

Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund

FY 26 Assessment & Planning and Site Remediation Grant Update

September 9, 2025



PRESENTERS



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BROWNFIELD BASICS

- "Brownfield" – sites or buildings where the expansion, redevelopment, or reuse may be complicated by the **presence** or **potential presence** of a hazardous substance, pollutant, or contaminant.
- Sites considered brownfields generally fall in the category of abandoned, blighted, dilapidated, underutilized, or have known or perceived contamination.
- § 10.1-1231. Brownfield Restoration and Land Renewal Policy and Programs:

It shall be the policy of the Commonwealth to encourage remediation and restoration of brownfields by removing barriers and providing incentives and assistance whenever possible. The Department of Environmental Quality, the Virginia Economic Development Partnership, and other appropriate agencies shall establish policies and programs to implement these policies, including a Voluntary Remediation Program, the Brownfields Restoration and Redevelopment Fund, and other measures as may be appropriate.

PROGRAM BASICS

- Grants are targeted toward projects or phases of work associated with restoration and redevelopment that will generate additional private investment and job creation in the immediate future at the local level.
- Grants may not be used for the reimbursement of already incurred costs or projects/phases of work that are already in progress or completed.
- Grants will be awarded based upon one or more of the following priorities:
 - Site redevelopment and reuse potential
 - Economic benefits
 - Environmental benefits
 - Use or reuse of existing infrastructure
 - Limited ability to draw on other funding sources

CHANGES FROM FY25 to FY26

- FY26 Assessment & Planning Grants will be paid post-performance.
- Budget for FY26 is unchanged from FY25.
 - \$2.25 million
- Guidelines have been updated for clarity.
- Exhibit F – Now required to be submitted for all extension requests.
- Extensions must now be requested prior to the performance date.

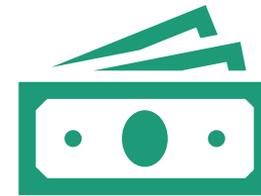
VBAF GRANT INFO: IMPORTANT DATES!



Assessment & Planning

Funds up to \$50,000 available in FY26

Rolling application



Site Remediation

FY26 opened September 2, 2025

Funds up to \$500,000

Applications due **October 17, 2025**

VBAF: FAST FACTS

Available to local government entities.

\$2.25 million budgeted in FY26.

Key tool for small challenged communities.

226 Assessment and Planning Grants have been awarded across Virginia.

- The typical award is \$50,000 and these are available on a rolling basis.

49 Site remediation grants have been awarded.

- These grants may be up to \$500,000.
- These grants are competitive and are due **October 17, 2025**.

VBAF Grants require a 1:1 match. Other grant funding may be used as match.

ELIGIBILITY

Eligible Applicants

- Only political subdivisions of the Commonwealth of Virginia, including counties, cities, towns, industrial/economic development authorities, planning district commissions, and redevelopment and housing authorities, may apply for grants from the VBAF Program.
- Sites can be privately owned for VBAF grants (written site access or other contractual agreement between the parties may be requested).

Local Financial Responsibility

- Requires a 1:1 match.
- Five-year look back on previous monies expended or during the life of the grant.
- Match documentation is required.

AVAILABILITY OF FUNDS



Up to two (2) A&P Grants per Fiscal Year



One (1) Remediation Grant per Fiscal Year



Can do multiple grants for the same site

Scope must be different
Need match for all funds awarded

ELIGIBLE WORK EXAMPLES

Ensure your scope of work fits within the five items listed in the guidelines (Page 2).

Assessment & Planning

- Environmental and cultural assessments
- Reuse/redevelopment plans
- Assessment/evaluation of historic resources
- Remediation if <\$50,000
- Demo if needed for abatement of hazardous materials (e.g., ACM)
- Other TBD

Site Remediation

- Active remediation to remove hazardous substances, hazardous wastes, or solid wastes
- Assessment/evaluation of historic resources
- **Assessment and Planning**
- Demo if needed for abatement of hazardous materials (e.g., ACM)

ELIGIBLE WORK EXAMPLES (cont.)

Cannot be Funded

- Demolition only
- Mold abatement
- Biological hazards
- Residential only redevelopment projects
- Reimbursement
- **Voluntary Remediation Program (VRP) fees**

Alternatives

- Demolition needed for ACM abatement
- Use mold/bio hazard efforts as match
- Workforce housing
- Mixed-Use – Housing and Commercial
- Community enhancement (especially if jobs creation) as part of residential or mixed-use
- VRP efforts/reporting

WHERE TO START

Identify Site and Project Needs

Identify Roles and Responsibilities

Application and Exhibits

Highlight Economic Value/Community
Enhancement

Clearly Define Matching Funds

ECONOMIC OUTCOMES/ JUSTIFICATION NARRATIVE

Ranked Lower

- Abatement necessity or site work costs are speculative
- Poor justification of financial need
- Reuse is TBD or vague
- Economic outcomes poorly defined or limited
- Scope of work is not likely to result in redevelopment action in the near future

Ranked Higher

- Human health risks to environmental conditions confirmed
- Firm estimates based on known info
- Demonstrated financial need
- Reuse is realistic and achievable even if not fully realized
- Job creation estimate is realistic
- Anticipated economic outcomes clearly defined with supporting information
- Clear justification if workforce housing/affordable housing
- Scope of work can be initiated immediately

MATCHING FUNDS 1:1

Match Basics

- A Local Match may be funded from public and/or private sources and must either be:
- (i) cash in the form of actual cash contributions from the applicant or other cash or grants from federal (including EPA Brownfields Grant), other state, local, or private sources of funding; or
- (ii) documented reasonable and necessary costs incurred and in-kind contributions for the site where the VBAF Grant proceeds are to be expended that:
 - (a) are associated with the project or phase of work;
 - (b) will promote the restoration and redevelopment; or
 - (c) will address environmental problems or obstacles to reuse.
- Within the last five years or during the life of the grant

Examples

- Environmental/cultural assessments
- Environmental testing
- Development or implementation of a remediation or reuse plan
- Purchase of a property
- Remedial efforts
- Engineering, design, or architectural activities including public notices, permit fees, and inspection costs (or waivers of such) related to physical activities
- Grants awarded for site use that support redevelopment/reuse actions

APPLICATION

- Use the most current application form available on the website.
- Applications must be signed to be considered complete (digital signatures are allowed).
- Include all applicable Exhibits:
 - Exhibit A – Prior VBAF Grants
 - Exhibit B – Scope of Work/Budget
 - Exhibit C – Project Timeline
- Exhibit B should separate different scope of work activities.
- Project timeline should be realistic. This will be used to determine the performance date.
- Supporting documentation should be limited to only relevant pieces (e.g., a full Phase I ESA does not need to be attached, but excerpts that support the request may be referenced with the remaining document made available upon request).

GUIDELINES

- Grant guidelines posted:
 - Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF) | Virginia Economic Development Partnership (vedp.org)
- **Review the guidelines closely.**
- **Reach out with questions.**



VBAF: CONTRACTS – PERFORMANCE AGREEMENTS (PAs)

- Performance Agreements (PA) are the legal contracts entered into with the Virginia Economic Development Partnership (VEDP).
- VBAF A&P Grants will be disbursed upon approval of the Final Grant report.
- VBAF Site Remediation Grant proceeds are generally disbursed at the performance date but may be disbursed in installments based on milestones identified in the PA. Documentation of progress is required.
- Final Grant Reports that document project effort, invoices paid, and match are required upon completion of the work. Content required is outlined in the Guidelines for each grant and the individual PAs.
- Additional documentation is needed for ACM and LBP abatement projects.

AFTER THE AWARD

Grant Changes

- Notify us in writing prior to the performance date of:
 - Scope changes (exhibit B)
 - Timeline changes (exhibit C)
 - Extension Request (exhibit F)
 - Ownership/grant contact changes
- Some changes may require an updated performance agreement
- Any unused grant funds will not be distributed by VEDP

Grantee Obligations

- Secure contractors and get to work
- Ensure ACM contractors provide documentation
- Enroll in VRP, if needed (remediation grants)
- Submit the final report when due
 - ACM abatement has additional reporting
- Provide and review invoice documentation
- Provide project success post grant (jobs and investment)

ASBESTOS-CONTAINING MATERIALS (ACM) AND LEAD-BASED PAINT ABATEMENT (LBP)

- Projects involving the removal of asbestos-containing materials (ACMs) and lead-based paint (LBP) abatement may require specific permitting and licensing requirements and these criteria must be met.
 - Please check with the Department of Labor and Industry at 804-371-2327 regarding notification requirements and the Department of Professional and Occupational Regulation at 804-367-8595 regarding licensing requirements.
- Removal of ACMs and lead paint abatement must be conducted pursuant to applicable federal and state laws and regulations including, but not limited to, the following:
 - National Emission Standards for Hazardous Pollutants (NESHAP)
 - Occupational Safety and Health Administration (OSHA)
 - Virginia Occupational Safety and Health Program (VOSH)
 - Residential Lead-Based Paint Hazard Reduction Act of 1992
 - Toxic Substances Control Act of 1976, Virginia Regulations for Asbestos Emissions Standards for Demolition and Renovation
- **Third party inspections are strongly recommended.**
- **Additional documentation is required for these projects including Asbestos daily log.**
- **Third-party review ensures asbestos reports meet all regulations.**

GRANT CLOSE OUT

Final Report

- Document any scope changes
- Attach all completed reports
- Exhibit D – Invoice Summary
- Supplemental report for Asbestos Abatement
- Exhibit E - Asbestos Daily Log

SITE REMEDiation GRANTS

ASSESSMENT & PLANNING GRANTS

- Reminder - Site Remediation Grant Timeline
 - FY26 opens **September 2, 2025**
 - Funds up to \$500,000
 - Applications due **October 17, 2025**
- Site Assessment Grant Timeline
 - FY26 opens **July 1, 2025**
 - Funds up to \$50,000
 - Applications accepted on a **Rolling** basis

Please review all information for VBAF grants at:

VEDP: <https://www.vedp.org/brownfields>

DEQ: <https://www.deq.virginia.gov/land-waste/land-remediation/brownfields>



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