

VBAF Program Summary Report Fiscal Years 2012 - 2017

The Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF) was established in 2011 pursuant to § 10.1-1237 of the Code of Virginia of 1950, as amended, to provide either grants or loans to local governments to promote the restoration and redevelopment of brownfield sites and to address environmental problems or obstacles to reuse so that these sites can be effectively marketed to new economic development prospects.

Program Administration

The VBAF is administered by the Virginia Resources Authority (VRA).

The Virginia Economic Development Partnership (VEDP) directs the distribution of grants or loans from the VBAF to grant or loan recipients in consultation with the Virginia Department of Environmental Quality (DEQ) based upon priorities and procedures set forth in VBAF Program Guidelines.

VBAF Program Appropriations and Use of the Fund

The 2011 General Assembly approved the original appropriation of \$1,000,000 into the VBAF Fund effective in the Fiscal Year 2012 Budget. Grants were awarded from this initial appropriation.

In Fiscal Year 2016 an additional appropriation of \$750,000 was made into the VBAF Fund.

From Fiscal Years 2012 through 2016 VBAF funds were used exclusively for Site Assessment and Planning Grants. These funds are typically used to assist in paying the reasonable and necessary costs associated with the restoration and redevelopment of brownfield sites. Predominant uses of these funds include payments for environmental and cultural resource site assessments and development of remediation and reuse plans. Within the budgetary limitations of a VBAF project, some funds can be used for the remediation of contaminated property to remove hazardous substances, hazardous or solid wastes, necessary removal of human remains, the appropriate treatment of significant archeological resources, or the stabilization or restoration of structures listed on or eligible for the Virginia Historic Landmarks Register. Also, demolition and removal of existing structures, or other site work necessary to make a site or real property available for new economic development are appropriate uses of the funds.

In Fiscal Year 2017 an additional \$750,000 was appropriated to the VBAF Fund, plus for the first time a new appropriation of \$1,500,000 in additional funding was made available specifically to be used for site remediation grants to help localities with the more expensive challenges of remediating environmental issues on properties. This new aspect of the VBAF Program now enables communities to take a project all the way through the process from planning and assessment to a larger scale remediation action, better positioning them for new economic investment.

History of Grant Awards

As noted, initial VBAF grants were awarded in Fiscal Year 2012. Table 1 illustrates the total number of projects and total funds awarded by fiscal year and by VBAF category (Assessment and Planning Grants and Remediation Grants)

Table 1: VBAF Grant Award History

Assessment & Planning Grants	Fiscal Year	# of Projects	Grant Amounts (\$)
	2012	11	\$423,742
	2013	8	\$328,607
	2014	2	\$65,231
	2015	1	\$43,000
	2016	13	\$521,835
	2017	15	\$658,249
Subtotal		50	\$2,040,664
Remediation Grants	2017	3	\$699,000
Totals		53	\$2,739,664

Since the establishment of the VBAF Grant Program, almost \$2.74 million has been awarded to fifty-three (53) projects. Fifty (50) Site Assessment and Planning Grants were awarded totaling \$2.04 million (Average Grant = \$40,813). The maximum grant award for a Site Assessment and Planning Grant is \$50,000. Twenty-five (25) projects have received the maximum grant award. The VBAF Guidelines allow for a supplemental grant award of up to \$10,000 in additional funding, and thus far six (6) communities have received supplemental awards.

In FY2017, the first three (3) Remediation Grants were awarded totaling \$699,000. The maximum potential grant award for remediation purposes is \$500,000, but of those awarded, the largest Remediation Grant was \$350,000.

Grant Distribution

The fifty-three (53) VBAF Grants have been awarded to forty-one (41) distinct political subdivisions. Nine (9) localities have been awarded multiple grants. Pulaski County has been the recipient of five (5) grants, with four (4) of those going to the Town of Pulaski. The cities of Lynchburg and Williamsburg have each been awarded three (3) grants.

Table 2: VBAF Grant Distribution

Grantee Localities	# of Projects	%	Grant Amounts (\$)	%
Cities	21	39.6	1,204,532	44.0
Towns	17	32.1	909,426	33.2
Counties*	15	28.3	625,706	22.8
Total	53	100.0	2,739,664	100.0

*Project located outside of towns

Given that Virginia has 133 total counties and cities in Virginia, VBAF awards have been made in thirty-nine (39) different counties and cities or 29% of the state. Of the thirty-two (32) grants made within counties, seventeen (17) were in incorporated towns as shown in Table 2. Municipalities (cities and towns) account for almost three-fourths (72%) of the grants which have been awarded. Not unexpectedly, the greatest proportion of brownfield project demand has been from more densely populated and developed communities, but with a wide variety of population sizes. The grant recipient with the smallest population is the Town of Independence (927); the grantee with the largest population is Chesterfield County (335,687).

A complete listing of VBAF Grants awarded since the program's inception in FY2012 is provided in Appendix A.

A map depicting the geographic distribution of VBAF grant recipients from FY2012-FY2017 is provided in Appendix B.

Status of Projects

Of the fifty (50) VBAF Site Assessment and Planning Grants awarded since 2012, twenty-seven (27) or 54% have fully completed the grant scope of work and provided a final report.

The type of planning and assessment work that was performed or requested in the grant applications can be broken out into 3 general categories:

- Phase I and II Environmental Site Assessments (ESAs) (52%)
- Remediation (36%)
- Engineering & Planning (12%)

Redevelopment or reuse has recently begun on some of these VBAF projects. Although we are in the early stages of tracking results, it appears the process to complete the grant work and final report for assessment grants requires 12-15 months. After the assessment work, the project may require some remediation or marketing. We do not have results for the remediation grants due to the program's initial start in 2016. Two examples of success for VBAF assessment grants:

- **Southampton IDA – Southampton Commerce and Logistics Park**
 - Southampton County IDA received a grant for \$49,185 to assist with moving a cemetery from the Southampton County Commerce and Logistics Center, a publicly owned business park. The total project cost was \$145,690. The removal of the graves would allow for site development and enhance marketability for the 400-acre park. Since the completion of the VBAF project, Enviva has located a \$91 million facility on site, creating 95 jobs. In addition to Enviva, the project allowed the county to prepare an 80-acre shovel ready, rail-served site that is currently available and marketed to potential users.
- **Town of Pulaski – Dalton Building**
 - The Town of Pulaski received a grant totaling \$24,500 for environmental testing of a former manufacturing building located in the town. The total cost for the environmental testing was \$49,000. Since completion of the grant work, a local developer has purchased the property, with plans for renovation and reuse as a boutique hotel and brewery. The project has potential to generate \$2,000,000 in annual revenue and create 40 jobs. This is one of 4 grants the town has used to begin to redevelop the downtown district.

Appendix A

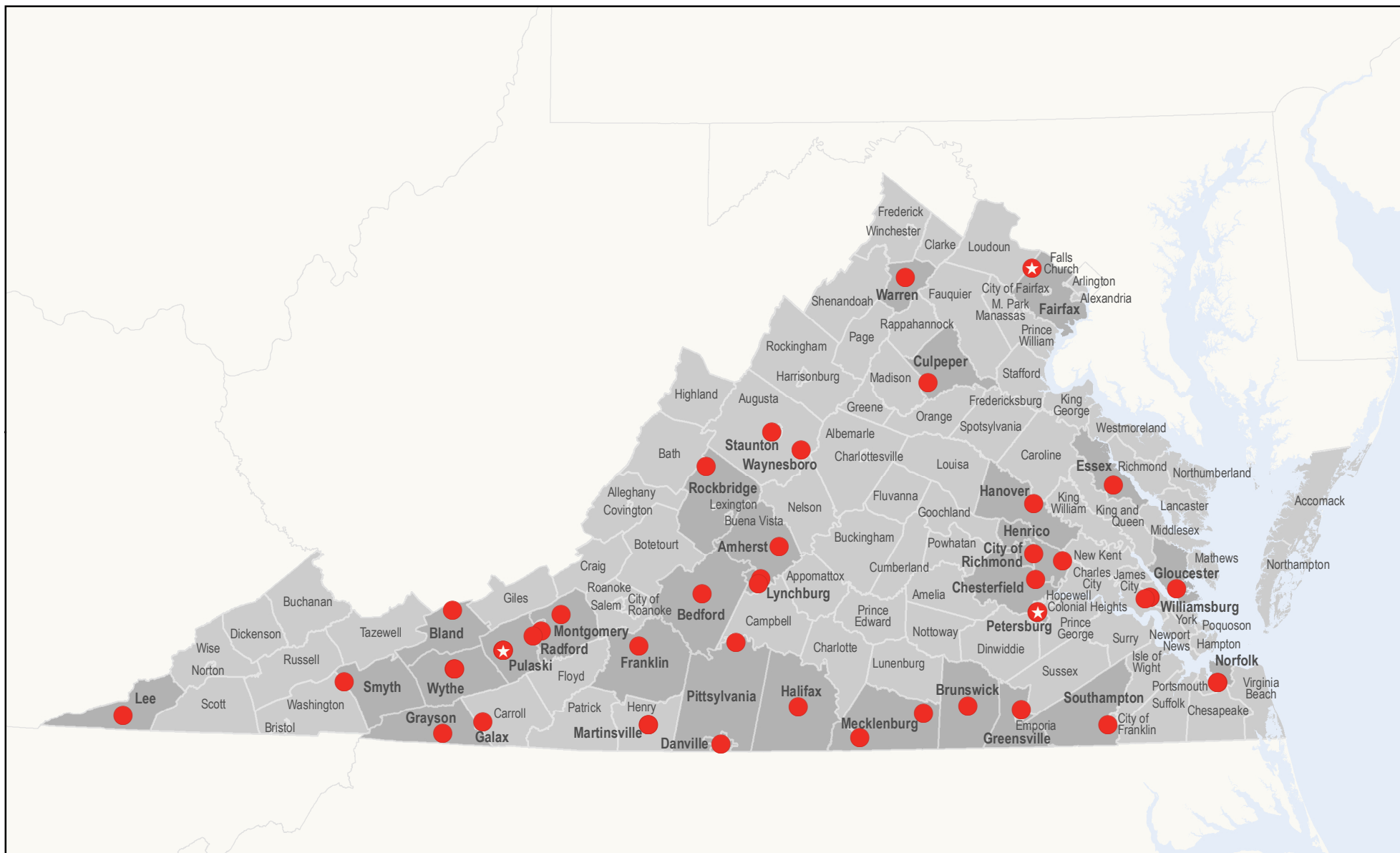
Grantee Community w/Award Date	FY12	FY13	FY14	FY15	FY16	FY17	Grand Total
Chesterfield Co. EDA							
6/30/2013		\$50,000.00					\$50,000.00
Phase III cultural resource recovery at DeSear homestead site in Meadowville Technology Park.		\$50,000.00					\$50,000.00
City of Hampton							
10/1/2017						\$21,615.00	\$21,615.00
Soil borings, soil samplings and report with analysis and recommendations						\$21,615.00	\$21,615.00
City of Lynchburg (#1)							
12/31/2012	\$37,590.00						\$37,590.00
Environmental testing, remed., stabilization and spot restoration on 10 parcels along 5th Street Corridor	\$37,590.00						\$37,590.00
City of Lynchburg (#2)							
12/31/2013		\$44,547.00					\$44,547.00
Soil excavation and disposal on property adjacent to City Stadium - Allen Morrison Corporation Property to address contamination		\$44,547.00					\$44,547.00
City of Lynchburg (#3)							
6/1/2017						\$41,134.00	\$41,134.00
Phase II ESA at a former commercial site, including a dry cleaning facility, known as the "12th and Church Site"						\$41,134.00	\$41,134.00
City of Martinsville (#1)							
12/31/2012	\$29,046.00						\$29,046.00
Phase II EDA Addendum on former W. M. Bassett Facility site	\$29,046.00						\$29,046.00
City of Martinsville (#2)							
12/31/2013		\$33,100.00					\$33,100.00
W. M. Bassett Facility site		\$33,100.00					\$33,100.00
City of Norfolk							
1/1/2017					\$50,000.00		\$50,000.00
Asbestos survey of former Hampton Roads Leasing Facility, Phase I ESA for Harbor Park and shoreline, and Phase II ESA subsurface investigation					\$50,000.00		\$50,000.00
City of Norton							
9/1/2017						\$35,000.00	\$35,000.00
Phase II ESA at the former Tipple Hill Property						\$35,000.00	\$35,000.00
City of Petersburg							
12/31/2012	\$12,500.00						\$12,500.00
Phase I and Phase II ESAs for former City Passenger Bus Depot	\$12,500.00						\$12,500.00
12/1/2017						\$350,000.00	\$350,000.00
Asbestos, lead and mold removal at the former Fort Lee Regency Hotel						\$350,000.00	\$350,000.00
City of Radford							
12/31/2013		\$60,000.00					\$60,000.00
Engineering consulting services and partial remediation based on Phase II ESA at former Internet Radford Foundry.		\$60,000.00					\$60,000.00
2/1/2018						\$50,000.00	\$50,000.00
Complete requirements for enrollment of the former Internet Radford Foundry in the VRP and transfer from the federal RCRA program						\$50,000.00	\$50,000.00
City of Richmond							
2/21/2017						\$60,000.00	\$60,000.00
Phase II ESA of the former Fulton Gas Works						\$60,000.00	\$60,000.00
City of Staunton							
12/31/2012	\$50,000.00						\$50,000.00

Phase I, II and other analysis to restore sites from Gypsy Hill Park to downtown Staunton including Peyton Creek	\$50,000.00						\$50,000.00
City of Waynesboro							
12/31/2012	\$50,000.00						\$50,000.00
Phase I and II ESAs for 17 parcels in RiverTown property in downtown Waynesboro	\$50,000.00						\$50,000.00
City of Williamsburg (#1)							
12/31/2016					\$50,000.00		\$50,000.00
Asbestos remediation at the former Country Hearth Inn					\$50,000.00		\$50,000.00
City of Williamsburg (#2)							
12/31/2016					\$50,000.00		\$50,000.00
Asbestos remediation at the former White Lion Motel					\$50,000.00		\$50,000.00
City of Williamsburg (#3)							
2/21/2017						\$50,000.00	\$50,000.00
Asbestos and petroleum remediation at the former Super 8 Motel						\$50,000.00	\$50,000.00
County of Bland							
2/1/2018						\$50,000.00	\$50,000.00
LBP abatement on Phoenix Bridge as part of Rocky Gap Greenway rehabilitation project						\$50,000.00	\$50,000.00
County of Brunswick							
5/1/2017						\$25,000.00	\$25,000.00
Remediate and demolish 4 buildings - Main Building, Warehouse Building and Maintenance Building in downtown, and Old South Brunswick School outside. P						\$25,000.00	\$25,000.00
County of Culpeper							
5/31/2017					\$50,000.00		\$50,000.00
Asbestos removal and remediation at the former George Washington Carver Regional High School / Piedmont Training Center					\$50,000.00		\$50,000.00
County of Franklin							
12/31/2016					\$25,000.00		\$25,000.00
Phase I and Phase II ESAs, Phase I Cultural Resource Assessment, and related activities on U.S. Route 220					\$25,000.00		\$25,000.00
County of Greenville							
12/31/2012	\$60,000.00						\$60,000.00
Phase I Cultural Resource Survey and grave removal at MaMAC	\$60,000.00						\$60,000.00
County of Hanover							
10/1/2016					\$25,000.00		\$25,000.00
Phase I and II ESAs of proposed business park at I-95 and State Route 646					\$25,000.00		\$25,000.00
County of Pittsylvania							
7/1/2017						\$50,000.00	\$50,000.00
Removal and disposal of three areas of concern at the Southern Virginia Multi-Modal Park - formerly known as Burlington Hurt, VA Klopann Mills site						\$50,000.00	\$50,000.00
County of Pulaski							
12/31/2012	\$15,000.00						\$15,000.00
Phase I and II ESAs at New River Industries Building	\$15,000.00						\$15,000.00
County of Rockbridge EDA							
12/31/2013		\$60,000.00					\$60,000.00
Complete Phase I and start Phase II studies for Stillwater property in Goshen. Enrollment in VRP.		\$60,000.00					\$60,000.00
Daniel Boone SWCD							
7/1/2016			\$50,000.00				\$50,000.00
Phase I and II ESAs and property appraisal of the former Russell Sawmill tract site			\$50,000.00				\$50,000.00
Danville IDA							
6/1/2017						\$50,000.00	\$50,000.00
Phase II ESA to further investigate possible ACM, LBP, UST and PCBs identified by Phase I ESA at former Dan River Industries Schoolfield Mill						\$50,000.00	\$50,000.00

Gloucester County IDA							
2/1/2017					\$32,500.00		\$32,500.00
Lead paint and asbestos remediation, interior rehabilitation and restoration, strategic reuse plan development, and related activities at the historic Woodville Rosenwald School.					\$32,500.00		\$32,500.00
Halifax Co. IDA							
12/31/2012	\$41,021.00						\$41,021.00
Phase II ESA of former Burlington Industries Plant.	\$41,021.00						\$41,021.00
Henrico EDA							
8/31/2015				\$43,000.00			\$43,000.00
Phase II Archaeological Evaluation to determine eligibility for inclusion in NHR or if marketable				\$43,000.00			\$43,000.00
Norfolk RHA (#2)							
6/30/2013		\$60,000.00					\$60,000.00
Enrollment in VRP, building decontamination and demolition, subsoil investigation, and potential removal at former American Sign and Flag Company		\$60,000.00					\$60,000.00
Southampton IDA							
12/31/2012	\$49,185.00						\$49,185.00
Move cemetery at the Turner Tract Industrial Site	\$49,185.00						\$49,185.00
Town of Amherst							
6/13/2013		\$14,000.00					\$14,000.00
Location and possible removal of graveyard at L. Barnes Brockman Business & Industrial Park.		\$14,000.00					\$14,000.00
Town of Bedford							
1/1/2018						\$39,000.00	\$39,000.00
Phase II ESA, lead-based paint survey, asbestos-containing-material survey, structural assessment, remediation and reuse plans, and related activities at Bedford Middle School						\$39,000.00	\$39,000.00
Town of Blacksburg							
12/31/2017						\$36,500.00	\$36,500.00
Phase II ESA, a lead-based paint and asbestos-containing-material survey, Virginia Voluntary Remediation Program application, and related activities at the former Cook's Clean Center						\$36,500.00	\$36,500.00
Town of Clarksville							
1/1/2017					\$60,000.00		\$60,000.00
Phase I and Phase II ESAs at former Burlington Industries Textile Plant					\$60,000.00		\$60,000.00
Town of Clifton Forge							
extend						\$60,000.00	\$60,000.00
Phase I and Phase II ESAs at the former CSX locomotive repair facility						\$60,000.00	\$60,000.00
Town of Front Royal and Warren Co. IDA							
12/31/2012	\$50,000.00						\$50,000.00
Engineering design study at Avtex site to develop Royal Phoenix Business Park.	\$50,000.00						\$50,000.00
Town of Galax							
12/31/2016					\$20,000.00		\$20,000.00
Phase I and limited Phase II and asbestos survey at the former Galax Energy Concepts incinerator					\$20,000.00		\$20,000.00
Town of Herndon							
12/1/2018						\$109,000.00	\$109,000.00
Removal and disposal of petroleum impacted soils, arsenic, semi-volatile organic compounds found in Phase I and II ESAs and Hazardous Material Studies. Asbestos abatement in 3 buildings.						\$109,000.00	\$109,000.00
Town of Independence							
12/31/2013		\$6,960.00					\$6,960.00

Phase I Environmental Assessment and Underground Survey (looking for a fuel tank) at U.S. 58 and U.S. 21		\$6,960.00					\$6,960.00
Town of Pulaski (#4)							
12/31/2017						\$50,000.00	\$50,000.00
Phase II ESA at the "West End Recreation Area"						\$50,000.00	\$50,000.00
Town of Pulaski (#1)							
12/31/2012	\$29,400.00						\$29,400.00
Phase I and II ESAs and asbestos testing of former Dalton Building	\$29,400.00						\$29,400.00
Town of Pulaski (#2)							
10/1/2016					\$52,500.00		\$52,500.00
Preparation of conceptual master plan of 4 block by 2 block corridor along Peak Creek and Phase I and Phase II ESAs and schematic site development plan of former General Chemical Company anchor site and adjacent properties for redevelopment					\$52,500.00		\$52,500.00
Town of Pulaski (#3)							
4/1/2018						\$240,000.00	\$240,000.00
Phase II ESA recommended remedial action at the former Dalton Building and the General Chemical Company Foundry and Railroad Spur						\$240,000.00	\$240,000.00
Town of Saltville							
9/1/2017						\$50,000.00	\$50,000.00
Phase I and II ESAs and a ACM survey at the former Town Shop on Lake Drive						\$50,000.00	\$50,000.00
Town of South Hill							
1/1/2017					\$50,000.00		\$50,000.00
Asbestos and lead based paint remediation, removal and demolition at the Exchange Tobacco Warehouse and former Boyd Honda Car Dealership					\$50,000.00		\$50,000.00
Town of Tappahannock							
6/1/2016					\$10,500.00		\$10,500.00
Phase I ESA, Boundary & Improvements Survey, and title search of former municipal airport					\$10,500.00		\$10,500.00
Town of Wytheville							
12/31/2013			\$15,231.50				\$15,231.50
ESA and Remediation of known contamination at historic Wythe Co. Jailhouse			\$15,231.50				\$15,231.50
1/1/2017					\$46,335.00		\$46,335.00
Robert N. Grubb Warehouse redevelopment					\$46,335.00		\$46,335.00
Grand Total	\$423,742.00	\$328,607.00	\$65,231.50	\$43,000.00	\$521,835.00	\$1,367,249.00	\$2,749,664.50

Appendix B



Virginia
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BEST STATE FOR BUSINESS

Virginia Brownfields Assistance Fund Grant Recipients 2012 to 2017

- Site Assessment & Planning Grants
 ★ Site Remediation Grants
 VBAF Recipient Localities

Source: VEDP 2017, Esri 2016

50
Miles

