

Maryland Parkway Corridor Brownfield Revitalization Program

In collaboration with the City of Las Vegas and Regional Transportation Commission (RTC), Clark County has received \$500,000 from the U.S. Environmental Protection Agency to assist property owners with completing environmental assessments and related activities that help spur the redevelopment and reuse of brownfield opportunity sites.

What is a Brownfield?

Brownfields are properties that are not being used to their full potential because of known or suspected environmental pollution.

Brownfields are often abandoned by property owners due to fears about the liability and expense of assessment and cleanup.

Cleaning up and reinvesting in Brownfields protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.



EPA Studies Show:

7.3 jobs are created for every \$100,000 in EPA brownfield grant funds invested.

Brownfield clean up **can increase overall property values** within a one-mile radius by \$0.5 to \$1.5 million.

Through fiscal year 2013, on average, **\$17.79 was leveraged** for each EPA brownfields dollar

Program Goals:

- ✓ Protect and enhance public and environmental health.
- ✓ Engage the community in brownfield revitalization.
- ✓ Spur economic development and job creation.
- ✓ Restore the property tax base.
- ✓ Protect greenspaces and working lands.

Frequently Asked Questions:

Why should I conduct an environmental assessment of my property?

- Banks typically require an environmental assessment before lending to a buyer.
- Assessments can be the first step on the path to increasing a property's market value.
- An assessment can help owners who are redeveloping their own property plan for unexpected contingencies like contaminated soil or underground storage tanks.
- Conducting assessments eliminates "unknowns", reducing environmental constraints to a manageable level.
- An environmental assessment can verify that a property is not contaminated.

What kinds of properties are potentially eligible to use the funds?

- Public and privately owned properties
- Active, underutilized, vacant, and abandoned properties
- Sites with known or perceived petroleum and/or hazardous substance issues

What activities can the grant pay for?

- Phase I and II Environmental Site Assessments
- Cleanup Planning
- Redevelopment Planning/Market Analysis/Pro Forma

What activities does the grant NOT pay for?

- Environmental assessment or cleanup work already completed
- Cleanup implementation (soil removal, groundwater treatment, etc.)
- Property purchase

How long will the funds be available?

The funds will be available until at least the fall of 2018.

Get Involved!

- Contact the County if you are a property owner interested in taking advantage of the program.
- Share your historical and current local knowledge with us about brownfields in your neighborhood.
- Check the County's web page at:
<http://www.clarkcountynv.gov/comprehensive-planning/Pages/default.aspx>

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