



Triangle J Regional Brownfields Consortium

In Your Community

WHAT IS A BROWNFIELD?

Brownfields are abandoned, idled, or underused industrial and commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination. Brownfields are often assumed to be blighted, abandoned properties, however they can also be commercial buildings with little or no contamination such as former service stations or warehouses.

Do I own a brownfield? Ask yourself: Is my land idle, vacant, or less productive than it ought to be? Are concerns about environmental contamination contributing to this problem? If you answered yes, you might.

WHAT IS THE PURPOSE OF THE REGIONAL CONSORTIUM?

The Triangle J Council of Governments Regional Brownfields Consortium provides assistance to local governments looking to improve redevelopment efforts in their community, grow "smart", and identify their local economic development strategy, relative to the region. Working directly with **Fuquay-Varina** and three other communities, Triangle J Council of Governments is applying to the U.S EPA Brownfields grant program for \$300,000 of funding to assess and prepare potential brownfields sites for their highest and best use.

WHAT DO I NEED TO KNOW?

- Your property was identified as a **priority site** through analysis of its current use, the current value of the property, and the potential value of the property.
- As a priority site, your property could (with your approval) be included in the grant application.
- If funding is awarded, your site would be included in assessments for identification and remediation of contamination, but also in planning activities such as market or infrastructure studies that can attract developers.

HOW CAN I BENEFIT FROM A BROWNFIELDS GRANT?

A successful brownfields grant can help you

- avoid potential environmental enforcement actions
- receive tax benefits for cleaning up and reusing the property
- realize an enhanced return from the property making it more valuable and marketable
- connect with and assure developers that the property is prepared for its next use
- reduce the potential liabilities from contamination on the property and its impact nearby the site.