

BOULDER HWY

REVITALIZE

REUSE

RENEW

powered by **HENDERSON STRONG**

Frequently Asked Questions

What is Boulder Highway– Revitalize, Reuse, Renew?

In an effort to revitalize the Boulder Highway Corridor, the City of Henderson is implementing the Boulder Highway – Revitalize, Reuse, Renew program at no cost to local property owners.

During the recent Henderson Strong comprehensive planning effort, the community prioritized increased investment toward the redevelopment of the Boulder Highway Corridor among others.

The City of Henderson applied for and received a Brownfield Community-wide Assessment Grant through the U.S. Environmental Protection Agency (EPA) that allows it to fund property site assessments on eligible properties in the area. The assessment process better positions property owners to more easily market their vacant or underutilized properties or repurpose them for a higher return on investment. Assessments test for contamination, which could then eliminate a critical hurdle in the sales and financing process.

What are the benefits to property owners?

Having an assessment is among the first steps on the path to marketing a property for sale, or preparing for development, as banks may require an environmental assessment before lending to a buyer.

An environmental assessment can identify the property's historical use and potential levels of contamination, or confirm that the site has no contamination at all.

What is an Environmental Site Assessment?

An Environmental Site Assessment (ESA) checks sites for contamination and can be a two-phase process.

Phase I Environmental Site Assessment

The assessment begins with a Phase I Environmental Site Assessment (Phase I ESA). This study is done by researching the past and present use of the site, reviewing existing environmental studies, and conducting a preliminary site inspection to establish the likelihood of contamination.

- *Estimated Value: \$5,900 (Funded by Boulder Highway – Revitalize, Reuse, Renew)*
- *Estimated Timeline: 1-2 months*

If Phase I ESA findings reveal no reason for suspected contamination due to previous property use, no further action is necessary.

If Phase I ESA determines the property is contaminated or may be contaminated, a Phase II ESA will be recommended. Property owners are not obligated to accept the recommendation and are not required to participate in a Phase II ESA.

Phase II Environmental Site Assessment

Phase II ESA further studies any potential environmental conditions that may have been identified in the first assessment. This step will evaluate whether there is any contamination, the type, and the extent through sampling.

- *Estimated Value: \$20,000 (Funded by Boulder Highway – Revitalize, Reuse, Renew)*
- *Estimated Timeline: 2-3 months*

What happens if there is contaminated soil or groundwater on the property?

The answer is dependent upon the nature and extent of the contamination, but in many cases the property owner will be able to find state assistance in addressing the problem.

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 will not affect property value. It will only establish the amount of contamination, if any.

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.

Will a business be shut down if the property gets tested?

No, businesses will not be shut down in the case of pre-existing contamination on the property. This is not an enforcement initiative for the City of Henderson. Unless a property owner is knowingly and willfully violating environmental regulations, enforcement action will not be considered as part of this process.

Will I be required to take action if contamination is found?

While information gathered has to be provided to the EPA, only in extreme cases is immediate action required.

Will there be assistance throughout the assessment process?

The City of Henderson and its professional environmental consultant team will work closely with property owners throughout the assessment process.

The City will work with property owners and involved stakeholders to facilitate cleanup planning, and identify sources of cleanup funding.

For more information, please contact:

Sean Robertson, City of Henderson Community Development & Services Department
(702)-267-1537
sean.robertson@cityofhenderson.com

Bill Marion, Purdue Marion & Associates
(702)-222-2362
bill@purduemarion.com

FAQ Note: The frequently asked questions contained in this document are for general informational purposes only, and are intended to provide general summary guidance. The information is not intended to provide legal advice and does not constitute legal advice for property owners. Property owners should seek guidance from lawyers and consultants to help guide a project through the legal and regulatory framework of state and federal law if contamination is found.