



Understanding Brownfield Redevelopment

What is a brownfield?

A brownfield is a property that is vacant or underutilized due to contamination or the perception of contamination.

Brownfield sites vary in size, location, age, and past use; they can be anything from a large closed industrial facility to a small corner gas station to a methamphetamine contaminated property. Brownfields are located across Tennessee, in towns of any size, rural or urban.



Citizens Gas and Light property before remediation/cleanup (Jackson, Tenn.)

Why is brownfield redevelopment important?

Brownfield properties are often abandoned and sitting idle, without upkeep or any taxes being paid. Abandoned properties with contamination can pose a risk to human health and the environment. Even if the brownfield has little or no contamination, these sites can attract vandalism and illegal dumping, which impact property values and depress our communities.

A revitalized brownfield site reduces threat to human health and the environment, eliminates community eyesores, creates jobs, increases the tax base and property values, promotes community involvement, encourages the use of existing infrastructure, and attracts investment in local neighborhoods.

How do I start to address a brownfield in my community?

1. Identify potential brownfield(s).
2. Develop vision for the end use (Commercial? Industrial? Recreational? Residential?).
3. Contact TDEC for programs and resources.
4. Complete environmental site assessment(s) to determine if there is contamination, and whether the contamination poses risk to human health and the environment.
5. Complete cleanup (if necessary) to re-use the property(ies).

Is financial assistance available for brownfield redevelopment projects?

Federal grant and loan programs are available to support brownfields environmental site assessment and cleanup to facilitate redevelopment. At the federal level, U.S. EPA offers:

- [Brownfields Assessment Grants](#)
- [Brownfields Cleanup Grants](#)
- [Brownfield Grant to establish Revolving Loan Funds](#)
- [Brownfields Job Training Grants](#)

Learn more!

To find more information on brownfields and sign up for updates on brownfields funding opportunities, visit tn.gov/environment and search for "Brownfields". For questions, please contact TDEC Division of Remediation at tdec.brownfields@tn.gov.