

Bessemer City Brownfield Assessment Grant Program Kick-off

February 17th, 2026



Who are the Brownfields Grant Stakeholders?

- **Bessmer City, NC**
- **Environmental Protection Agency (EPA)**
 - Federal Government
- **North Carolina Department of Environmental Quality (NCDEQ)**
 - State Government
- **Terracon Consultants, Inc.**
 - Environmental Specialists
- **The Asiko Group**
 - Community Engagement Strategists
- **Local Organizations**
- **You** (Community Members)





*Department of Environmental Quality
Brownfields Redevelopment Section
Introduction
February 2026*



What is a Brownfield?



“The term ‘brownfield site’ means 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.” - EPA



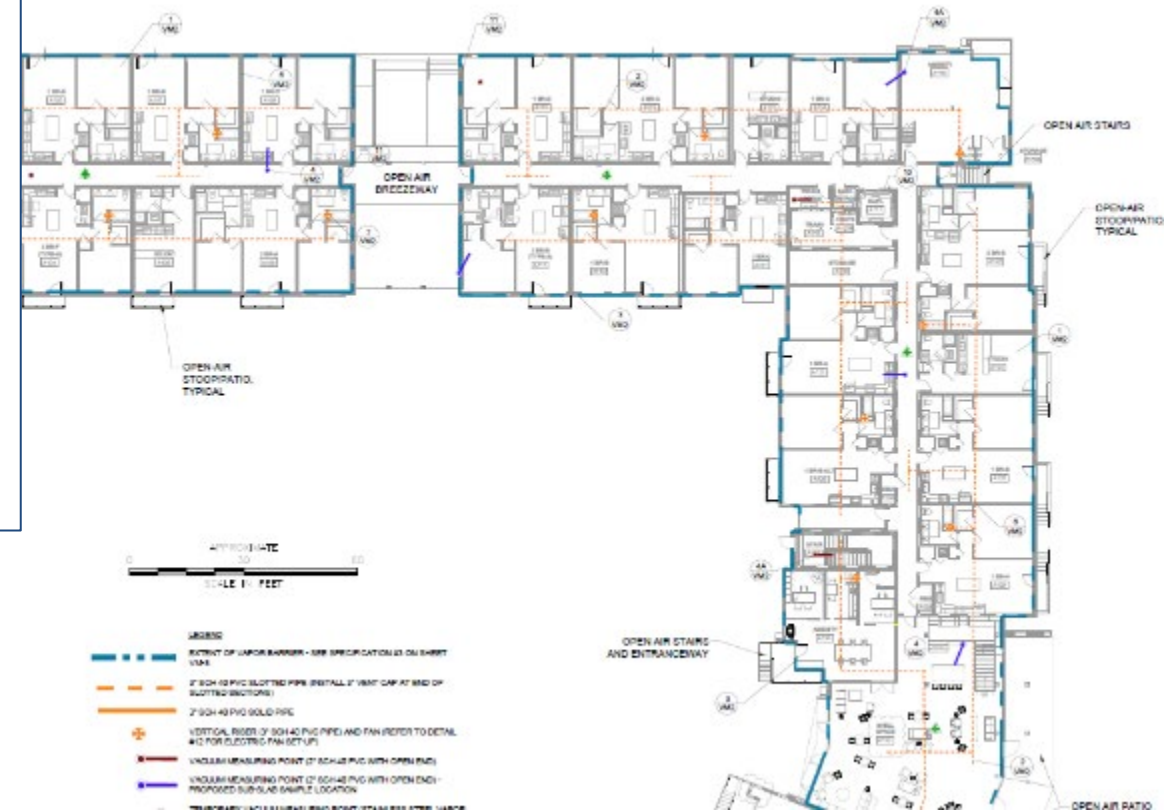
What Environmental Risks are there?



Vapor
TCE
Methane
Metals
PCBs
Pesticides
PFAS/PFOAs
Oh My!

The Brownfields Difference:
Reuse the Property and OCCUPY!

- Made safe for the intended reuse
- Long term stewardship



Brownfields Resources

Federal (EPA) Brownfields

- **Assessment Oriented**

Provides grant funding to evaluate site contamination and risk through competitive bid process

Recipients: <https://java.epa.gov/acrespub/gfs/>

- May also be linked to a state Brownfields Program but not necessarily (EPA encourages participation in state programs as appropriate).

DEQ is an active partner with EPA and reviews federal work plans to ensure state compliance should entry into State program be desired.

NO liability protection implied or provided.

State (NC DEQ) Brownfields

- **Redevelopment Oriented**

Pay to Play Program, Developer (municipality, owner, developer, etc.) applies in.

Records perpetual Land Use Restrictions (LURs) on-site for future reuse based on risk evaluation.

Provides state level liability protection to future property owners

Tax incentives for redevelopment



Brownfields... WHY?

Problem: Contaminated sites are usually located in areas of prime redevelopment. But....

- Contaminated property = can't get a loan
- Developer didn't cause or contribute, doesn't want to take on liability
- It's going to cost extra to deal with environmental issues, no thank you.

Solution: Brownfields!

- Brownfields is a Redevelopment Program, NOT a traditional Cleanup Program
- Liability Protection and Tax Incentives in return for safe redevelopment
- Goal: Operate at the “speed of business”, but NOT at the expense of safe reuse!

Department of Environmental Quality



Brownfields by the Numbers

- The North Carolina Brownfields Property Reuse Act, our statute, began in 1997. Since then:
 - 801 Agreements to date, \$30B+ in investment, and 13k+ acres reused.
 - 280 Projects Active Eligible
 - Over 1,000 property owners with annual LURU compliance requirements
 - [Brownfields Projects Map and Inventory](#)
- Summer 2025 saw the [750th Brownfields Agreement at Brown School](#) in Winston-Salem!



DEQ BRS Grant Collaborative

- Federally funded through EPA Grants
- Works with municipalities, COGs, non-profits, etc.
- Completes Site Assessment (Phase I/II ESAs, Community Outreach, Structural, Wetlands, etc.) on behalf of community. Generally no cost to community for assessment
- Depending on interest and impact, site can enter BRS Agreement track

DEQ BRS Production Branch

- Pay to play program, Prospective Developers (PD) apply in. PD can be a municipality or private party, but NOT a responsible Party
- PD facilitates site assessment to define environmental risk for future reuse and occupants
- Records Land Use Restrictions (LURs) and Institutional Controls on Deed (Brownfields Agreement) that run with the land

DEQ BRS Property Management Branch

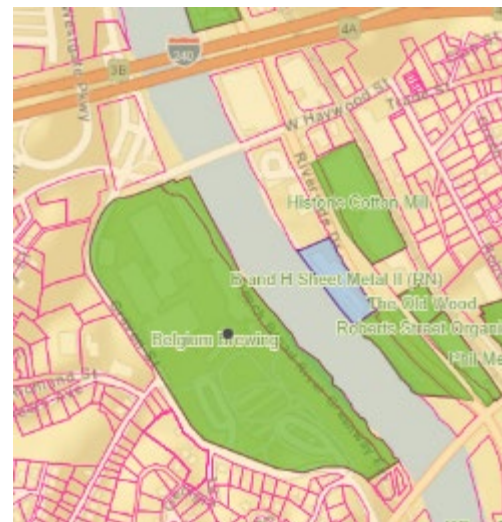
- Manages recorded Brownfields Agreements
- Reviews compliance with LURs
- Inspections and Compliance



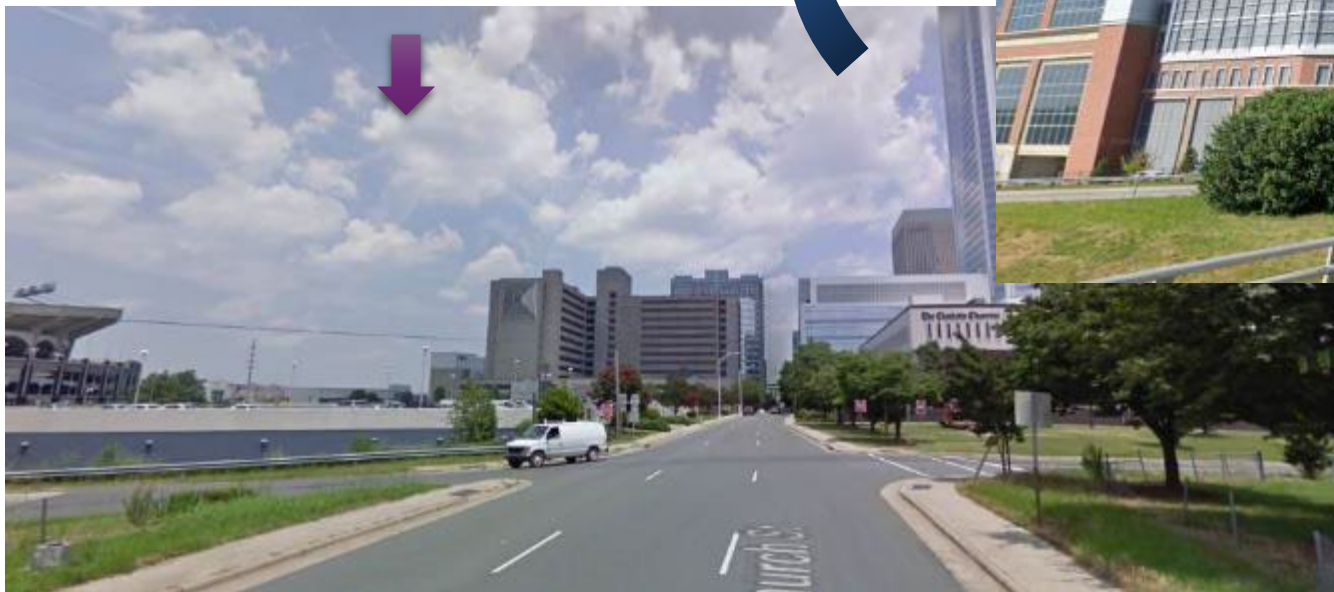
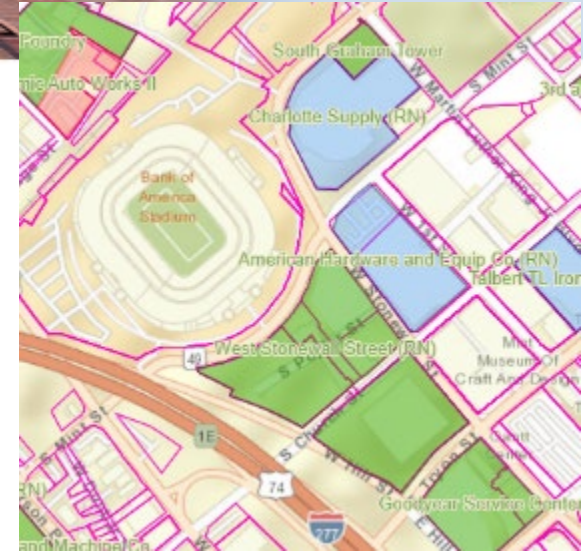
DEQ Brownfields Agreement Process



New Belgium Brewing, Asheville



West Stonewall, Charlotte



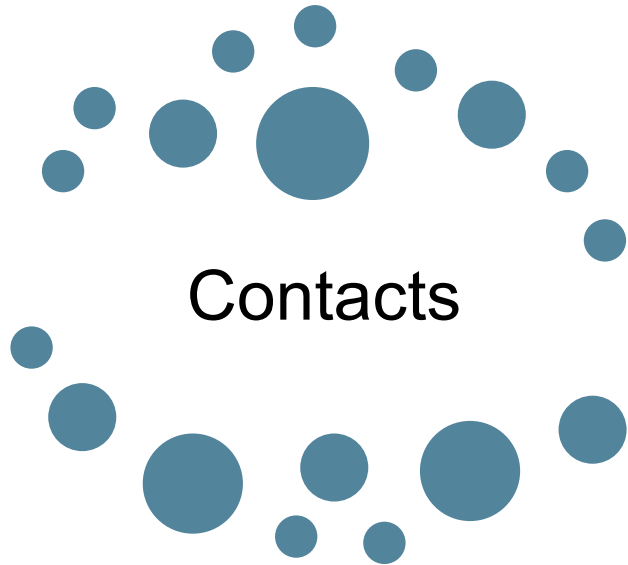
Unique Projects



- Sackville Mills – Shelby – Goat fibers from Middle East caused subcutaneous anthrax in the 70s
- Eureka Dye Company – Wilmington – Rogue circus elephant wrecked a dyeing operation in the 20s
- CAMP Northend – Charlotte – Manufactured Hercules Missiles for WWII



Contacts and Additional Resources



- Jordan Thompson, Grants Manager
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- Kaili Matiaco, Assistant Grant Coordinator
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(910) 508-2214

- [Brownfields General Information](#)
- [NC DEQ Brownfields Grants](#)
- [EPA Brownfields](#)
- [NC DEQ Helene Recovery Grant](#)

Questions?



Camp North End



Alpha Mills



Atherton Mill

Department of Environmental Quality



Bessmer City Brownfields Assessment Grant

- **\$500,000** Grant Award
 - Focuses on Hazardous Substances & Petroleum
 - Target area: City-wide (city limits).
- **Grant Tasks**
 - Brownfield Site Identification
 - Phase I/II Environmental Site Assessments (ESA)
 - Remediation / Reuse Planning
 - Community Outreach
 - Programmatic Support - Regulatory Reporting

Overall Goal: To assess brownfield properties within the City, quantify any environmental impacts, and spur redevelopment of these properties.



What Does The Grant Do?

Assesses commercial properties for environmental impacts

Leads to potential site cleanup and redevelopment

Works with property owners to assess properties

Provides alternatives for redevelopment depending on site conditions

Increase redevelopment of brownfield/underutilized properties

Facilitates job growth in the community

Improves & protects the environment

Strengthens the marketplace

What Does The Grant Not Do

Does not assess single-family residence properties

Money from the grant cannot be used to cleanup sites

Does not punish property owners

Does not close businesses or create job-loss



Most common examples:

- Vacant Properties
- Abandoned Properties
- Dry Cleaners
- Former Gas Stations
- Landfills
- Industrial Properties
- Junk Yards

“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.”

Source: Environmental Protection Agency

A brownfield site is a property whose full use is hindered by fears of environmental contamination.

Brownfield?



Brownfield?



Brownfield?



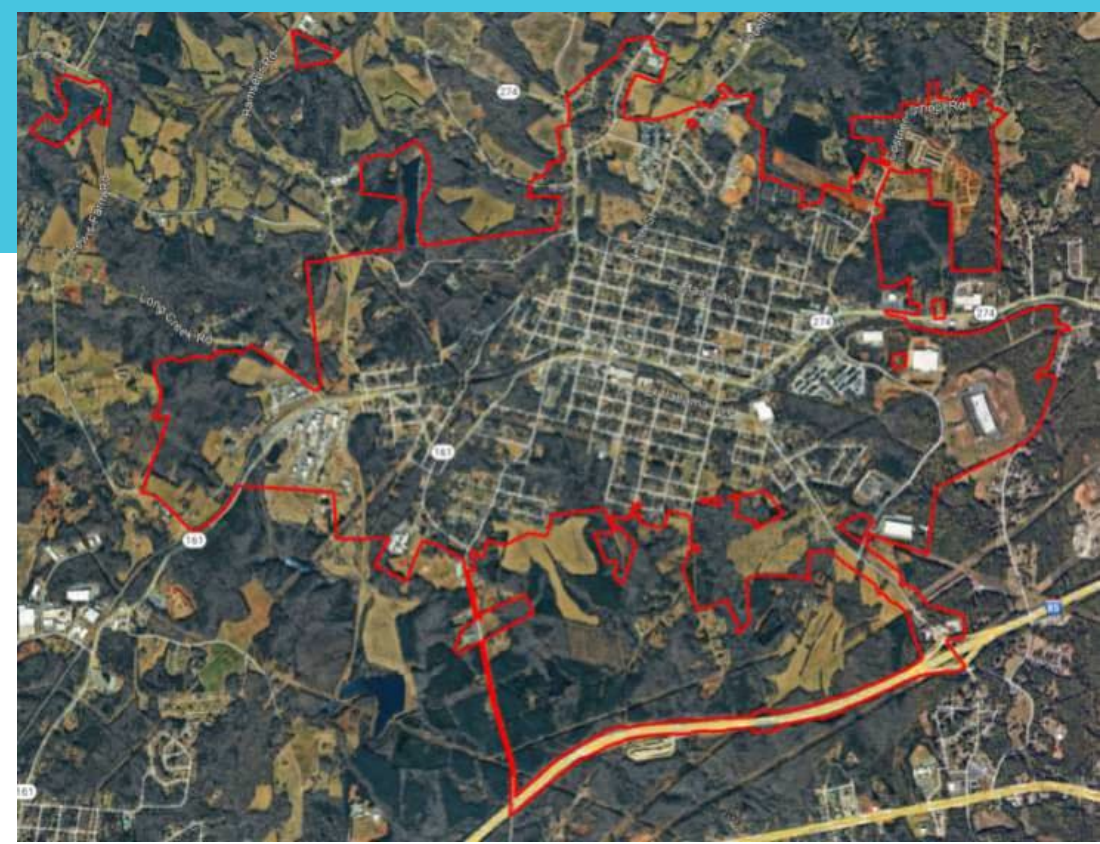
Site Inventory

Identifying potential **Brownfields** in the City:

- Prioritize properties in the community for assessment
 - Projects will be selected that prove most beneficial to the community as a whole

How do we rank the sites?

- Steering Committee



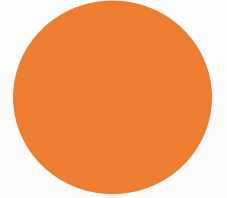
Environmental Site Assessments (ESA)

Phase I ESA

- Inspection of a property
- Interview of site owners and/or neighbors
- Review of environmental records
- Review of historical records

Phase II ESA

- Collection of samples from site
- Assessment to determine if site is contaminated / environmental impacts
- Determines if suspected contaminants are present at concentrations above regulated levels



Remediation/Reuse Planning

- **Analysis of Brownfield Cleanup Alternatives (ABCA)**
 - Serves as a framework for Remedial Action Plans
 - Describes the different cleanup and cost options
- **Site Reuse Assessment Plans**
 - Guide site assessment and cleanup decisions
- **Revitalization Plans**
 - Define implementation strategy and funding sources
- **Evaluation of Market Viability**
 - Identify interested parties for acquiring, redeveloping, leasing brownfield sites



Benefits of Creating a Brownfield Program

Redevelopment of Brownfield properties in your community can....

- Facilitate Job Growth
- Increases Local Tax Base
- Builds on Existing Infrastructure
- Promotes Partnerships
- Improves & Protects the Environment
- Strengthens the Marketplace
- Promotes Sustainable Redevelopment
- Fulfill the needs of the community



How Do You Participate?

Participation is **voluntary**

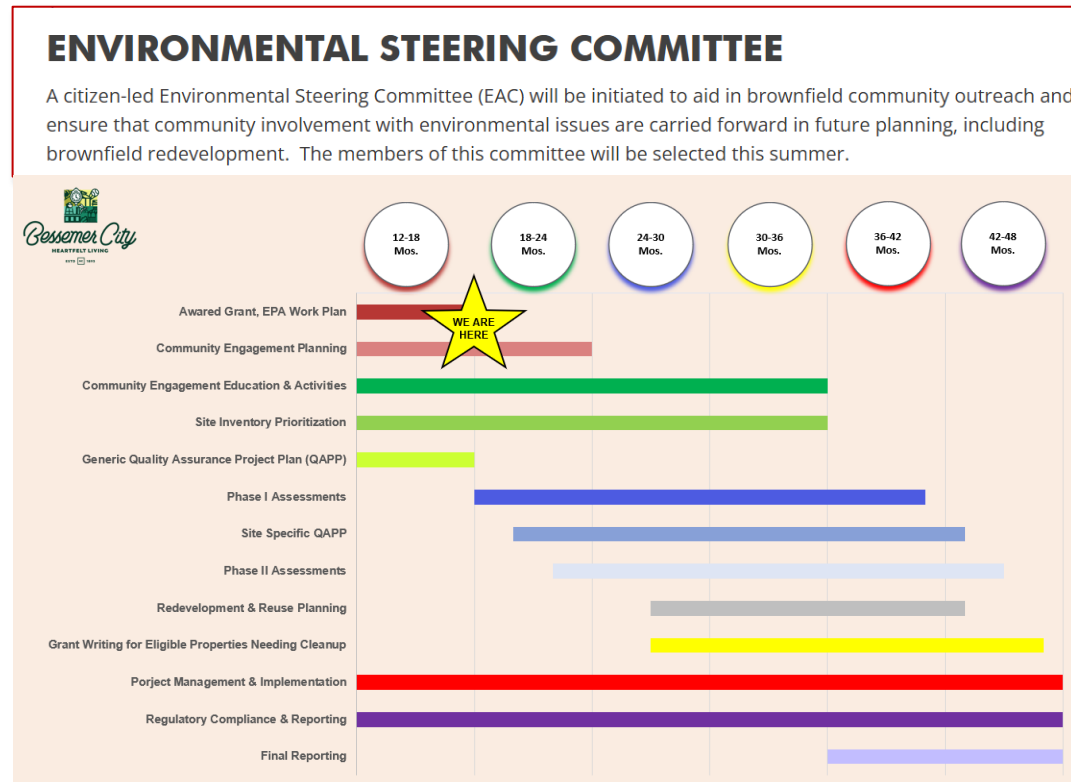
Property owners:

- You can fill out an application form for property assessment that the City will review.

Community members:

- You can suggest sites from around the community.
- You can apply to be on the brownfields steering committee

Come out to future community meetings throughout the grant lifecycle



Explore with us

BESSEMER CITY BROWNFIELDS ASSESSMENT GRANT



Future Information Sources

The website is kept updated with the progress and timeline of the Assessment Grant and all resources.

<https://bessemercity.com/brownfieldsgrant/>



EPA Brownfields Assessment Grant

COMMUNITY KICK-OFF MEETING

The U.S. Environmental Protection Agency has awarded Bessemer City a \$500,000 Brownfields Assessment Grant to fund revitalization efforts aimed at improving quality of life opportunities. The grant, part of the EPA's Brownfields Community-Wide Assessment program, will fund environmental assessments of properties in the city.

Join Bessemer City, project partners, and neighbors as we identify, develop, and evaluate potential brownfield sites for redevelopment into sources of job opportunities and other community resources.

GET INVOLVED

bessemercity.com/brownfieldsgrant/

Visit our website to learn more about the project. Scan QR code below.



5:30-7:00 PM

17

FEBRUARY

Children are welcome and refreshments will be provided.

PROJECT AREA



Next Steps

- 2/27 Deadline for applications
- Week of 3/2 - Consultant team reviews applications
- Week of 3/9 - Steering Committee members selected and confirmed
- 3/17 - Announcement of Steering Committee at community meeting



Brownfield Program Contacts

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City Planner, Stormwater Administrator

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(704) 729-6510

The Community Site Suggestion Form and the Property Owners Site Application form will be accepted on a **rolling basis**.

e-alert sign-up
is: <https://bessemercity.com/brownfieldsgrant/>

Questions