

Solar Development on Brownfields

Maine Brownfields All-Grantees Meeting

September 14, 2023

SUPPORTING

[DOING]

LEADING

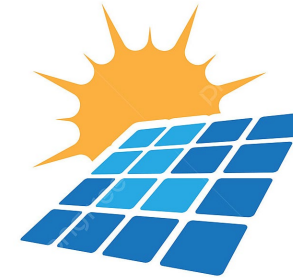








Resources



Entity	Tools & Incentives
EPA	<ul style="list-style-type: none"> • EPA Brownfields Funding – Targeted Brownfields Assessments (TBA), Site-Specific Cleanup Grants • RE-Powering Program • 2018 BUILD Act Revision to CERCLA Definition of a Bonafide Prospective Purchaser
IRS	<ul style="list-style-type: none"> • Inflation Reduction Act (IRA) Energy Community Tax Credit Bonus for “<i>brownfield sites</i>”
Maine DECD & DEP	<ul style="list-style-type: none"> • EPA Brownfields Funding – Assessment & RLF • Public Infrastructure Grant Program • UST Cleanup Fund
State of Maine	<ul style="list-style-type: none"> • Maine Solar Energy Projects & DG Resources Act
Municipalities	<ul style="list-style-type: none"> • EPA Brownfields Funding – Assessment & RLF • TIF Districts • Site-specific incentives
Other	<ul style="list-style-type: none"> • Other EPA Brownfields Resources – Technical Assistance to Brownfields (TAB) – UConn • Private funding



RE-Powering America's Land Initiative



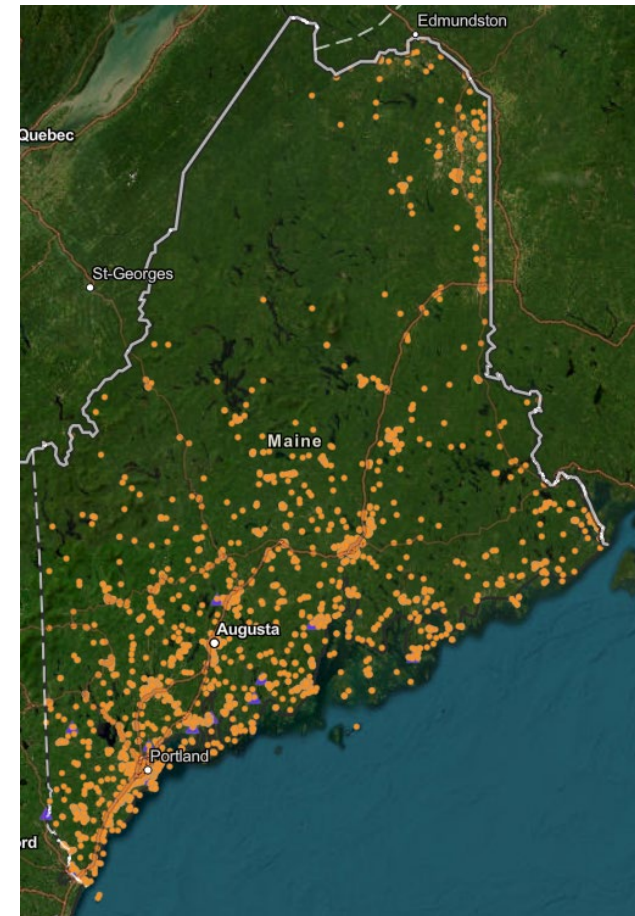
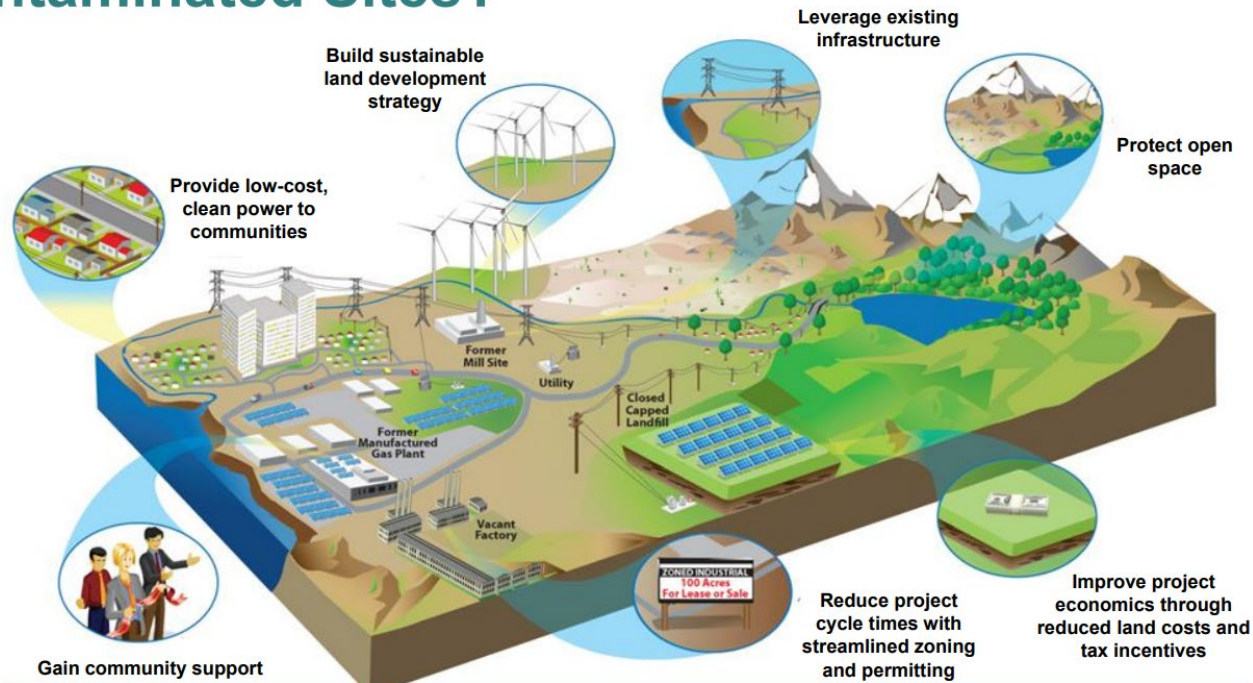
<https://www.epa.gov/re-powering>

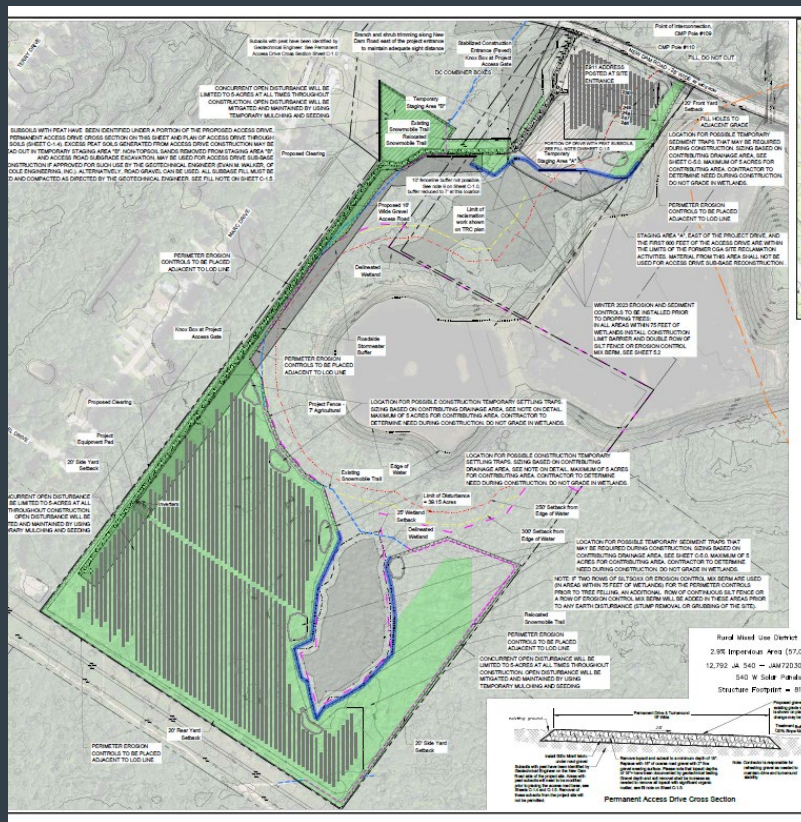
Goal 1 – Provide Technical & Programmatic Assistance

Goal 2 – Promote Policies & Best Practices that Encourage Renewable Energy on Contaminated Lands

Goal 3 – Partner with Stakeholders and Leverage Agency Efforts

Why Renewables on Potentially Contaminated Sites?





Case Study: CGA Site, Sanford, ME










CHALLENGE: Schedule

- Over 30 years of planning, assessment, and cleanup activities
- Four years between the developer's "commitment" and a "buildable" site



CHALLENGE: Changing Conditions

-  Volume of solid waste
-  Volume of impacted soil
-  Natural resource permitting
-  Time to complete work
-  Unstable ground conditions
-  Multiple developers
-  Solar design changes



CHALLENGE: Funding

1992 - 2018	
MEDEP Removal Action	Unknown
City BF Assessment	\$ 45,000
MEDEP Solid Waste Removal	\$ 308,000
MEDEP 128(a) Assessment	\$ 25,000
City BF Cleanup	\$ 200,000
City BF Assessment	\$ 18,000
Municipal Funds	\$ 25,000
Subtotal (Assessment & Removal)	\$ 421,000

2019 - Present	
City BF Multipurpose	\$ 500,000
City BF Match	\$ 40,000
Municipal Funds	\$ 110,000
MEDEP Field Services	\$ 10,000
MEDECD RLF Loan	\$ 100,000
MEDECD RLF Grant	\$ 200,000
Developer	\$ 15,000
Subtotal (Cleanup & Closure)	\$ 975,000
Grand Total	\$ 1,396,000

So, how do you pull it off?

- ✓ **Surround yourself with a strong team**
- ✓ **Commit to a common goal**
- ✓ **Become educated on the process**
- ✓ **Maintain open communication (with all parties)**
- ✓ **Look for creative ways to overcome challenges**
- ✓ **Strong relationships allow partners to be vested**
- ✓ **Don't ever give up (if it was easy, someone else would have already done it)**

Helpful Links

EPA Brownfields Program: <https://www.epa.gov/brownfields>

RE-Powering Program: <https://www.epa.gov/re-powering>

Bona-fide prospective purchaser information: <https://www.epa.gov/enforcement/bona-fide-prospective-purchasers>

RE-Powering's model comfort/status letter for BFPPs: https://cfpub.epa.gov/compliance/models/view.cfm?model_ID=734

IRA Energy Community Tax Credit Bonus: <https://energycommunities.gov/energy-community-tax-credit-bonus/>

Maine DECD Programs: <https://www.maine.gov/decd/community-development/cdbg-program/grant-categories>

Maine DEP Brownfields Program: <https://www.maine.gov/dep/spills/brownfields/>

Maine DEP UST Cleanup Fund: <https://www.maine.gov/dep/spills/groundwater/index.html>

Maine NEB Incentives: <https://www.maine.gov/mpuc/regulated-utilities/electricity/neb>

UConn TAB: <https://tab.program.uconn.edu/>

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Thank You!



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