



City of South Portland Brownfield Assessment Program

Site Assessments at No Cost to Eligible Property Owners

What is a Brownfield site?

EPA defines a Brownfield site as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” This can include current or former gas stations, auto repair shops, churches, schools, dry cleaners, marinas, industrial facilities, sites that have or had underground fuel storage tanks, properties adjacent to these types of sites, and more. It does not include Superfund sites or sites under regulatory requirements.

Why consider the Brownfield Assessment Program?

If you own (or are purchasing) a property and there are concerns regarding the historic use of the property and the environmental history of the site regarding the potential use and storage of hazardous substances, pollutants, or contaminants present at your site, the South Portland Brownfield Assessment Program may be able to help – *at no cost to you*.

Having an environmental site assessment completed can make it easier to develop or sell your property. Identifying environmental issues and developing a practical plan for addressing those issues can improve property value, reduce environmental risk, and reduce the potential for offsite migration and contamination. Documenting the absence of environmental issues can also provide prospective purchasers with suitable due diligence and a clear path to ownership.

What does site assessment involve?

The details of site assessment will depend on the site, but may include:

- **Phase I Environmental Site Assessment (ESA).** This assessment identifies “recognized environmental conditions” (RECs) through a site visit, interviews, and records review. A Phase I is typically required by a lender prior to commercial property purchase.
- **Phase II ESA and Hazardous Material Inventories.** This assessment confirms the absence or presence of Phase I ESA RECs through physical sampling of soil, groundwater, surface water & sediment, soil vapor, hazardous building materials, air and vapor intrusion analysis, removal of underground storage tanks, site modelling, and more.
- **Planning for Site Remediation and/or Reuse.** The Brownfield Program can also assist in developing and evaluating clean-up alternatives, preparing preliminary construction budgets, and obtaining a site closure and liability release from the Maine Department of Environmental Protection’s Voluntary Response Action Program (VRAP). For sites without a set redevelopment plan, guidance can be provided.

What are the benefits for me (the property owner)?

If your site is eligible, environmental site assessments can be completed - *at no cost to you*. Additional benefits to property owners include, but are not limited to:

- A sit assessment will likely make the property more valuable and marketable;
- A site assessment confirms or dismisses that there are environmental issues associated with a property;
- Understanding the environmental condition of your site will reduce the potential that contamination will migrate off site;
- This program creates goodwill within the community;
- This program provides options to receive funding to clean up environmental issues onsite;
- You will avoid passing an environmental liability and financial burden on to heirs:

For more information:

Please contact us if you'd like more information, and we can help you determine whether you are eligible to receive Brownfield site assessments at your property.

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