



Brownfields Cleanup Revolving Loan Fund Pilot

Montgomery County, PA

BACKGROUND

Montgomery County (population 750,000) is located immediately northwest of the City of Philadelphia. The county encompasses 62 municipalities, including the older boroughs of Pottstown, Conshohocken, Ambler, and Norristown. A 100-year history of heavy industrial and manufacturing use has created many abandoned and potentially contaminated properties in the county. The majority of these properties are in the older boroughs where demographic data indicate economic conditions are significantly below countywide conditions. Even in the growing state and county real estate market, brownfields are being avoided because of liability and cleanup concerns.

The Redevelopment Authority of Montgomery County (RAMC) has been actively involved in reclaiming brownfields since the mid-1970s. Under its Brownfields Assessment Pilot, RAMC has created a comprehensive inventory of brownfields in the county that identifies 70 high-priority sites. The inventory shows that brownfields exist throughout the county and tend to be smaller sites that impact surrounding properties. The county plans to send a letter to the owners of these properties to introduce them to redevelopment initiatives and seek their participation. Site assessment activities will be initiated in 2002. Many of these brownfields are located in state-designated Enterprise Zones and Keystone Opportunity Zones.

BCRLF OBJECTIVES

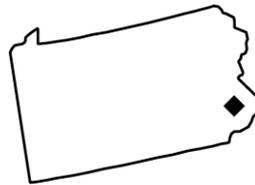
The county's goal is to use BCRLF Pilot funds to redevelop contaminated sites and support local economic and community development efforts. Potential borrowers will be identified through outreach already being conducted by county and state economic development programs. Sites to be cleaned up using BCRLF funds will be required to participate in the Pennsylvania Industrial Sites Reuse Program.

PILOT SNAPSHOT

Date of Announcement:
May 2002

Amount: \$1,000,000

BCRLF Target Area:
Sites throughout Montgomery County



Montgomery County, PA

Contacts:

Redevelopment Authority of
Montgomery County
(610) 278-3680

Region 3 Brownfields
Coordinator
(215) 814-3211

Visit the EPA Region 3 Brownfields web site at:
<http://www.epa.gov/reg3hwmd/bfs/index.htm>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
www.epa.gov/brownfields

The county has identified projects in Ambler Borough and the Pottstown Keystone Opportunity Zone at which BCRLF Pilot funds might be used in the near term. A Phase II assessment is about to be completed at a former asbestos manufacturer disposal area in Ambler Borough. RAMC currently is pursuing access agreements from the owners of the properties collectively forming the Pottstown Keystone Opportunity Zone so that site assessments can

be conducted. These high-priority sites are anticipated to be ready for cleanup within the year.

FUND STRUCTURE AND OPERATIONS

Montgomery County is the cooperative agreement recipient and will serve as the lead agency. The Redevelopment Authority of Montgomery County will serve as the site manager and fund manager.

LEVERAGING OTHER RESOURCES

BCRLF funds will be used in conjunction with available federal, state, and local economic and community development funding programs. Potential state funding programs include Pennsylvania Industrial Sites Reuse grants, Infrastructure Development grants, brownfields inventory grants, Enterprise Zone tax incentives, and Keystone Opportunity Zone grants. Federal programs include HUD Community Development Block Grants, revolving loan programs, and Brownfields Economic Development Initiative loans. The Montgomery County Community Revitalization Program also may provide grants. In addition, developers will be required to match low-interest BCRLF loans.

Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.