

## BROWNFIELD ASSESSMENTS ASSIST WITH REDEVELOPMENT

Often, it is the unknown environmental condition of a property that dissuades developers. These sites are called Brownfields. The Missouri Department of Natural Resources (DNR) can help you determine Brownfield sites that may need to have an environmental assessment and provide valuable information to aid in making decisions regarding the future use of the property.

The environmental assessment can help determine if contamination is present, and to some degree, the extent of the contamination present at a property. The assessment provides answers to many of the questions regarding potential cleanup costs and environmental liability associated with brownfield properties.

Potential buyers and redevelopers of a brownfield may reduce their liability if the appropriate environmental site assessments are performed prior to purchase. An environmental site assessment conducted in an appropriate manner gives the purchaser certain protections from liability under the federal Superfund Law.

The DNR Brownfields/Voluntary Cleanup Program conducts brownfield site-specific assessments of properties

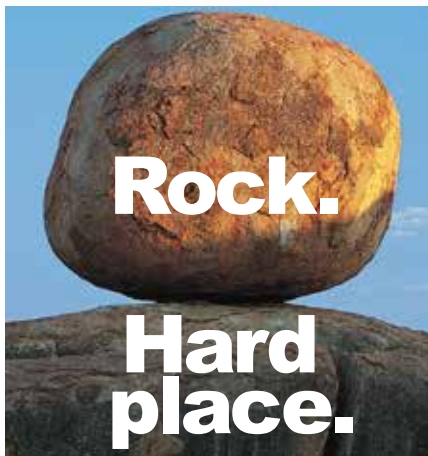


The seven-story Sunshine Biscuit building was destroyed in a major fire in 1998, and came into Brownfields / Voluntary Cleanup Program in 2000.

for public entities such as cities, counties and quasi-governmental entities, as well as for not-for-profit organizations at no cost to the applicant or the property owner. Often, local governments acquire contaminated properties through foreclosure for back taxes, land donations or may own property they would like to sell for redevelopment purposes. The DNR site-specific assessment program provides funding

and technical assistance to help communities assess properties.

For more information about the Missouri Department of Natural Resources Brownfields / Voluntary Cleanup Program, contact Catherine Jones at 573-526-4725 or MissouriBrownfields@dnr.mo.gov.



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● **View Project Profiles at [www.alliancewater.com](http://www.alliancewater.com)**

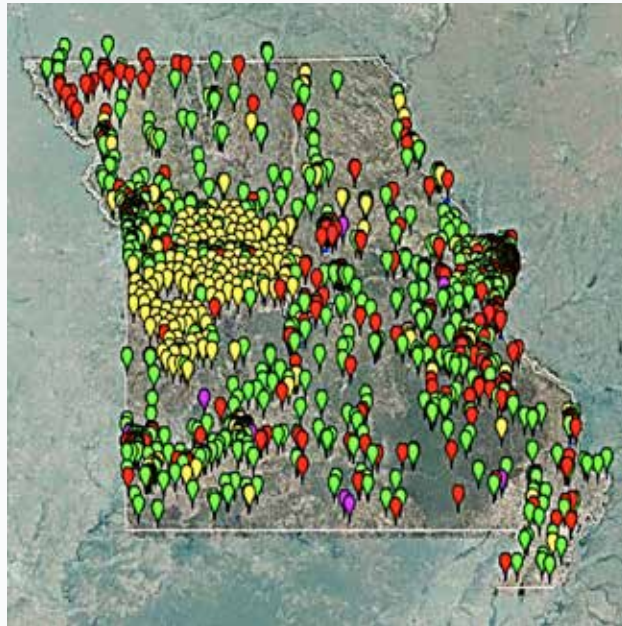
# MISSOURI HAZARDOUS SUBSTANCE SITE LOCATOR MAP

The Missouri Department of Natural Resources has made available a new locator map that allows users to conduct a web-based search for hazardous substance investigations and cleanups within a specific municipality or area. Users may click on a location to review site information and link to other documents available from DNR. In the future, many of the completed sites will have information about the redevelopment of the site in the form of a success story.

For those municipalities with their own maps, the downloadable data layers are also readily available. The permitting, planning and development departments of the local municipalities can benefit from this information. DNR encourages the utilization of these map layers to help incorporate the information in the review of environmental activity and use limitations, and during all planning activities.

The map layers include:

- **Active Sites**, where remedial actions are in progress but are not complete;
- **Long-Term Stewardship Sites**, where remedial action has been taken to address known risks to human health, public welfare, and the environment. The site is suitable for certain land uses, with further investigation and remedial action not required;
- **Environmental Notice Sites**, where an advisory regarding environmental conditions may be warranted;
- **Completed Sites**, where previous concerns about contamination should no longer be an issue because of removal of waste and contamination or investigation results demonstrate that contamination is now below levels considered suitable for unrestricted use.



The Missouri Department of Natural Resources has made available a new locator map that allows users to conduct a web-based search for hazardous substance investigations and cleanups within a specific municipality or area. Users may click on a location to review site information and link to other documents available from DNR.

The map currently contains Superfund sites, Federal Facilities sites, Resource Conservation and Recovery Act Corrective Action sites, and Brownfields/Voluntary Cleanup Program sites. Future layers will include information about tank sites.

The information can be useful in many ways:

- The redevelopment/success story information (currently available on the DNR website but not yet linked to the map) can be useful in highlighting the efforts of your municipality. They help to identify jobs created, acres cleaned, contaminants remediated, assistance provided (grants, loans, etc.) and other types of positive information.
- The map can be useful in helping to identify required disclosure notice information for impending real estate transactions.
- It is a good way to double check to see that environmental covenants are filed in the chain of title as required and not just in a separate file in the courthouse.

- Users can quickly obtain information about a particular site in a community without having to call DNR.

The map will show areas and properties in a municipality that are NOT being addressed by DNR - identifying areas that have unknown environmental issues such as Brownfields and may need to have environmental assessments conducted prior to revitalization and redevelopment. □

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For more information about the Missouri Hazardous Substance Site Locator Map, contact the Long-Term Stewardship Unit at 573-526-8913 or [MissouriBrownfields@dnr.mo.gov](mailto:MissouriBrownfields@dnr.mo.gov).

# CANTON'S RIVER REVITALIZATION PROJECT

Community Development Block Grants (CDBG) have assisted with redevelopment of the river near Canton, Missouri. Blighted properties, enrolled in the Missouri Department of Natural Resources' Brownfields Voluntary Cleanup Program, are now providing income returns and recreation to residents of Lewis County.

The Ursa Farmer's Co-op, based in Ursa, Illinois, has more than 2,000 members; 400 of them were Missouri farmers. The quickest way to get Missouri's grain across the Mississippi river to the terminal in Meyer, Illinois, was to ferry the trucks across, even with extended waits in line during the peak season. After a ferry capsized with two grain trucks aboard, killing two people, farmers began hauling their grain to the nearest bridge over the Mississippi. However, this greatly increased the cost of moving product and decreased net income. This project was established to build a grain elevator and barge-loading facility on the Missouri side of the river in Canton.

The Lewis County Industrial Development Authority applied for and received a Community Development Block Grant for almost \$2 million to purchase ten blighted properties and buildings considered health hazards and clean them up or demolish them to make room for the new grain elevator and other community development opportunities.

## CONTAMINANTS

Ten different properties were enrolled in the Brownfields Voluntary Cleanup program. After assessments, only six required remediation. Contaminants included lead-based paint, asbestos-containing materials and other contaminants included barrels of unknown substances that were removed.

Assistance included:

- CDBG grant \$1,990,000 - to clear the blighted properties.
- Lewis County IDA - \$10,000 matching grant.
- DNR \$200,000 in potential circuit court injunctions/fines forgiven when the blighted properties were forgiven.



Above: The Canton Tourism Commission took advantage of the newly cleaned up property to build a wetland educational walking trail, a levy walk and an observation deck overlooking the river.  
Left: A former fertilizer plant in Canton.

- MoDOT grant \$159,652 for a levy walk and observation deck along the riverfront.
- Canton Tourism Commission \$40,000, a 20 percent match for the MoDOT grant.
- Audubon Society Technical Assistance for a 2,000-foot nature walking trail.

## INVESTMENTS AND RESULTS

Co-op officials have indicated that the \$11.5 million investment in the new elevator now makes the storage and distribution of grain faster which helps them better compete in the market. They have hired eight full-time and six seasonal employees in Canton. Production has increased from four million bushels before the new elevator to more than 6 million bushels in 2013.

## COMMUNITY / ENVIRONMENTAL RETURNS

The Canton Tourism Commission took advantage of the newly cleaned up property to build a wetland educational walking trail, a levy walk and an observation deck overlooking the river. Technical assistance from the Audubon Society and a grant from the Missouri Department of Transportation made the trail possible.

The Observation Tower was built

atop an existing concrete building formerly used by the local water company. The tower, and its "Seagull in Flight" designed roof, has turned an eyesore concrete building into a destination location.

Culver-Stockton College helped clean out and record the historical records of a former train station, one of the blighted buildings. They have included a tour of the building in their recent homecoming activities to promote the building and its future opportunity as a museum, winery or other asset to the community.

The hazardous buildings, formerly located near the local K-12 school, have been removed and the property is now clean and vacant. The property is no longer a temptation to the students wanting to play on or around the hazardous materials, and may serve as additional parking for future school events.

*Missouri Life Magazine* selected Canton as a stopping point on their first-ever bicycle tour in June 2015. The newly cleared and cleaned properties will be used for event parking, camping, and musical performances. □

For more information, contact the Missouri Department of Natural Resources Brownfields / Voluntary Cleanup Program at MissouriBrownfields@dnr.mo.gov.