Economic Impact Analysis of State Brownfields Funding

Evaluating Success through Return on Investment (ROI)

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Agenda

- Introductions
- Virginia’s State Brownfields Funding
- Vermont’s State Brownfields Funding
- Q&A

Measuring ROI to Support Virginia's Brownfields Incentive Programs

Promoting the Program

Economic Development Partnerships/Collaboration

Measuring Return on Investment

Virginia Brownfields Assistance Fund

Sharing the Data

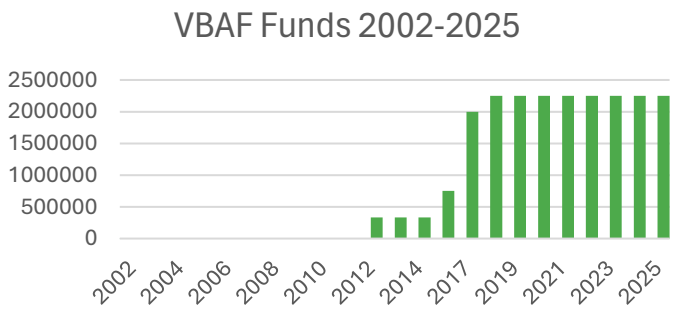
DEQ

Virginia Brownfields Restoration and Economic Redevelopment Fund (VBAF)

Established 2002

Funded 2012

2018-2025:
$2,250,000 annually



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Virginia Brownfields Restoration and Economic Redevelopment Fund (VBAF)

Assessment & Planning

Up to $50,000
Rolling Application
1:1 Match

DEQ

Virginia Brownfields Restoration and Economic Redevelopment Fund (VBAF)

Site Remediation

Funds up to $500,000
Competitive Process – Once/year
1:1 Match

Note: Some Remediation Grant sites are required to enroll in VRP.

DEQ

Virginia Brownfields Restoration and Economic Redevelopment Fund (VBAF)

Relationship to Federal Brownfields Grants

Economic Development Partnerships/Collaborations

Virginia Economic Development Partnership

Core responsibility – Administer Economic Development **Incentive** Programs

Economic Development Partnerships/Collaborations

VBAF

DEQ = 2/3 votes

$45,000/year to DEQ and VEDP to manage and administer

Economic Development Partnerships/Collaborations

Virginia Business Ready Sites Program (VBRSP)

No Direct DEQ Involvement
Bigger Dollars
Bigger Sites
Marketing
Brownfields?

Economic Development Partnerships/Collaborations

Former Foundry
- ✓ RCRA CA
- ✓ VRP
- ✓ Regulated Landfill
- ✓ VPDES (Stormwater)

Future Industrial Dev.
- ✓ TBA
- ✓ VBAF
- ✓ CWAGST
- ✓ VBRSP

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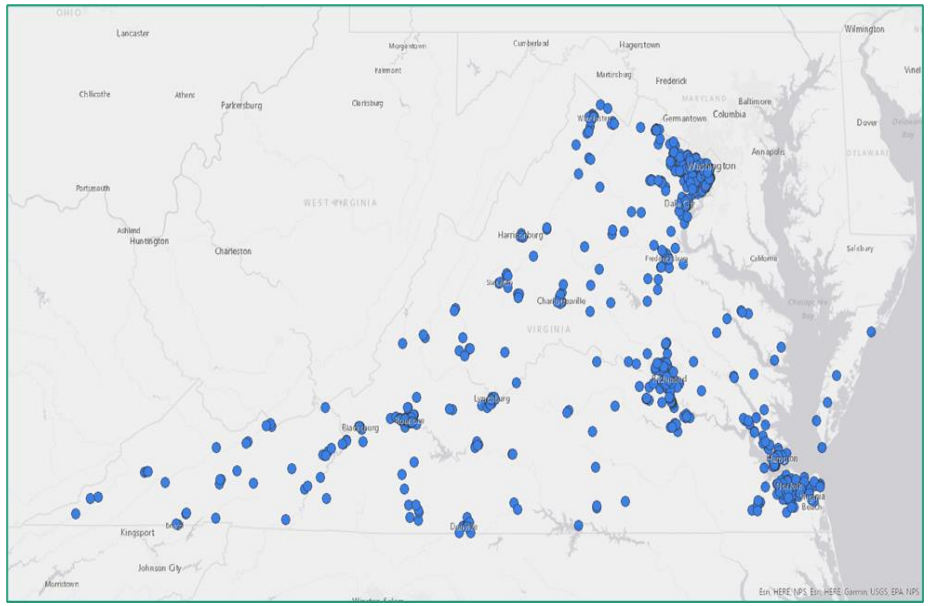
Promoting the Program

Critical Early Investment

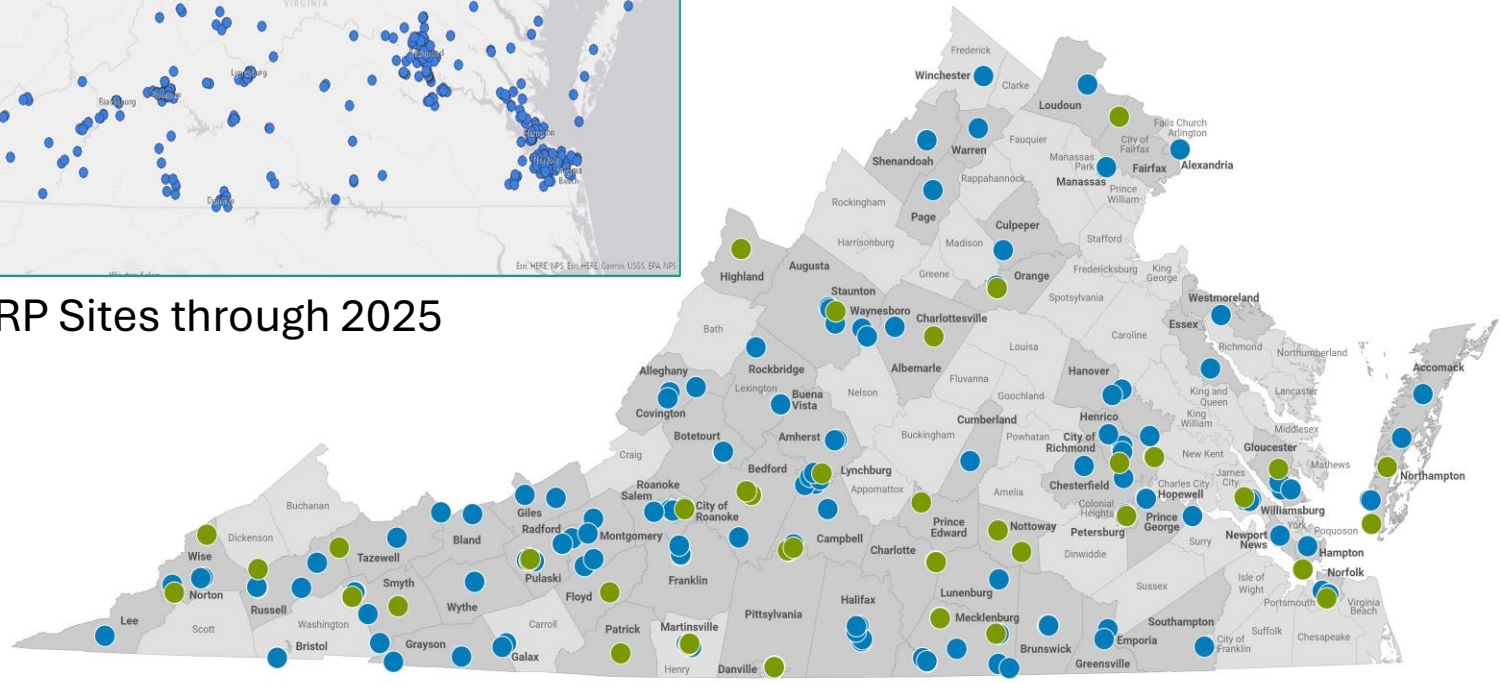
Flexible

One-on-One Guidance

Promoting the Program



VRP Sites through 2025



VBAF Sites through 2012-2025

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Measuring Return on Investment

We didn't!

Until Supplemental 128(a)

Special Project Opportunity – Economic Impact Analysis FY12-FY22

Playing Catch Up

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Measuring Return on Investment

Purpose

Deliverable

Value

Measuring Return on Investment

Surveys, Interviews, Tax Data

IMPLAN (Modeling Software)

Direct, Indirect, Induced Effects

Economic Outputs

Measuring Post Development

Forecasting for Future Development

- Employment
- Labor income
- Economic output
- Property value
- Property tax payments

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Measuring Return on Investment

Limitations

Reliance on Data

DEQ

Measuring Return on Investment

$9.6 M in VBAF investment yielded:

- ~1,700 jobs
- ~$264M ⇧ economic output
- ~$960M ⇧ real estate value

Sharing the Data

Share Widely

Continue Tracking

Add Criteria

Sharing the Data

Takeaways

Guideline Changes

Keep the Gears Moving

Promoting the Program

Economic Development Partnerships/Collaboration

Measuring Return on Investment

Virginia Brownfields Assistance Fund

Sharing the Data

Starting (and Sustaining) a State-Funded Brownfields Program

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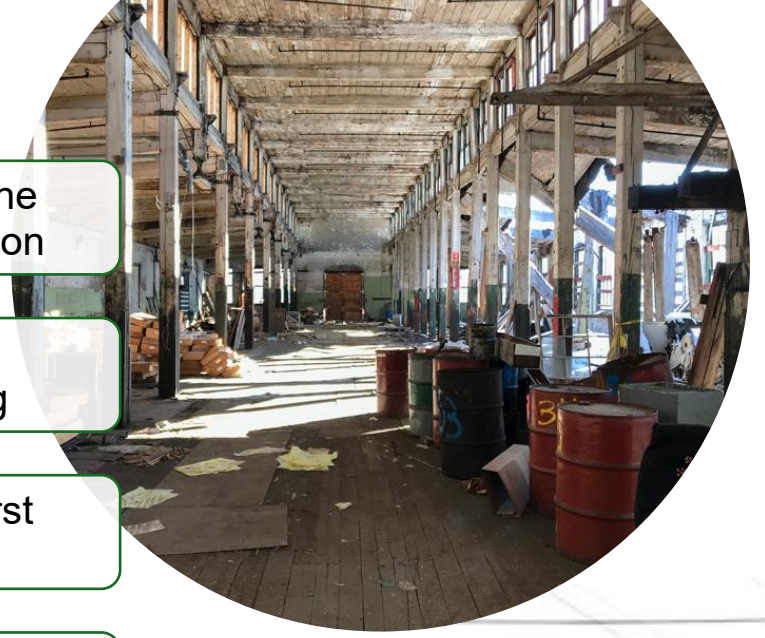
30 Years to a State Program

~1995	• The Redevelopment of Contaminated Properties Program (RCPP) and the Brownfields Revitalization Fund (BRF) were established through legislation
2006	• Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) replaced RCPP legislation, and BRF seeded w/$400,000 in state funding
2007	• Agency of Commerce and Community Development (ACCD) received first USEPA RLF award - $10,067,850 total RLF awards from 2007-2024
2021	• First significant influx of state funding - $25,000,000 split between ACCD for cleanup, DEC for specially designated projects, and RPCs for assessment
2022	• $7,000,000 award - $6M in cleanup funding to ACCD, $1M for distribution to RPCs
2023	• $2,500,000 award in assessment funding to ANR/DEC
2025	• $1,000,000 award in cleanup funding to ACCD



Foster and Maintain Key Partnerships

Department of Environmental Conservation (DEC)

Agency of Natural Resources (ANR)

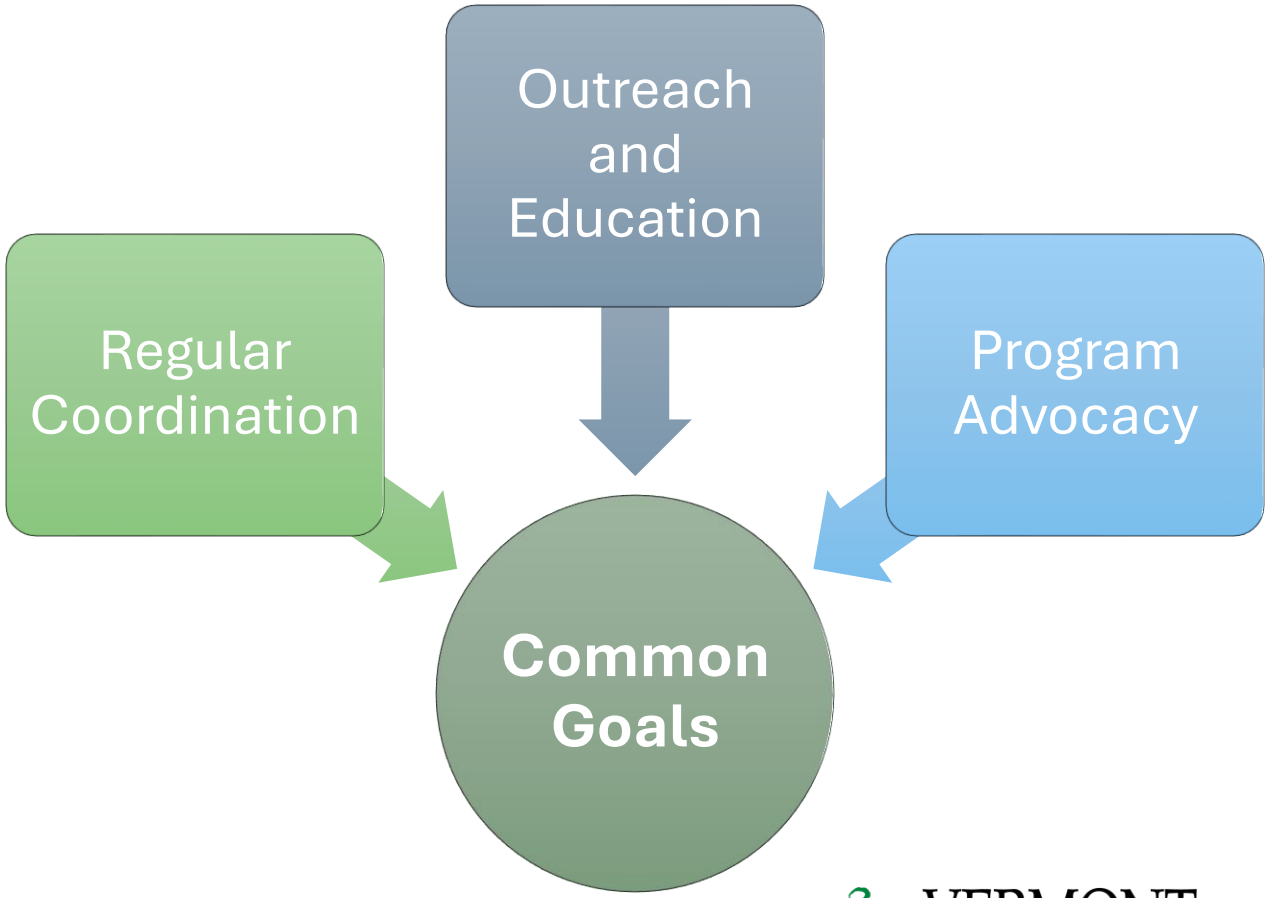
Department of Economic Development (DED)

Agency of Commerce and Community Development (ACCD)

Regional Planning Commissions (RPCs)

Regional Development Corporations (RDCs)

Foster and Maintain Key Partnerships: A How-To



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Roles & Responsibilities

Assessment & Planning	WHO	DEC
		RPCs
	THE DETAILS	Grants of services
		Rolling applications
		Must be enrolled in BRELLA or BRELLA eligible
	APPROVAL	DEC
Cleanup Implementation	WHO	DED
	THE DETAILS	Grants of funding
		Rolling applications
		Must be enrolled in BRELLA
		RPCs & RDCs must support
	APPROVAL	DEC & DEC scoring
		Interagency review
		Governor approval

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Set Requirements to Foster Program Success

Minimum Qualifications

- ☑ Enrollment in state brownfields program
- ☑ Project readiness plan and timeline
- ☑ Documentation of total project budget and funding sources, including 10% match
- ☑ Letter of support
- ☑ Details of anticipated positive outcomes
- ☑ ***VT DEC approved cleanup plan***

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Set Requirements to Foster Program Success

Co-implementation of Cleanup and Redevelopment

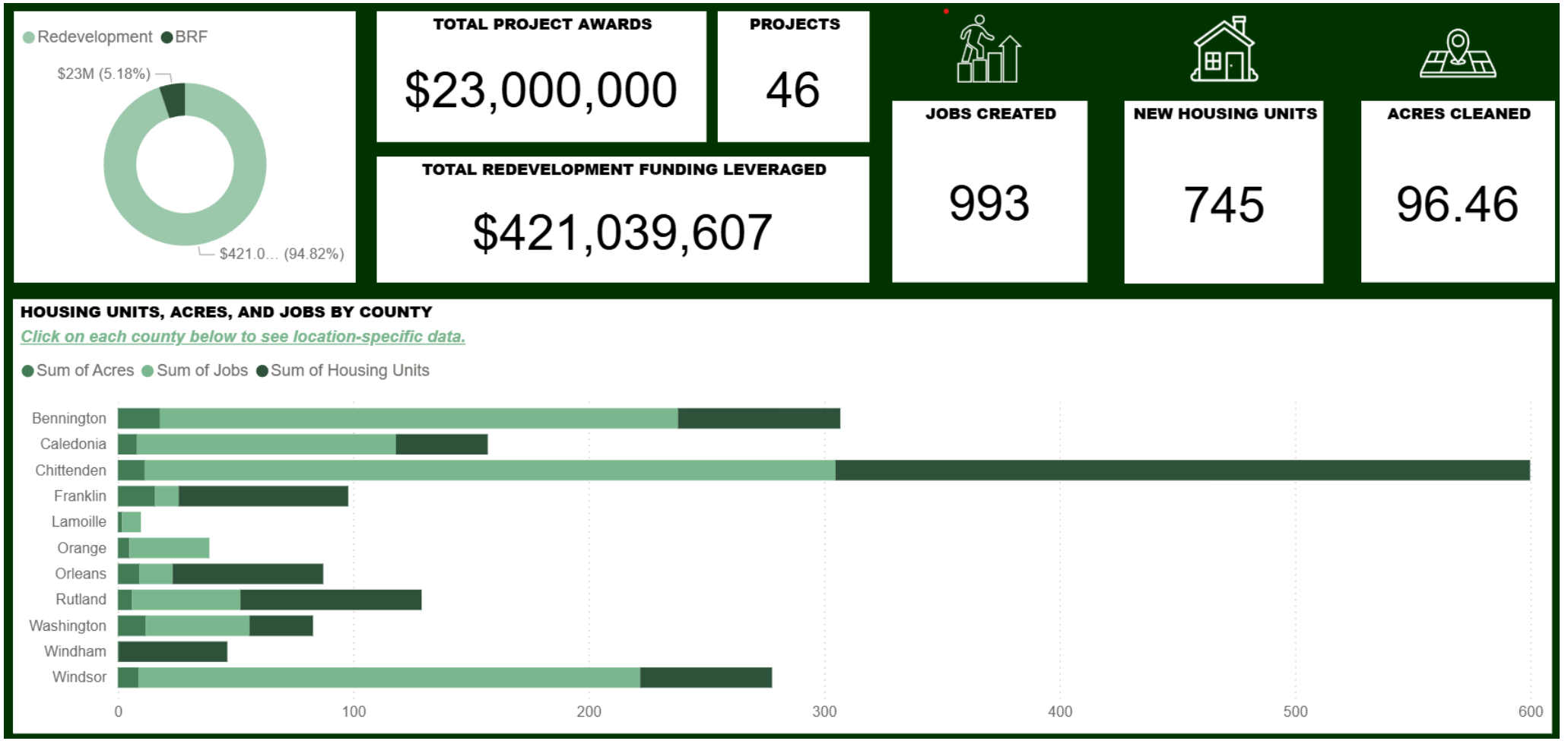
Efficient

Cleanups tailored to site conditions

Cost effective

Demonstrates successful utilization of state funds

Collecting Program Metrics (And Understanding Your Audience)



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Collecting Program Metrics (And Understanding Your Audience)

	2025	2024	Δ
Total Projects	46	42	4
Total Awards	$23,000,000	$22,000,000	$1,000,000
Leveraged Funding	$421,039,607	$380,596,328	$40,443,279
Leveraged $: State $ Spent	*$18 : $1*	*$17 : $1*	-
Jobs Created	993	831	162
New Housing Units	745	706	39
Acres Cleaned	96.46	71.54	24.92

What Have We Learned?

- Buy-in from elected officials is key to program success – understand their priorities
- Communicate in graphics and images
- Require grantees to provide the information necessary to track programmatic successes

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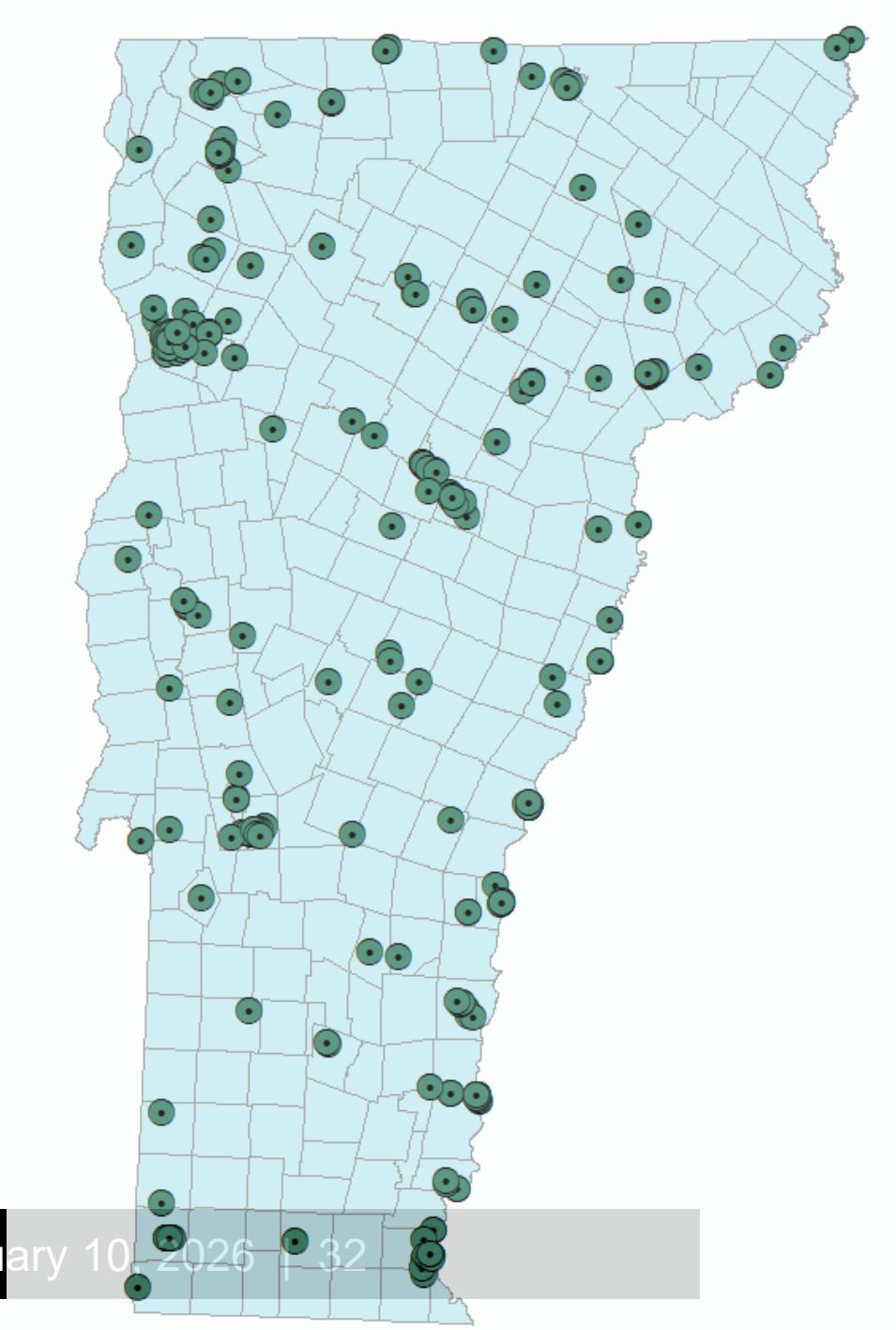

Final Thoughts

State funded programs add administrative burden to State agencies, and time to project implementation

Unless an annual appropriation is mandated in statute, there's always a risk that funding will be cut

Status of possible Vermont 2026 appropriation currently in flux

PERSISTENCE IS KEY

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Brownfields Bites and Insights

Upcoming Webinars

- **12:00 pm February 26, 2026**
  Talk Nerdy To Me: Making Science Speak Human
  Presenters: David Foss, Randi Mendes, Paula Middlebrooks

- **12:00 pm March 19, 2026**
  Enhanced Community Engagement: Not Just Checking a Box
  Presenters: Jamilah Harris, Rebecca Wells-Albers, Abigail Anderson