

TENNESSEE DEPARTMENT OF ENVIRONMENT
AND CONSERVATION



**BROWNFIELD REDEVELOPMENT
AREA GRANT
Property Identification Report**

FINDINGS &
RECOMMENDATIONS

County/ Municipality

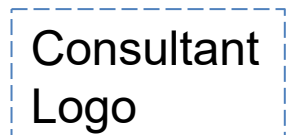




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Date: **Month day, YEAR**

Recipients: **Individual, Title**
Office
Address
City, State Zip
Phone
email

From: **Name, Title**
Company

Subject: **County / Municipality** – B.R.A.G. Property Identification Report
Findings and Recommendations

OVERVIEW OF BROWNFIELD REDEVELOPMENT AREA GRANT (BRAG)

The Tennessee Department of Environment and Conservation's Division of Remediation oversees the Brownfield Redevelopment Area Grant (BRAG). The funding for this grant is authorized through the Rural Brownfields Investment Act (Pub. Ch. 86, effective July 1, 2023). The law promotes conservation of Tennessee's agricultural, recreational, and open space lands by encouraging environmentally sound redevelopment of properties blighted by real or perceived contamination.

To support BRAG's purpose of supporting identification, investigation, or remediation activities, TDEC awarded grants for the identification, investigation, and remediation of brownfield sites across the state.

The identification project is for the creation of an inventory of brownfield sites, which may span multiple locations. The purpose of this report is to provide stakeholders with insights into **[County/Town Name]'s** portfolio of real estate assets where the redevelopment is complicated by real or perceived contamination. These insights provide a basis for focusing local resources on properties that have the potential for business attraction.

Real estate is the foundation of a new development project. A great community will be bypassed if real estate is not ready for development at the time it is needed. This is why this report seeks to identify brownfields that can ultimately be assessed and remediated so they are 'development ready.' Alternatively, many brownfield properties are creatively transitioned into parks, greenways, parking, municipal services expansion, mixed use, or affordable housing.

During its **[Month YEAR]** visit, **[company name]** visited and reviewed properties and their surrounding environments to curate an inventory of brownfield sites that would benefit from assessment and remediation to attract investors or redevelopment opportunities that suit the needs of the community.



METHODOLOGY

Use this section to explain the methodology used for identifying sites for this inventory.

Provide background information, including a brief background on your company and your understanding of the client's needs and specific issues to be addressed. You may also choose to include the results of any related research, project history, and additional factors that impact the client's needs, such as socio-economic trends or impending development projects in the area.

For example you may want to list the various types of recommendations contained in this report:

- Example 1- Property readiness for development including utility services, road access, zoning, and environmental attributes
- Example 2- Neighborhood attributes including site access, neighboring land uses, site curb appeal and local development trends
- Example 3- Community attributes including quality/reliability/capacity of utility systems, growth trends, land use planning, quality of place and overall community engagement in economic development
- Example 4- Regional attributes including existing and planned transportation infrastructure, population growth trends, the nature and distribution of job creation, and availability of developable land

DISCLAIMER:

Any views or opinions presented in this report are those of [Company Name] and do not necessarily represent those of the Tennessee Department of Environment and Conservation or other organizations or individuals. This report is based solely on [Company Name]'s interpretation of information gathered during the time frame allotted to this project.



COUNTY PROFILE

Where is the municipality located, what type of communities exist within the county, US Census Bureau information, economic positioning, etc.



INTRODUCTION OF SITES

Insert map image with sites numbered as pins on map. Multiple map snips may be necessary. Provide key such as the table below.

Site #	Site Name	Location
1		(Town)
2		
3		
4		
5		
6		



The goal of this B.R.A.G. Property Identification Report is to help communities identify prime industrial sites, buildings and lots, that, with varying degrees of investment, could attract new opportunities to [County name]. During its [date] site visit, [consultant] toured [number] properties and, subsequently, has conducted an in-depth analysis on [number].

#	Site	Overview
1	Site Name Location <i>acres</i>	
2	Site Name Location <i>acres</i>	
3	Site Name Location <i>acres</i>	
4	Site Name Location <i>acres</i>	
5	Site Name Location <i>acres</i>	
6	Site Name Location <i>acres</i>	



The goal of this B.R.A.G. Property Identification Report is to help communities identify prime industrial sites, buildings and lots, that, with varying degrees of investment, could attract new opportunities to [County name]. During its [date] site visit, [consultant] toured [number] properties and, subsequently, has conducted an in-depth analysis on [number].

#	Site	Overview
7	Site Name Location <i>acres</i>	
8	Site Name Location <i>acres</i>	
9	Site Name Location <i>acres</i>	
10	Site Name Location <i>acres</i>	
11	Site Name Location <i>acres</i>	
12	Site Name Location <i>acres</i>	



The goal of this B.R.A.G. Property Identification Report is to help communities identify prime industrial sites, buildings and lots, that, with varying degrees of investment, could attract new opportunities to [County name]. During its [date] site visit, [consultant] toured [number] properties and, subsequently, has conducted an in-depth analysis on [number].

#	Site	Overview
13	Site Name Location <i>acres</i>	
14	Site Name Location <i>acres</i>	
15	Site Name Location <i>acres</i>	
16	Site Name Location <i>acres</i>	
17	Site Name Location <i>acres</i>	
18	Site Name Location <i>acres</i>	



The goal of this B.R.A.G. Property Identification Report is to help communities identify prime industrial sites, buildings and lots, that, with varying degrees of investment, could attract new opportunities to [County name]. During its [date] site visit, [consultant] toured [number] properties and, subsequently, has conducted an in-depth analysis on [number].

#	Site	Overview
19	Site Name Location <i>acres</i>	
20	Site Name Location <i>acres</i>	
21	Site Name Location <i>acres</i>	
22	Site Name Location <i>acres</i>	
23	Site Name Location <i>acres</i>	
24	Site Name Location <i>acres</i>	



[#1, Site Name]

Insert aerial image
with property
boundary highlighted
and number of acres



 [#1, Site Name]	
General description	
Total acreage	
Ownership	<i>public/ private/ etc.</i>
Topography	
Transportation access	
Current zoning	
Utility Infrastructure	
Electricity	
Natural gas	
Water	
Wastewater	
Asking price	<i>If applicable</i>
High level of assessment of potential environmental risks	

Note: Site acreage is approximate. Utility service information was provided by each respective provider.



Summary [#1, Site Name]

Insert two- or three-page summary here of the site description, location, distance to airport, major highway connectivity, zoning, utilities, etc. Conclude with section of recommendations/ next steps for this property. Include 3-5 photographs of the property into the summary.



[#2, Site Name]

Insert aerial image
with property
boundary highlighted
and number of acres



 [#2, Site Name]	
General description	
Total acreage	
Ownership	<i>public/ private/ etc.</i>
Topography	
Transportation access	
Current zoning	
Utility Infrastructure	
Electricity	
Natural gas	
Water	
Wastewater	
Asking price	<i>If applicable</i>
High level of assessment of potential environmental risks	

Note: Site acreage is approximate. Utility service information was provided by each respective provider.



Summary [#2, Site Name]

Enter two-three page summary here of the site description, location, distance to airport, major highway connectivity, zoning, utilities, etc. Conclude with section of recommendations/ next steps for this property. Include 3-4 photographs of the property into the summary.



[#3, Site Name]

Insert aerial image
with property
boundary highlighted
and number of acres



 [#3, Site Name]	
General description	
Total acreage	
Ownership	<i>public/ private/ etc.</i>
Topography	
Transportation access	
Current zoning	
Utility Infrastructure	
Electricity	
Natural gas	
Water	
Wastewater	
Asking price	<i>If applicable</i>
High level of assessment of potential environmental risks	

Note: Site acreage is approximate. Utility service information was provided by each respective provider.



Summary [#3 Site Name]

Enter two-three page summary here of the site description, location, distance to airport, major highway connectivity, zoning, utilities, etc. Conclude with section of recommendations/ next steps for this property. Include 3-4 photographs of the property into the summary.



[#4, Site Name]

Insert aerial image
with property
boundary highlighted
and number of acres



 [#4, Site Name]	
General description	
Total acreage	
Ownership	<i>public/ private/ etc.</i>
Topography	
Transportation access	
Current zoning	
Utility Infrastructure	
Electricity	
Natural gas	
Water	
Wastewater	
Asking price	<i>If applicable</i>
High level of assessment of potential environmental risks	

Note: Site acreage is approximate. Utility service information was provided by each respective provider.



Summary [#4 Site Name]

Enter two-three page summary here of the site description, location, distance to airport, major highway connectivity, zoning, utilities, etc. Conclude with section of recommendations/ next steps for this property. Include 3-4 photographs of the property into the summary.



[#5, Site Name]

Insert aerial image
with property
boundary highlighted
and number of acres



 [#5, Site Name]	
General description	
Total acreage	
Ownership	<i>public/ private/ etc.</i>
Topography	
Transportation access	
Current zoning	
Utility Infrastructure	
Electricity	
Natural gas	
Water	
Wastewater	
Asking price	<i>If applicable</i>
High level of assessment of potential environmental risks	

Note: Site acreage is approximate. Utility service information was provided by each respective provider.



Summary [#5 Site Name]

Enter two-three page summary here of the site description, location, distance to airport, major highway connectivity, zoning, utilities, etc. Conclude with section of recommendations/ next steps for this property. Include 3-4 photographs of the property into the summary.



[#X, Site Name]

Insert aerial image
with property
boundary highlighted
and number of acres



 [#X, Site Name]	
General description	
Total acreage	
Ownership	<i>public/ private/ etc.</i>
Topography	
Transportation access	
Current zoning	
Utility Infrastructure	
Electricity	
Natural gas	
Water	
Wastewater	
Asking price	<i>If applicable</i>
High level of assessment of potential environmental risks	

Note: Site acreage is approximate. Utility service information was provided by each respective provider.



Summary [#X Site Name]

Enter two-three page summary here of the site description, location, distance to airport, major highway connectivity, zoning, utilities, etc. Conclude with section of recommendations/ next steps for this property. Include 3-4 photographs of the property into the summary.



GENERAL FINDINGS

This section outlines *General Findings* from [consultant] visit to [County/Town] as well as themes that should be considered as local officials and environmental remediation specialists, and economic development practitioners position sites for redevelopment.

Enter two-three page summary here of the general findings from identifying brownfields in this community. Highlight any major themes observed or key concepts for the community to keep in mind as they move toward redevelopment of these sites.



CONCLUDING REMARKS

Use this space to reiterate the intent of this project and explain how it can be used for prioritizing redevelopment in the community.