

How to Participate

Residents, prospective developers, and other stakeholders are invited to become active participants in the Town's Brownfield Assessment Program. As the project progresses, we will host public meetings and we encourage your attendance and input. Please contact the Town of Hampton (see contact information below) if you would like to be added to the mailing list. Our next meeting is scheduled for **Tuesday, October 21 at 7:00 pm**, during the regularly scheduled Town Council meeting. The meeting will be held at the address below.

Questions?

If you have additional questions or suggestions or need further information, please contact the Town of Hampton.

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www.hamptonsc.net/brownfield.html



TOWN OF HAMPTON, SOUTH CAROLINA

The Brownfield Redevelopment Newsletter

Volume 1 Fall 2008



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What is a Brownfield?

A Brownfield is a property that is abandoned, deteriorated or underused because of concerns about contamination. Sometimes these concerns are based on real environmental hazards, but sometimes the perception of environmental contamination can make it hard to redevelop a property even when there is little or no actual contamination.

The federal government defines Brownfields as "Abandoned, idle or underused industrial and commercial facilities where expansion or re-development is complicated by real or perceived environmental contamination. Contamination is waste or other hazardous products that are improperly handled and get into the water, soil or air. If contaminants are found on a site, they usually can be remediated by one of three approaches: (1) removing the hazardous substance, (2) removing and treating the soil or water and then returning it to its original location, or (3) placing a protective cover of paving, soil, or other type of surface to ensure that it no longer presents a risk.



Program Overview

The United States Environmental Protection Agency (EPA) awarded the Town of Hampton a \$200,000 Hazardous Substance Assessment Grant in the Spring of 2007. The Town's Brownfield Grant funds are being used to evaluate environmental conditions at the former Safety Disposal System (SDS) Medical Waste Incinerator and adjacent SDS-owned properties. In addition, the funds will be used to promote redevelopment and private investments at these properties. The Town is currently in the process of acquiring ownership of the SDS properties through eminent domain.

The Brownfield Program provides incentives to prospective developers to develop Brownfield properties. Under the Small Business Liability Relief and Brownfields Revitalization Act, EPA provides financial assistance through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training grants. Information on EPA's Brownfield Grant programs are available on-line at <http://epa.gov/brownfields>.

The Town of Hampton's overall Brownfield effort is focused on the former SDS Medical Waste Incinerator and adjacent SDS-owned properties. Recently, the former SDS structures were demolished utilizing Community Development Block Grant funding. Although a great improvement, the sites remain vacant and underutilized. The Town of Hampton has a population of over 2,800 citizens whom would benefit from the redevelopment of these properties. The Town has access to municipal utilities, rail lines, and is located only 20 miles from Interstate 95, 70 miles to Charleston, and 55 miles to Savannah, Georgia. The location and access to the Town make Hampton attractive to prospective developers and businesses. The ultimate goal of Hampton's Brownfield Program is to put these underutilized properties back into service, enhance quality of life for the community, generate jobs, and increase private investment within the Town.

A Working Partnership

Work on the Brownfield program has already begun, however there is much more to do. The grant was awarded due the diligent efforts of Town staff. After soliciting qualifications from a group of environmental consultants, the Town hired environmental consultant Hart & Hickman, PC to execute the grant work. Hart & Hickman is a small business with outstanding credentials in evaluating Brownfield properties.

In another example of the efforts of Town staff, the Town of Hampton was awarded a Community Development Block Grant for the demolition of the SDS buildings. In addition, the Town is currently attempting to take control of the properties through eminent domain.



SDS Medical Waste Incinerator Property



SDS Property after demolition through the CDBG Grant funding

Going forward, the Town's Brownfield Assessment Program requires a working partnership between the Town of Hampton's staff; the Hampton County Economic Development Commission; local residents, businesses, property owners, and developers; EPA and State of South Carolina environmental regulators; and Hart & Hickman's specialized environmental scientists and engineers.

Environmental Assessment Process

There are several steps in the Brownfield environmental assessment process, including Phase I and II Assessments, preparation of Quality Assurance Project Plans, and remediation and redevelopment planning.

A Phase I Environmental Site Assessment (ESA) refers to inspecting the property, reviewing historical information, and reviewing environmental records to determine if a property is likely to be contaminated. Two Phase I ESAs for the SDS properties have been completed and submitted to the South Carolina Department of Health and Environmental Control (SCDHEC) and EPA.

A Phase II assessment refers to collecting samples of soil, ground water, or other media to determine if the property is contaminated. Quality Assurance Plans describing the type and location of samples that will be collected are discussed with SCDHEC and are submitted to SCDHEC and EPA to ensure that the data being collected are of the type and quality needed to decide what needs to be done at the site to make it safe for redevelopment.

Next, the remediation and redevelopment planning step identifies clean-up methods and redevelopment strategies for the properties. An agreement is drawn up with SCDHEC to specify what actions are needed to make the property safe for redevelopment. The developer then completes the specified actions and redevelops the site.

Throughout this environmental assessment process the community will be kept informed of the Town's progress. Information is currently located on the Town of Hampton's website (www.hamptonsc.net). Newsletters will be mailed and available at Town Hall and community outreach meetings will be held. Please check on the website for additional information.

It is important to note that the Town is not intending to develop properties, but rather is seeking the interest of prospective developers and businesses who may have a need for such properties.

Benefits to the Community

The Brownfield Assessment Program benefits the community, prospective businesses and developers.

Community Benefits of Brownfield Assessment Program:

- Identify environmental risks at contaminated properties
- Reduced number of unused properties
- Attract new residents and businesses
- Create new jobs
- Increase local tax base



Example site before Brownfield program

Developer and Business Benefits of Brownfield Assessment Program:

- Environmental assessments conducted at no cost to the developer or business
- Identify environmental concerns at property
- Reduced clean up cost
- Protection from law suits from the State



Example site after Brownfield program and private investment