

What is an Environmental Site Assessment?

An environmental site assessment answers the following questions:

- Is the property impacted by contaminants?
- What contaminants are present?
- Are the concentrations of these contaminants such that they need to be addressed, i.e. does the site need to be cleaned up prior to redevelopment?

There are two types of environmental site assessments: Phase I and Phase II.

1. Phase I ESA: involves the review of federal, state, and local records; a visual inspection of the property; and interviews with current and/or past owners, occupants, operators, and local government officials. A Phase I ESA does not involve sampling or laboratory analysis. The Phase I identifies so-called Recognized Environmental Conditions (RECs), i.e. the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property.
2. Phase II ESA: involves sampling activities and laboratory analyses to validate or dismiss the RECs identified in the Phase I ESA.

Environmental site assessments must be performed by a trained and experienced environmental professional, according to the appropriate standards (ASTM, AAI).

Brownfields Grant

In 2014, the City of Gering was awarded a \$200,000 EPA assessment grant. The purpose of the grant was to assess properties along the 10th Street corridor in a streamlined and cost-effective manner and determine further action needs in order to facilitate property redevelopment. The ultimate goal is to convert the corridor into a more visually appealing "green" and economically-viable connection between Scottsbluff and Gering.

With the respective owners' permission, 11 properties were assessed for potential environmental conditions (Phase I and, where needed, Phase II environmental site assessments):

- Western Sugar - Gering
- B&T Metals - Gering
- RTS - Scottsbluff
- Lindeken property - Gering
- Warner property - Gering
- Former JBS meat packing plant building - Gering
- Former JBS parking lot - Gering

- Former JBS truck shop - Gering
- Rich's Wrecking, M Street - Gering
- Former Rich's Wrecking 10th St.- Gering
- Former Opera House - Scottsbluff

Based on the outcomes of the Phase I environmental site assessments (a Phase I assessment provides liability protection to the buyer), 6 of the assessed properties changed ownership, one is currently up for sale, one property will be put up for sale in the near future, and one was leased to a new business.

In addition:

- \$1,961,000 of private investment were leveraged for redevelopment of sites assessed under the grant (this number excludes property acquisition dollars).
- 31.39 acres redeveloped thus far.
- 7 new businesses created, employing 19 people.
- anticipated 26 additional jobs will be created once redevelopment is complete on the former Rich's Wrecking site on 10th Street - this redevelopment alone will amount to about \$7 M in private investment.
- 2 apartments (12,000ft² each) will be created in the assessed former Scottsbluff Opera House.

It was determined that remediation needs to occur at two of the assessed properties prior to being put back into beneficial use. At this time, next steps are being contemplated.

For more information please contact one of the following:

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