**Ready-for-Reuse (RFR) Track**

**Brownfields Property Application**

North Carolina Brownfields Program

**https://deq.nc.gov/about/divisions/waste-management/bf**

### PROXY PROSPECTIVE DEVELOPER (PD) CONTACT INFORMATION

### {USE TAB KEY TO GET TO NEXT DATA ENTRY LINE – DO NOT USE THE RETURN KEY}

* 1. Proxy Prospective Developer

|  |  |
| --- | --- |
| Entity Name | Click or tap here to enter text. |
| Entity Manager | Click or tap here to enter text. |
| Mailing Address | Click or tap here to enter text. |
| Email Address | Click or tap here to enter text. |
| Phone Number | Click or tap here to enter text. |
| Fax Number | Click or tap here to enter text. |
| Website | Click or tap here to enter text. |

|  |
| --- |
| Proxy PD Contact (if different from above) |
| Representative | Click or tap here to enter text. |
| Email Address | Click or tap here to enter text. |
| Phone Number | Click or tap here to enter text. |

* 1. Environmental Consultant (if applicable)

|  |  |
| --- | --- |
| Company Name | Click or tap here to enter text. |
| Project Manager | Click or tap here to enter text. |
| Mailing Address | Click or tap here to enter text. |
| Email Address | Click or tap here to enter text. |
| Phone Number | Click or tap here to enter text. |
| Fax Number | Click or tap here to enter text. |
| Website | Click or tap here to enter text. |

* 1. Environmental Attorney (if applicable)

|  |  |
| --- | --- |
| Firm Name | Click or tap here to enter text. |
| attorney name | Click or tap here to enter text. |
| Mailing Address | Click or tap here to enter text. |
| Email Address | Click or tap here to enter text. |
| Phone Number | Click or tap here to enter text. |
| Fax Number | Click or tap here to enter text. |
| Website | Click or tap here to enter text. |

### SITE INFORMATION

* 1. Information regarding the proposed Brownfields Property:

|  |  |
| --- | --- |
| historic Name (if available) | Click or tap here to enter text. |
| Street address | Click or tap here to enter text. |
| city | Click or tap here to enter text. |
| county | Choose an item. |
| zip code | Click or tap here to enter text. |
| tax id(s) or Pin(s) | Click or tap here to enter text. |
| acreage  | Click or tap here to enter text. |
| past use(s) | Click or tap here to enter text. |
| current use(s) | Click or tap here to enter text. |
| contaminants and their source(s) | [ ]  On-property source(s) Explanation: Click or tap here to enter text.[ ]  Off-property source(s)Explanation: Click or tap here to enter text.[ ]  Unknown source(s)Explanation: Click or tap here to enter text.[ ]  Contaminants have not yet been documented at the propertyExplanation: Click or tap here to enter text. |

* 1. Contaminated Media Table. (If known, check appropriate boxes below)

| Contaminant Types | Soil | Groundwater  | Surface Water | Private Wells | Vapor Intrusion |
| --- | --- | --- | --- | --- | --- |
| o r g a n i c s | Chlorinated Solvents: | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected |
| Petroleum (i.e. BTEX, PAHs):  | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected |
| Other VOCs/SVOCs: | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected |
| i n o r g a n i c s | Metals: | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected |
| Other (list): | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected | [ ]  Known[ ]  Suspected |

1. Regulatory Agency Involvement: List the site names and all identifying numbers (ID No.) previously or currently assigned by any federal, state or local environmental regulatory agencies for the property. The ID No’s may include [CERCLIS numbers](http://www.epa.gov/enviro/html/cerclis/cerclis_query.html), RCRA generator numbers for past and present operations, [UST database](http://wastenotnc.org/ust/main.html), [Division of Water Quality’s incident management database](http://h2o.enr.state.nc.us/agw.html), and/or [Inactive Hazardous Sites Branch inventory numbers](http://www.wastenotnc.org/SFHOME/IHS_County_List.pdf). *(In many instances, the Proxy PD will need to actively seek out this information by reading environmental site assessment reports, reviewing government files, contacting government officials, and through the use of government databases, many of which may be available over the internet.)*

 *\*To add additional items, select the* **+** *in the bottom right corner of the table.*

|  |  |
| --- | --- |
| Regulatory agency | facility/incident number |
| Choose an item. | Click or tap here to enter text. |

1. **SITE MEETS STATUTORY BROWNFIELDS DEFINITION**

*(§NCGS.130A-310.31.b Definition of a “Brownfields Property” or “Brownfields Site”)*

* 1. Is the property abandoned, idled, or underused? Is future redevelopment hindered at the property?

 Explain: Click or tap here to enter text.

* 1. Location Map: Proxy PD **must provide** a copy of the relevant portion of the 1:24,000 scale [U.S.G.S. topographic quadrangle map](http://www.geology.enr.state.nc.us/maps/ncgs_main_maps_page.html) that shows the location of the property, clearly plotted, and that measures at least an 8 ½ by 11 inches. *(Note: these maps can be purchased through the above link, or often through retail outdoor recreation stores that can print out the relevant map. Often environmental reports have location maps that use this* *type of map format as the base for its location map.*)

Is the required location map included with this application? [ ]  Yes

* 1. Survey Plat: PD must provide a preliminary survey plat of the property with the Proposed Brownfields Property boundaries clearly identified. At this stage of the brownfields process, one or more existing survey plats from a previous property conveyance will suffice. *(Before the brownfields project enters the public comment phase of the brownfields process, the PD will be required to submit a final brownfields survey plat which includes the information listed in the brownfields* [*survey plat guidance*](http://www.ncbrownfields.org/pdf/PlatGuidanceMemo.pdf)*.)*

Is the required preliminary survey plat included with this application? [ ]  Yes

* 1. Legal Description: PD must provide a legal description with metes and bounds that matches the Proposed Brownfields Property description on the plat.

Is the required preliminary legal description included with this application? [ ]  Yes

* 1. Site Photographs: PD must provide at least one pre-redevelopment photograph of the property, in electronic format, that shows existing facilities and structures. **Electronic copies of photographs should be emailed to:** **Shirley.Liggins@ncdenr.gov** **with a clear indication as to which Brownfields** **Application they apply to.**

Have electronic copies of the photographs been emailed to NCBP? [ ]  Yes

* 1. Environmental Reports/Data: If it makes an affirmative eligibility determination, the NCBP will request that PD provide any and all existing environmental reports and data for the property in electronic format. The brownfields process may be expedited if PD submits such reports/data with this application.

Are any environmental reports/data being submitted with this application? [ ]  Yes

Please provide the **title**, **date** and **author** of each item being submitted:

*\*To add additional items, select the* **+** *in the bottom right corner of the table.*

|  |
| --- |
| Environmental Reports |
| Report | Prepared by | Date |
|  |  |  |

1. **PROXY PD INVOLVEMENT AT POTENTIAL BROWNFIELDS PROPERTY**

|  |
| --- |
| Property ownership |
| [ ]  Proxy PD owns property | **DATE OF PURCHASE Click or tap to enter a date.** |
| [ ]  Proxy PD DOES NOT OWN PROPERTY | **CURRENT PROPERTY OWNER INFORMATION****NAME** Click or tap here to enter text.**ADDRESS** Click or tap here to enter text.**PHONE NUMBER** Click or tap here to enter text.**EMAIL ADDRESS** Click or tap here to enter text. |
| [ ]  proxy pd HAS PROPERTY UNDER CONTRACT | **DATE OF CONTRACT** Click or tap to enter a date. |
| [ ]  proxy pd DOES NOT OWN OR HAVE THE PROPERTY UNDER CONTRACT | Choose an item. |

If other, explain:Click or tap here to enter text.

* 1. Describe all activities that have taken place on the property since Proxy PD or Proxy PD’s parents, subsidiaries and/or other affiliates, and/or lessees or sublessees of Proxy PD, took ownership of or operated at the property (e.g., industrial, manufacturing or commercial activities, etc.). *(Include a list of all regulated substances as defined at NCGS § 130A-310.31(b)(11) that have been used, stored on, or otherwise present at the property while those activities were conducted, and explain how they were used.)*

 Click or tap here to enter text.

1. **PROXY PD APPLICANT’S STATUTORY DEMONSTRATIONS/ADMINSITRATIVE REQUIREMENTS** *(§NCGS.130A-310.32(a) regarding demonstrations made by prospective developer.)*
2. Current tax value of brownfields property: $
	1. Does Proxy PD have, or can it obtain the financial means to implement a draft Brownfields Agreement until such time as an eligible PD can complete the BFA process and assure the safe reuse of the property? Submit, in hard copy under a separate cover, supporting documentation such as letters of credit, financial statements, etc.

Answer Explanation

* 1. Does Proxy PD have, or can it obtain the managerial means to implement a draft Brownfields Agreement until such time as an eligible PD can complete the BFA process and assure the safe reuse of the property?

Answer Explanation

* 1. Does Proxy PD have, or can it obtain the technical means to implement a draft Brownfields Agreement until such time as an eligible PD can complete the BFA process and assure the safe reuse of the property?

Answer Explanation

* 1. Does Proxy PD commit that it will comply with all applicable procedural requirements of the NCBP, including prompt payment of all statutorily required fees? [ ]  Yes
	2. Has Proxy PD complied, if Proxy PD has had a prior project in the NCBP, with all applicable procedural requirements of the NCBP, including prompt payment of all statutorily required fees?

 *\*To add additional items, select the* **+** *in the bottom right corner of the table.*

|  |
| --- |
| PREVIOUS BROWNFIELDS PROJECTS |
| NCBP PROJECT ID | **NCBP PROJECT NAME** | **PD ENTITY NAME** | **BROWNFIELDS PROJECT MANAGER** |
| Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |

# FEES

## To produce a Brownfields Agreement, the Act requires that the proxy developer pay fees to offset the cost to the Department of Environmental Quality and the Department of Justice. In satisfaction of the Act, the following fees apply to a Brownfields Agreement, subject to negotiation of the Brownfields Agreement. There is a Ready-for-Reuse (RFR) Fee Option and a RFR “Redevelopment Now” Fee Option. For more details, see our website, [www.ncbrownfields.org](http://www.ncbrownfields.org).

## **Select one of the following fee options below:**

## **The Ready-for-Reuse Fee Option**

1. $7,500 initial fee will be due from the applicant Proxy PD when **both** of the following occur:
	1. NCBP receives this application; AND,
	2. NCBP notifies the applicant in writing that the applicant Proxy PD and the project are eligible for participation in the NCBP and continued negotiation of a Brownfields Agreement.
2. A second fee of $7,500 will be due from the Proxy PD prior to the completion of the first 30-day public comment period (the RFR program has a 2nd 30-day public comment period once a PD has been identified. Should the Prospective Developer choose to negotiate changes to the agreement that necessitate evaluation by the Department of Justice, additional fees shall apply.

[ ]  Please check this box and initial below to indicate your application is under the Ready for Reuse (RFR) Brownfields fee structure. Fee will be invoiced.

Click or tap here to enter text. Click or tap to enter a date.

Initial Date of Submittal

**The Ready-for-Reuse Redevelopment Now Fee Option**

1. A $30,000 fee due with this application (fully refunded if not found to eligible).
2. A Signed Fee Consent Document.

[ ]  Please check this box and initial below to indicate your application is under the RFR Redevelopment Now Program Option and your acknowledgement of the alternate fee structure as outlined in the RFR Redevelopment Now Fee Consent Document. Fee should be submitted with this application.

Click or tap here to enter text. Click or tap to enter a date.

Initial Date of Submittal

**Other Potential Fees to be aware of in satisfaction of the statute:**

1. Any addendum/modifications to the BFA or NBP after they are in effect will result in an additional fee of at least $1,000 for defraying costs to DEQ for addendum/modification.
2. In the unexpected event that the environmental conditions at the property are unusually complex, such that NCBP’s costs will clearly exceed the above amounts, NCBP and PD will negotiate additional fees as appropriate.

**North Carolina Brownfields Program**

***Redevelopment Now***

**Fee Consent Document**

I, the undersigned, am the authorized agent of Click or tap here to enter text.(“Proxy Prospective Developer”), who seeks to engage the North Carolina Brownfields Program (“Program”) to develop a Brownfields Agreement under N.C.G.S. 130A-310.30, *et seq*. for the following property:

Historic Site Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Street Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Zip Code: \_\_\_\_\_\_\_\_\_\_\_\_

County: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Proxy Prospective Developer is herewith paying a $30,000.00 fee to the Program, by check payable to “**NCDEQ**,” in satisfaction of a Proxy Prospective Developer’s obligations under N.C.G.S. 130A-310.39(a). Proxy Prospective Developer understands that payment of this fee entitles Proxy Prospective Developer to expedited Program review of technical documents and processing of a draft Brownfields Agreement and ancillary documents regarding the project in question.

Proxy Prospective Developer further understands that payment of this fee in no way guarantees successful completion of the Brownfields process regarding the project.

I understand that, pursuant to payment of the fees, the Program shall handle the subject project under the Program’s expedited processing provisions, with appropriate staff resources, so long as Proxy Prospective Developer is engaging in the process in good faith and complying with the Program’s procedures.

Should the Program determine that the resources required to complete the brownfields process in regard to the subject project ever exceed the fee set forth herein due to unforeseen technical, administrative, or regulatory complexities, the Program may (1) remove the project from the expedited processing program and return it to standard processing status, or (2) expend resources it deems reasonable seeking to negotiate an additional fee that the Program deems sufficient to complete the Brownfields process in regard to the project.

Disclaimers:

1. The Program makes no promises or claims that payment of the subject fee will result in successful completion of the Brownfields process regarding this project.
2. Public comment shall be solicited pursuant to N.C.G.S. 130A-310.34, and may affect the outcome of the Brownfields process regarding this project, including without limitation its timing and/or provisions/features of the Brownfields documents and plat.

Proxy Prospective Developer: Click or tap here to enter text.

Mailing Address: Click or tap here to enter text.

By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name typed or printed: Click or tap here to enter text. Date Click or tap here to enter text.

Title typed or printed: Click or tap here to enter text.