

# COMMUNITY-WIDE BROWNFIELDS ASSESSMENT PROGRAM

**EAST  
POINT**  
GEORGIA

## What are Phase I & Phase II Environmental Site Assessments (ESA)?

During a **Phase I ESA**, a visual inspection and background research are completed on the site and surrounding area to identify potential recognized environmental conditions (RECs). If a REC is discovered, a **Phase II ESA** may be recommended to confirm or deny environmental impacts by sampling soil, groundwater, surface water, air and/or building material samples.

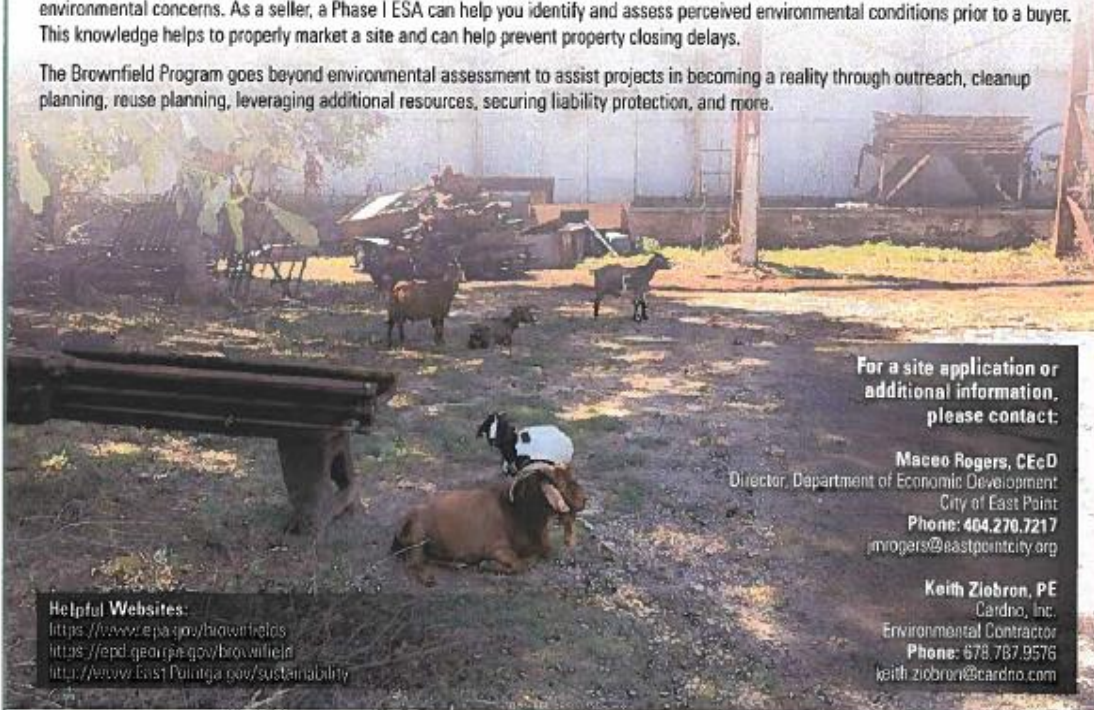
What if environmental impacts are found?

Grant funds can be used to determine the extent of impacts, and remediation plans can be completed. Cardno, the City's environmental contractor, can help property owners and buyers determine the best course of action for returning properties to active use.

## Program Benefits:

The EPA Brownfield Program can help protect bona fide prospective purchasers and contiguous property owners from environmental liability by using a Phase I Environmental Site Assessment to meet the All Appropriate Inquiry ("due diligence") requirement. Environmental Site Assessments are often a prerequisite for property acquisition. Through the City's Brownfields Program, these costs are not incurred by the seller or buyer while providing the benefit of identifying or alleviating environmental concerns. As a seller, a Phase I ESA can help you identify and assess perceived environmental conditions prior to a buyer. This knowledge helps to properly market a site and can help prevent property closing delays.

The Brownfield Program goes beyond environmental assessment to assist projects in becoming a reality through outreach, cleanup planning, reuse planning, leveraging additional resources, securing liability protection, and more.



For a site application or  
additional information,  
please contact:

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## Helpful Websites:

<https://www.epa.gov/brownfields>

<https://epd.georgia.gov/brownfield>

<http://www.eastpointga.gov/sustainability>

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The City of East Point is the recipient of an Environmental Protection Agency (EPA) Brownfields Assessment Grant. The EPA defines a brownfield as a property with the presence or *potential presence* of a hazardous substance, pollutant or contaminant. This potential pollution or contamination may hinder the redevelopment or expansion of the property and potentially the community.

#### Brownfield properties typically include:

- > Gasoline stations
- > Vacant or abandoned buildings
- > Automobile service and repair shops
- > Dry cleaning facilities
- > Industrial facilities
- > Warehouses
- > Landfills and dumps

The goals, objectives, and benefits of the grant are described below.

#### East Point Brownfields Program goals:

- > Return vacant or underutilized properties into productive reuse
- > Protect human health and the environment
- > Economic Development
- > Spur job growth
- > Create usable greenspace
- > Leverage additional resources

#### Grant funds can be used for:

- > Site inventory and prioritization
- > Community engagement
- > Technical assistance
- > Phase I & II Environmental Site Assessments
- > Cleanup planning
- > Site reuse/redevelopment planning

#### Helpful Websites:

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<https://epd.georgia.gov/brownfields>  
<http://www.EastPointGa.gov/sustainability>

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