

Brownfields Assessments & Services

What is a Targeted Brownfields Assessment (TBA)?

A TBA (or Phase I also known as “All Appropriate Inquiry,” and Phase II Environmental Site Assessment) is an environmental report that is written before formerly used, commercial/ industrial properties are acquired in order to identify potential contamination and to help **protect property owners from federal Superfund liability**. Banks often require these reports prior to agreeing to provide loans for the purchase of these properties. They are often referred to in the real estate industry as environmental due diligence.



Who is eligible to apply for a Department of Environmental Quality TBA?

Eligible entities include public and non-profits entities such as municipalities, tribes, and community development organizations interested in redeveloping abandoned or under used properties. TBAs are performed at sites that have concrete reuse plans but where the environmental conditions are unknown.

TBA Cost:

Non-profits and government entities can receive a TBA report prepared for **FREE** from DEQ or EPA. This service is used to determine if contamination is likely to be found at a site where redevelopment is planned.

DEQ Services Include:

- **Phase I** - An investigation report that identifies potential “recognized environmental conditions” addressing both the underlying land as well as physical improvements to the property.
- **Phase II** - If a site is considered potentially contaminated, a Phase II environmental site

assessment may be conducted providing a more detailed investigation involving sample collection and chemical analysis for hazardous substances and/or petroleum hydrocarbons.

- **Technical Support** - Assistance is always tailored to the specific needs of a community.

Examples of services:

- Provide guidance through the brownfields process and assist with plotting a course of action
- Identifying potential funding sources
- Review of draft Brownfields grant applications
- Liaison between communities and state or federal agencies or other entities
- Help requesting bids and assisting in the review of proposals from environmental consulting firms
- Review and summarize technical documents
- Assistance with community outreach
- Assistance with sustainability education and planning

Phase I: When & Why?

- Before the purchase of any commercial or industrial property a Phase I should be conducted in order to protect the purchaser from **environmental liability**, the legal obligation to clean up environmentally damaged or polluted land.
- Public and nonprofit groups should have a Phase I performed on property it plans to acquire, especially if they plan to pursue federal grants.

Contact:

Heather Mallory
TBA Coordinator
Heather.mallory@deq.ok.gov
707 N. Robinson, P.O. Box 1677
Oklahoma City, Oklahoma 73101
405-702-5135

**DEQ Land Protection Division
Brownfields Program:**
www.deq.state.ok.us/lpdnew/brownfindex.html
Oklahoma Brownfields Conference:
www.oklahomabrownfields.com



This publication is issued by the Oklahoma Department of Environmental Quality authorized by Steven A. Thompson, Executive Director. Copies have been prepared at a cost of \$0.1035 each. Copies have been deposited with the Publications Clearinghouse of the Oklahoma Department of Libraries. (fact sheets\land\brownfields\financialincentives) 2/27/12