



BROWNFIELDS FREQUENTLY ASKED QUESTIONS

HOW CAN THESE BROWNFIELD SERVICES BENEFIT MY PROPERTY?

Brownfield services can help identify environmental issues on your property and develop plans to address them, unlocking the full potential for expanded use or redevelopment. By helping to address these issues, the program's services help get sites shovel ready for reuse, increase property values, improve marketability, and may make your property eligible for further assistance and incentives. Brownfield services are designed to support property reuse opportunities and may help make redevelopment more feasible, benefiting both property owners and the surrounding community.

WHAT TYPES OF ASSISTANCE ARE AVAILABLE?

Phase I Environmental Site Assessments:

The Phase I Environmental Site Assessment uses existing information to help a community understand the property conditions by examining current and historical uses of the site and potential threats to human health or the environment.

Phase II Environmental Site Assessments:

The Phase II Environmental Site Assessment is recommended if the Phase I Environmental Site Assessment results reveal known or potential contamination found on the property, sometimes called recognized environmental conditions. An environmental professional develops a sampling plan to evaluate the potential presence of contamination from hazardous substances and petroleum on the property and determines the sources and exposures.

- Asbestos and lead-based paint surveys
- Remediation feasibility studies
- Cleanup plans
- Remediation engineer's costs estimate

Revitalization Planning

A wide range of reuse planning activities can be conducted, including developing reuse concepts, conducting market studies, evaluating infrastructure needs to support redevelopment, and more. If there is a type of planning that will help unlock opportunities for brownfield site, it is likely eligible.

WHAT TYPES OF SITES ARE ELIGIBLE?

Priority will be given to sites that align with city and community goals and priorities for economic development, blight removal, and supporting community goals and benefitting reuses. Properties may be privately or publicly owned. The city will evaluate each site for eligibility prior to providing assistance.

WHAT HAPPENS NEXT IF CONTAMINATION IS FOUND?

The answer is dependent upon the nature and extent of the contamination, but in many cases the property owner may be able to find state assistance in addressing the problem. If little to no contamination that will impede property reuse is found, the next step is to consult with state or tribal response program staff before proceeding with reuse or development. Depending upon the present and future use of a property, contaminated property may not require further study or additional action.

WILL THE ASSESSMENT AFFECT THE VALUE OF MY PROPERTY?

The assessment itself does not determine or assign a property's market value. However, by clarifying environmental conditions by establishing the amount of contamination, if any, it may help increase transparency and improve marketability. Uncertainty regarding a site's history and the financial and legal risks of potential contamination may negatively affect property value. Information provided by an assessment can actually help make a property more marketable for sale.

HOW CAN I LEARN MORE?

Contact Erika Ozaki at the city of Las Vegas with questions.

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