



Brownfields project in Mitchell

### How to apply for Brownfields

The SD Brownfields Program currently has funding available to assist with the redevelopment of Brownfields sites. This funding can be used to assist with the cost of Phase I and Phase II assessments and development of cleanup plans.

The application form identifies minimum requirements for a site to be considered for Brownfields funding.

Municipalities, counties, or local development groups may apply for assistance.

For more information visit our website:  
<https://danr.sd.gov/>

For a copy of the application form, or for questions/assistance contact, Nayyer Syed by calling 605-773-3296 or via e-mail: [Nayyer.Syed@state.sd.us](mailto:Nayyer.Syed@state.sd.us)

### Falls Park- before and after

Falls Park had been a community embarrassment for decades. It served as a city landfill in the 1940s. It encompassed huge smokestacks, mountains of coal for power generation, a web of overhead utility lines, dismal water quality, unsightly and noisy rail yards, abandoned and burned out warehouses, and numerous auto and metal junk yards. Dense underbrush and a thick growth of volunteer trees, gave the park a frightening reputation as a hangout for transients, drug dealers and delinquents.

Today the park has been dramatically transformed. It has been fully rehabilitated through an intensive multi-million dollar program of public improvements which began in 1994. The project has been highly acclaimed by the general public, and it is now a source of civic pride.



Phillips to the Falls - Before and After



# South Dakota's Brownfields Program

*An informational brochure  
prepared by the*



## Background

The South Dakota Brownfields Program began in 2004, when the South Dakota State Legislature passed [HB 1175](#) authorizing the establishment of a brownfields revitalization and economic development program.

## Brownfields Sites

A Brownfields site is an abandoned, idled, or under-used industrial or commercial facility/property where expansion, redevelopment, or reuse may be complicated by the presence or possible presence of a hazardous substance, pollutant, or contaminant.

The following are examples of potential Brownfields properties:

- Dry-cleaners
- Mining sites
- Illegal drug labs
- Factories
- Abandoned buildings
- Vacant properties
- Former gas stations
- Properties near sites with known environmental contamination
- Abandoned gas stations with no viable responsible party (RP)
- Property with a long history of use but minimal information about that use

## Potential Brownfields Sites

Abandoned, underutilized, and potentially contaminated properties can be found in both rural and urban areas.

Redevelopment, expansion, or use of such property can be complicated if developers are concerned about expenses associated with cleanup or management of hazardous substances, pollutants or contaminants.

By investigating and clearly identifying a site's environmental liabilities, uncertainties can be minimized and decisions can be made regarding cleanup. As a result, communities can bring blighted property back into use, creating jobs, increasing the tax base, adding housing, and/or adding public space such as creating a park.



Gary, SD – before and after



## Eligible Party

Brownfields funding for assessments is available to nonprofit organizations and to State or local governments.

For cleanup assistance, the following conditions must be met:

- Property must be acquired prior to January 11, 2002.
- The property owner must not be responsible for having caused the contamination.
- The property owner must have economic development plans that involve:
  - i- Renovating the building for reuse;
  - ii- Removing the building
  - iii- Rebuilding or creating a “greenway” (this may be as simple as planting grass, trees, and adding park benches).
  - iv- Development of property for the beneficial use for the community.
- Brownfields assistance is also available to nonprofit organizations and to State or local governments that acquired ownership or control of a site by virtue of its function as sovereign. For example, acquired ownership through seizure or through bankruptcy, tax delinquency, abandonment, etc.