

ADEM REDEVELOPMENT PROGRAMS

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Do I Have a Brownfield?



ANY REAL PROPERTY, THE EXPANSION, REDEVELOPMENT, OR REUSE OF WHICH MAY BE COMPLICATED BY THE PRESENCE OR POTENTIAL PRESENCE OF A HAZARDOUS SUBSTANCE, POLLUTANT OR CONTAMINANT.

What Can We Do For You?

- ▶ Provide technical assistance through our Brownfields program
- ▶ Assist with redevelopment through Grants and Low interest loans
- ▶ Actively promote redevelopment through Visioning
- ▶ Conduct Phase I/II assessments

Voluntary Cleanup Program (VCP)

- ▶ **Voluntary Cleanup Program Application Form (ADEM Form 521)**
- ▶ **ADEM provides oversight of assessment and cleanup activities.**
- ▶ **ADEM recovers the costs for oversight through a fee structure for responsible and non-responsible parties. (Fee Schedule H)**
- ▶ **Upon Program completion, sites are issued "Letters of Concurrence.**
- ▶ **Program provides liability protections for non-responsible party applicants.**
- ▶ **Letters are fully transferable to other non-responsible purchasers/developers.**
- ▶ **Sites may also be eligible for Brownfield Tax Abatements**

Uniform Environmental Covenants Program

- ▶ **An Environmental Covenant falls under real estate law and is enforceable by ADEM.**
- ▶ **Any site that requires engineering and/or institutional controls must have a covenant.**
- ▶ **Covenant is recorded with the property deed and registered with ADEM.**
- ▶ **Fee driven to cover cost of registration & inspections.**

Redevelopment through Visioning

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the right side of the page, creating a modern, layered effect. The rest of the page is a plain white background.

Selma Riverfront Development Circa 1927



Selma Riverfront Development Circa 1947



Selma Riverfront Redevelopment 2008

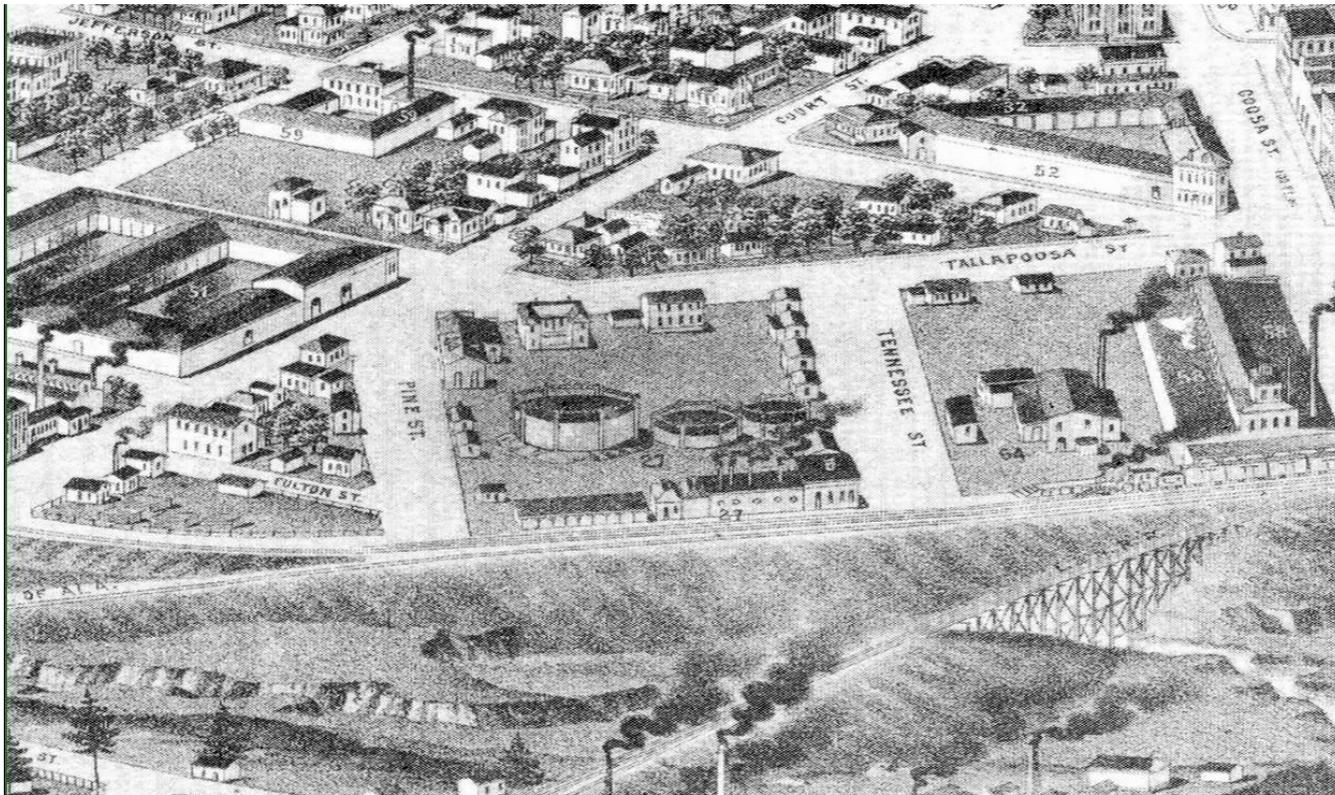


Selma Riverfront Development



<http://artsrevive.com/home/>

Montgomery Gas Works circa 1890 (Future Riverwalk Stadium)



Montgomery's Riverwalk Stadium



Assessment Activities

- ▶ A limited number of Phase 1 & 2 Brownfield Assessments are conducted annually.
- ▶ Request received from public entities (i.e. local municipalities, public universities) that meet the criteria are considered on a first come first serve basis.
- ▶ The request must be submitted on the public entity's letterhead and must include written permission from the property owner.
- ▶ Local governments that submitted EPA competitive assessment grant applications & did not receive awards may be given priority.