

COMMUNITY MEMBER FACT SHEET

GRAYS HARBOR COALITION

BROWNFIELD SITE REUSE & REVITALIZATION PROGRAM

Program Overview

The Brownfields Site Reuse and Revitalization Program (“Program”) provides funding and technical assistance to cities, rural communities, and eligible property owners to conduct environmental site assessments and define revitalization strategies for **brownfields** and other underutilized properties in Grays Harbor County. The Program aims to place vacant, abandoned, or underdeveloped properties back into productive use through environmental studies, potential cleanup actions, and redevelopment planning.



Program Funding Source: The U.S. Environmental Protection Agency (EPA) awarded multiple grants to a Coalition including the cities of Aberdeen, Hoquiam, Westport and Elma. Funds are available through September 2027 (or until funds are depleted – whichever comes first).



Program Administration: The Grays Harbor Council of Governments (GHCOG) serves as the local Program administrator (with technical assistance from its consultant Montrose Environmental Solutions, Inc.).



Participation Opportunities: Public and private property owners, local governments, and community organizations may apply to participate in the Program. Eligible grant-funded activities include Phase I/II Environmental Site Assessments (ESAs), Cleanup Planning, Site Reuse Planning/Conceptual Design, and other technical studies associated with brownfield sites (subject to eligibility requirements of the grant).

Program Objectives

Vision: Revitalize vacant and underutilized (“brownfield”) properties throughout Grays Harbor County to provide benefits to the community, including environmental restoration, job creation, increased property values, and reduced health risks.

Mission: Use EPA Brownfield Assessment Grant funding to inventory and prioritize brownfield sites for redevelopment, assess existing site conditions, and plan for cleanup and reuse of priority sites throughout our community.

Guiding Principles:

- Support revitalization initiatives throughout the County.
- Promote infill development projects within existing neighborhoods/districts to capitalize on infrastructure, utilities, and public services.
- Prioritize use of grant funds for sites that will support regional economic development goals, attract new investment, and provide new employment opportunities for locals.
- Remove redevelopment barriers by addressing problematic site conditions and creating shovel ready sites for new community-serving uses.
- Invest in sites that will generate public and private revenue.
- Transform blighted areas into thriving neighborhoods.
- Protect public health and the environment.
- Promote public participation and input on priority redevelopment areas and sites.

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Para solicitar información en español contáctese Vicki.

Program Website: <http://ghcog.org/index.php/brownfields-program/>

Frequently Asked Questions



What is a Brownfield?

A “brownfield” is a property that has confirmed (or perceived) site contamination or hazardous substances caused by previous industrial/commercial activities or due to unsafe building materials (e.g., asbestos). These typically include vacant, abandoned, or underutilized properties. Many times, brownfields remain idle creating voids in the community and contributing to neighborhood blight. Site contamination and hazardous substances constitute “environmental liabilities” that must be addressed before properties can be redeveloped/repurposed for new uses. Brownfield examples may include former gas stations, dry cleaners, legacy industrial sites, shipyards, older buildings, landfills and dump sites, railyards and land along rail lines.

What can the Brownfields Program funds be used for?

The Program’s funds can be used for environmental studies (e.g., Phase I/II ESAs & Regulated Building Material Surveys), cleanup planning, site reuse planning/conceptual design, and other technical studies that support property sale or redevelopment activities for eligible brownfields.

Which properties are eligible for funding?

Both publicly- and privately-owned properties may be eligible for funding. GHCOG the local municipality in which the property is located will determine eligibility on a case-by-case basis subject to EPA guidelines and available funds. Eligible properties may include (but are not limited to):

- Former manufacturing & industrial sites (e.g. shuttered mills & factories)
- Vacant or underutilized commercial facilities (e.g. aging strip malls, warehouses, etc.)
- Former gas stations & auto-repair businesses
- Former dry cleaners
- Rail yards & truck depots
- Salvage yards, landfills, & illegal dump sites
- Older structures with asbestos-containing materials, lead-based paint or other hazardous materials

What are the Program requirements and timeline?

Interested parties may submit a *Site Nomination Form* for specific brownfield sites – the form is available on the Program website (<http://ghcog.org/index.php/brownfields-program/>). Alternatively, parties may contact GHCOG directly to discuss Program options.

GHCOG and its Coalition members will prioritize/select Nominated Sites for funding based on several factors, including (i) perceived community benefit, (ii) redevelopment and/or economic development potential, and (iii) the owners’ willingness to participate. **Nominated sites must meet certain eligibility requirements established by EPA to qualify for grant funding.

GHCOG will submit an eligibility form to the EPA and Washington State Department of Ecology on the property owner’s behalf requesting approval to use grant funds. If the property is approved for grant funding, the property owner will work with GHCOG staff and the Coalition’s environmental consultant (Montrose) to coordinate the approved activities. The owner will receive an electronic copy of the final report with findings and recommendations.

How much funding is available for each Brownfield?

GHCOG and its Coalition members will determine how much funding will be allocated for each nominated property – this will be determined on a case-by-case basis pursuant to available grant money, the resulting community benefit, and the owners’ ability to position the property for reuse/redevelopment.

Grant funds for specific brownfields are available through September 2027 (or until all funds are expended – whichever comes first) and will be earmarked for eligible, priority sites on a first-come, first-served basis. Depending on demand, funds may be exhausted much earlier than the period of performance for the grant.

How do I obtain additional information?

For more information or to nominate a site for grant funding consideration, please contact GHCOG staff or visit our project webpage: <https://www.ghcog.org/brownfield.html>



Disclaimer: Although this project has been funded wholly or in part by the EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.