)

- Brownfield Parties: Pennzoil-Quaker State Company dba SOPUS
Products and the Warren County Board of Supervisors

Swiftly Serve #542 Brownfield Agreement Site (Moss Point)

- Brownfield Party: City of Moss Point
Moss Point, MS

One Hour Cleaners Brownfield Agreement Site (Starkville)

- Brownfield Party: Statewide Federal Credit Union
Flowood, MS

West Manufacturers Blvd. Spec Building (Brookhaven)

- Brownfield Party: Brookhaven-Lincoln County Chamber & IDF
Brookhaven, MS

Tupelo Fairgrounds/Long's Laundry

- Brownfield Party: Tupelo Redevelopment Agency
Tupelo, MS

Copiah County MECO Property Brownfield Agreement Site (Gallman)

- Brownfield Party: Copiah County Economic Development District
Hazlehurst, MS

Emerson Appliance Motors Division Facility Brownfield Agreement Site (Oxford)

- Brownfield Party: Emerson
St. Louis, MO

W.R. Grace Brownfield Agreement Site (Corinth)

- Brownfield Party: Intex Plastics Corporation
Long Beach, CA

National Picture and Frame Brownfield Agreement Site (Greenwood)

- Brownfield Party: Uniek, Inc.
Greenwood, MS

Nashville-Ferry Road Brownfield Agreement Site (Columbus)

- Brownfield Party: Glenn Springs Holdings, Inc.
Columbus, MS

Intex Plastics East Tank Farm Brownfield Agreement Site (Corinth)

- Brownfield Parties:
Intex Plastics Corporation Mississippi Polymers
Long Beach, CA Corinth, MS

Wolverine Tube Brownfield Agreement Site (Greenville)

- Brownfield Party: Wolverine Tube, Inc.

DeSoto Co. School Bus Lot Brownfield Agreement Site (Hernando)

- Brownfield Parties:
DeSoto County, MS Fidelity Development, LLC
Hernando, MS Hernando, MS

Fabra Care Master Dry Cleaners Brownfield Agreement Site (Jackson)

- Brownfield Party: Westland Plaza Associates, Inc.
Baton Rouge, LA

Outreach

Each year, the U.S. Environmental Protection Agency (EPA) solicits proposals for communities interested in receiving grant funding for brownfield redevelopment activities. In FY 2016, 131 communities across the United States received 218 grants and shared \$55.2 Million in EPA Brownfield grants to help clean up, revitalize, and sustainably reuse contaminated properties, turning them from problem properties to productive community use. The grants awarded by the U.S. Environmental Protection Agency provide funding to eligible entities through brownfield assessment, revolving loan fund, and cleanup grants.

Historically, Mississippi communities have been unsuccessful in securing these competitive EPA Brownfield Grants. In 2009, only one (1) community received a grant (Hattiesburg). In 2010, no Mississippi communities were awarded an EPA Brownfield Grant. Recognizing the competitive nature of the national grant writing field, coupled with a reduction in its own EPA Brownfield grant, MDEQ stepped up its outreach efforts to help communities write better grant proposals. In cooperation with the Mississippi Municipal League (MML) and EPA Region 4, the MDEQ for the past five years has been holding an “**Advanced Brownfield Grant Writing Workshop**” at the Mississippi Coast Coliseum and Convention Center during the annual MML Conference in Biloxi, Mississippi. The Advanced Workshop provides communities in Mississippi that have been unsuccessful in receiving an EPA Brownfield Grant an opportunity to receive feedback on their grant proposals from technical frequently successful in securing Brownfield Grants. The Advanced Brownfield Grant Writing Workshop identifies weaknesses that should be eliminated and strengths that should be highlighted.

In FY 2016, four (4) Mississippi communities received Brownfield Grants. These communities were Greenwood, Hernando, Vicksburg, and Yazoo City. In FY 2015, Mississippi received its first ever cleanup grants and an area-wide planning grant. The two (2) communities which were successful in competing for these Brownfield Grants were West Point and the

EPA Brownfield Grant Winners

2016

Greenwood

Hernando

Vicksburg

Yazoo City

2015

Community Counseling Services

West Point

Itta Bena*

2014

Biloxi

Corinth

Gautier

Laurel

Monroe County

2013

Greenville

Holly Springs

Moss Point

Pascagoula

Starkville

West Point

Mississippi Conference of Black Mayors for Itta Bena. In FY 2014, five (5) communities received a Brownfield Grant; Biloxi, Corinth, Gautier, Laurel, and Monroe County, totaling \$1,950,000 in grant funding. In FY 2013, six (6) communities were successful in competing for a Brownfield Grant; Greenville, Holly Springs, Moss Point, Pascagoula, Starkville, and West Point. MDEQ believes that the enhanced outreach efforts have shown positive results with a sustained increase in the Brownfield Grant success rate. A number of new grantees have applied this year in hopes of receiving an EPA Brownfield Grant.

Among the communities that applied for a federal FY 2016 Brownfield Grant are:

- 1) Clarksdale
- 2) Crystal Springs
- 3) Golden Triangle Planning and Development District
- 4) Greenwood – **Assessment Grants**
- 5) Harrison County Beautification Commission
- 6) Hernando – **Assessment Grants**
- 7) South Delta PDD
- 8) Three Rivers PDD
- 9) Vicksburg – **Assessment Grants**
- 10) Yazoo City – **Assessment Grants**

Community Success

In FY 2016, EPA received 423 proposals from across the nation. Because this is a highly competitive grant program, EPA awarded only 218 grants totaling \$55.2M. For FY 2016, the success rate for Mississippi communities (.400) fell below the national average (.515) this year but continues to beat the Regional average (.287). Mississippi's success rate has continued to be strong over the past several years and can be attributed to the collaborative outreach efforts of MDEQ, MML, and the brownfield consulting industry.

Brownfield Grant Success Rate

National – .515 (218/423)

Region 4 - .287 (25/87)

MS 2016 - .400 (4/10)

MS 2015 - .300 (3/10)

MS 2014 - .417 (5/12)

MS 2013 - .600 (6/10)

MS 2012 - .200 (3/15)

MS 2011 - .167 (2/12)

MS 2010 - .000 (0/8)

MS 2009 - .067 (1/15)