

Program Overview

Program Name: Brownfields Redevelopment and Voluntary Cleanup Program (VCP)

Summary: Alabama's Brownfield Redevelopment and Voluntary Cleanup Program presents municipalities, developers and property owners with a wealth of opportunities and information. Reclaiming contaminated or unused sites and creating valuable, profitable and environmentally sound property benefits every member of the community. Limited Liability Protections also available for sites enrolling and completing the fee based VCP process.

Website: <https://aldem.maps.arcgis.com/apps/MapJournal/index.html?appidce125cd4b4b64fe087e26524a8c0a674>

Funding Source(s) for the Program: Federal grants (66%) and Alabama Land Recycling and Economic Redevelopment Act (ALRERA) fees (33%).

Cost to enter program or fees for service: All VCP applicants must pay a nonrefundable application fee of \$5,060. Various designated programmatic fees cover state oversight costs.

Sites Enrolled in VCP: In 2023, 15 sites applied/enrolled. As of December 2023 there are 94 active sites enrolled.

Sites Completed under VCP: In 2023, 5 sites successfully completed requirements of the VCP and received Letters of Concurrence (no further action letters). To date, over 450 sites have been returned to productive use.

Contacts

Name: Crystal Collins

Org: AL Dept. of Env. Mgmt.

Title: Chief, Redevelopment Unit

Email: ccollins@adem.alabama.gov

Phone: 334-279-3067

Website: <http://www.adem.alabama.gov>

Assessment and Cleanup Funding

A variety of grants, loans, and technical assistance are available to assist with brownfields reuse projects. Letters of support, outreach, training and visioning sessions are available to local governments. Information on program eligibility and requirements provided to private developers and landowners.

A Brownfields Revolving Loan Fund (RLF) available only to counties and municipalities exists and more information may be found at: <http://www.adem.state.al.us/programs/land/brownfields/bfredevelopment.cnt>

Incentives

Tax abatement credits and incentives may be available, including the environmental cleanup deduction which allows businesses to deduct the qualified cost of hazardous substances cleanups in certain areas (brownfields) in the tax year the business pays or incurs the cost.

Liability Relief Provisions

Program incentives include letters of concurrence with or without conditions providing limited liability protection for owners and operators and broad liability protection for prospective purchasers, lenders, and clean-hands parties after the receipt and review of a compliance certification.

Inventories and Assessments for Local Governments

Limited numbers of assessments for city and county governments and qualifying governmental non-profits

are available annually using federal funds. Site inventories identifying potential sites for redevelopment can be developed on request and inventory lists with an accompanying decision matrix provided.

Contaminants Managed

The program covers all types of contaminants and pollutants including, petroleum, asbestos, lead paint, and polychlorinated biphenyls (PCBs).

Asbestos: With Conditions - Brownfield sites upon review/approval

Lead: With Conditions - Brownfield sites upon review/approval

PCBs: Yes

Petroleum and Fuels: Yes

Other Contaminants: Yes - volatiles, semi-volatiles, metals

Institutional Controls

Alabama has a long-term stewardship program for its state VCP, Brownfields, and Resource Conservation and Recovery Act (RCRA) sites.

IC Tracking: An MS Excel database is used to track institutional and engineering controls at cleanup sites as part of the VCP and brownfields programs, as well as other programs. Environmental covenants are required by law for sites not returned to an unrestricted use scenario. A covenants registry is maintained and publicly available.

IC Oversight: Sites using institutional controls have a longer term enabling mechanism (covenant) to ensure that institutional controls are maintained. A mandatory annual certification reporting and inspection program is in place.

IC Monitoring: Sites using institutional controls have a longer term enabling mechanism (covenant) to ensure that institutional controls are maintained. A mandatory annual certification reporting and inspection program is in place.

Related Programs

Underground Storage Tanks (UST) Program

<http://adem.alabama.gov/programs/water/groundwater.cnt>

Superfund Program

<http://adem.alabama.gov/programs/land/default.cnt>