

# BROWNFIELDS



**BEFORE**

**AFTER**

Aberdeen, SD – K.O. Lee  
Public Library

## Brownfields Stories

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## What is Brownfields?

Brownfields sites are properties where the expansion, redevelopment, or reuse of the property, which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment.

# What Does This Mean for Your Community?

In 1995, the Environmental Protection Agency's (EPA's) Brownfields Program was created to address national concerns of deteriorating sites where community suspicions of contamination from industrial, manufacturing and other commercial purposes were keeping developers from restoring these properties to a productive use.

The South Dakota Department of Agriculture and Natural Resources (DANR) received federal funds to assist communities with the assessment and clean up of these abandoned, idle, and underutilized properties.

Whether the property is vacant because of actual environmental contamination or the perception of possible contamination, redevelopment of these sites can benefit a community by increasing property values, creating jobs, generating local property, increasing sales tax revenues, and promoting further local community revitalization.

Many tend to think that Brownfields sites refer to large abandoned industrial properties like manufacturing plants and mills; however, Brownfields sites can be former gas stations, dry cleaners, parking lots, abandoned downtown businesses, hospitals or schools.

Under the State's Brownfields Program, we work with municipalities, economic districts, realtors, and developers to identify potentially eligible sites. Once identified and if the municipality approves, DANR uses these federal funds to hire an environmental contractor to perform record searches and perform on-site testing. These funds can also be used to develop clean-up plans and cost estimates for the property. In some situations, the Brownfields funds may also be used to clean up the contaminants.

## Brownfields Funding Is Used For:

Phase I - Assessments:  
Record searches of the property to identify potential environmental hazards

Phase II - Assessments: Soil, ground water, and asbestos testing

Asbestos, lead based paint and hazardous material inspection

Cleanup plans and cost estimates can be developed

In some cases: Removal and clean up of identified contamination

# Federal Funding Opportunities *page 3*

## ***THIS YEAR, THE EPA HAS PASSED UNPRECEDENTED FUNDING!***

An additional \$1.2 Billion in projects grants!  
***A THREE - FOLD INCREASE IN FUNDING!***

With EPA's funding and direct technical assistance, even more overburdened communities can begin to address the economic, social, and environmental challenges caused by brownfields and reposition these properties for investment and revitalization.

***THIS FUNDING  
REQUIRES NO MATCH  
FROM THE COMMUNITY!***

### **Assessment Grants**

These grants are used for developing inventories, site assessments, and developing and carrying out clean up plans and overall plans for revitalization.

### **Multipurpose Grant**

Multipurpose grants are used to establish inventory of Brownfields sites, to characterize and assess sites, and conduct a range of planning and developing site specific clean up plans and community involvement.

### **Clean Up Grant**

Used for carrying out clean up plans. Applicant must own the site that they are requesting funding for.

### **Revolving Loan Fund**

Provides funding for a grant recipient to capitalize a revolving loan fund and to provide loans and subgrants to carry out cleanup activities at Brownfields sites. This encourages stakeholders to leverage resources to clean up and redevelop sites.

### **Job Training Grant**

Allows nonprofits, local governments and other organizations the funding to recruit, train, and place unemployed residents of areas affected by the presence of Brownfields sites.

Do you have a property in our community where someone said ... "We wish we could buy that land and build a grocery store, bank, city park, or community center but we are afraid of what could be buried there?"  
Then you may have a Brownfields site!

## Communities Where DANR Funded Brownfields Projects:

We have assisted over 60 communities in South Dakota!

Some of these communities include:

Aberdeen  
Belle Fourche  
Britton  
Custer  
Elk Point  
Gary  
Gregory

Hot Springs  
Huron (6)  
Kadoka  
Kimball (3)  
Pierre (4)  
Plankinton  
Rapid City (2)

Sioux Falls (29)  
Sturgis (3)  
Tabor  
Wagner  
Wall  
Winner  
Yankton (7)

### Kimball – Love's Travel Stop

In 2017, the Economic Development Corporation and the City of Kimball requested the Brownfields program to perform Phase I and II Assessments to identify the environmental conditions and potential contamination from previous uses of the area.

Once the Midway Truck Stop, the City of Kimball worked with a developer to safely demolish this site and built Love's Travel Stop in its place, which opened December of 2021.

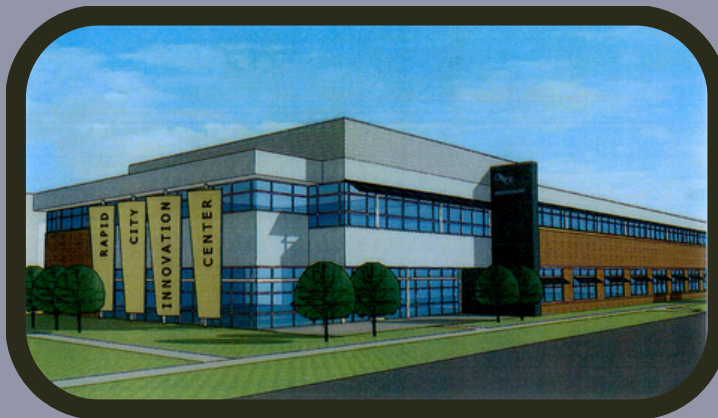




## Rapid City Ascent Innovation Campus Site



Contaminated: Unused gas station and storage facility



Conceptual plan for the property



TODAY - AIC offers the university more capacity for research and innovation

Starting in 2018, the Rapid City Economic Development Foundation (RCEDF) reached out to DANR to assess the proposed location of their new Ascent Innovation Center (AIC) near the South Dakota School of Mines and Technology.

DANR Brownfields worked with RCEDF to conduct a Phase I Assessment of the area, as the site was once used as a gas station and a storage facility. In addition to assessments, RCEDF pursued DANR to complete a Phase II Environmental Site Assessment to determine the impacts from the previous uses of the area on the soil and groundwater.

Today, the Ascent Innovation Center stands, having opened in March of 2022, to benefit Rapid City and the university assisting in growing research capacity, creating job opportunities and supporting economic development of the area.

## Volga - Christian School



**AFTER**

Volga is a small town located just outside of Brookings, South Dakota. Founded in 1954, the Volga Christian Schoolhouse had fallen into disrepair.

In 2014, the Volga Christian School Society decided to replace their old school building to develop a new, safer building for Volga's children.

During the removal process, asbestos containing materials were discovered inside the building. The Volga Christian School Society reached out to DANR for Brownfields assistance to assess and remove the asbestos from the building before it was demolished.

DANR worked closely with the Volga Christian School Society and the City of Volga to use the U.S. Environmental Protection Agency (EPA) Brownfields funding to remove the asbestos from the old building so the materials could be safely disposed of.



**BEFORE**



# Abandoned Tank Program

Abandoned petroleum tanks are often found at schools, homes, businesses, and farms. These tanks pose numerous risks to property owners and the community. As tanks corrode, any petroleum that may still be in them will leak into our state's ground water. One gallon of gasoline has the potential to render one million gallons of water undrinkable.

Leaks from tanks can also contaminate soil around the tanks and cause unhealthy gasoline vapors to seep into basements of private homes and businesses. Since these tanks are buried under several feet of soil, these problems can go unnoticed for years. As the tanks become more corroded, there is an increased risk of the tank collapsing and someone, or something falling into the hole or tank.

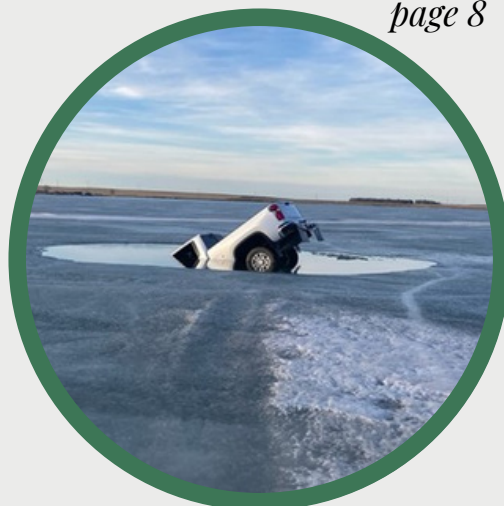
DANR encourages owners of underground storage tanks to ask about eligibility for free tank removal through the Abandoned Tank Program. Through this program, DANR will hire a contractor to remove any remaining product from the tank, remove the tank, and test the soil at no expense to the property owner. The state will cover the cost of any additional assessment needed if contaminated soil is present. The program does not pay for the cost of any resurfacing at the site.

The application to submit for the Abandoned Tank Program is available on the department's website:

**[https://danr.sd.gov/Funding/docs/ATP\\_Application\\_Form.pdf](https://danr.sd.gov/Funding/docs/ATP_Application_Form.pdf)**



# Spills Reporting



When gasoline, pesticides, solvents, or other substances are spilled or released, there is a potential that surface water, groundwater, or human health may be threatened. The South Dakota Regulated Substance Program was established to identify reportable substances, reporting thresholds, reporting timelines, and to ensure that a spill or release is contained or remediated as quickly as possible. South Dakota Codified Law 34A-12-8 prohibits the discharge of a regulated substance, not including discharges that occur in compliance of a federal or state permit.

**Any spill greater than 25 gallons should be reported to the department.**

To report a spill, call 605-773-3296 during business hours, (8 a.m. to 5 p.m. Central time). To report the release after hours, on weekends or holidays, call State Radio Communications at 605-773-3231.





## *South Dakota Department of Agriculture & Natural Resources*

### **Visit our Website:**

**<https://danr.sd.gov/Agriculture/Inspection/Brownfields/default.aspx>**

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DANR's Environmental Events Database – Database of known spills or releases, which may impact properties in your community:

DANR's Tank Database – Information on regulated aboveground and underground storage tanks in your community:

DANR's Database for Observed Potential Sites:

DANR's Main Website – Information and resources on numerous environmental issues affecting your community:

Federal Environmental Protection Agency's Brownfields Website– details on the Federal Brownfields Program:

## **Additional Resources**

**<https://danr.sd.gov/Agriculture/Inspection/Spills/default.aspx>**

**<https://danr.sd.gov/Agriculture/Inspection/StorageTanks/default.aspx>**

**<https://gis.districtiii.org/brownfield/>**

**<https://danr.sd.gov/default.aspx>**

**<https://www.epa.gov/brownfields>**