

BROWNFIELDS: WHAT ARE THEY & STEPS FOR SUCCESSFUL REDEVELOPMENT

**Community Financial & Technical Assistance Programs For
Brownfields Redevelopment in Iowa Communities Workshops**

June 6 & 7, 2023

Jennifer Clancey, KSU TAB Regional Manager



WHAT IS A BROWNFIELD?

"...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

- Small Business Liability and Brownfields Revitalization Act, Public Law 107-118

- An underutilized property with ***possible*** environmental issues that may be complicating reuse of the site
- Common examples of brownfields are:
 - *Old gas stations*
 - *Abandoned buildings*
 - *Vacant lot/illegal dump site*
- Goal is community revitalization through beneficial reuse



Photo: City of Houston Brownfields Program, 2018



Photo: City of Houston Brownfields Program, 2014



Photo: Paige Hingst, Santee Sioux Nation, 2020

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COMMUNITIES WITH BROWNFIELDS MAY EXPERIENCE...

▪ Environmental Impacts

- Soil, groundwater, air contamination
- Contaminated run-off & illegal dumping
- Asbestos & lead-based paint

▪ Human Health Impacts

- Cancer, asthma, birth defects
- Elevated blood lead levels
- Mental Health

▪ Economic Impacts

- Fewer employment opportunities
- Decreased property values
- Decreased tax collection (sales, property)

▪ Quality of Life Impacts

- Increased crime & safety issues
- Reduced social capital
- Lack of green space or recreational areas

COMMUNITY REVITALIZATION THROUGH BROWNFIELDS REDEVELOPMENT

• **Economics**

- Improves local economy
- Creates new jobs, increases tax base

• **Environment**

- Removes potentially harmful contaminants
- Preserves undeveloped land/creates green space

• **Quality of Life**

- Improves community connectivity
- Improves public health & wellbeing

- 32-57% reduction in vehicle miles traveled¹
- Reduction in vehicle emissions¹
- 47 to 62% reduction of stormwater runoff¹
- \$29 to \$97 million increased tax revenue for local governments²

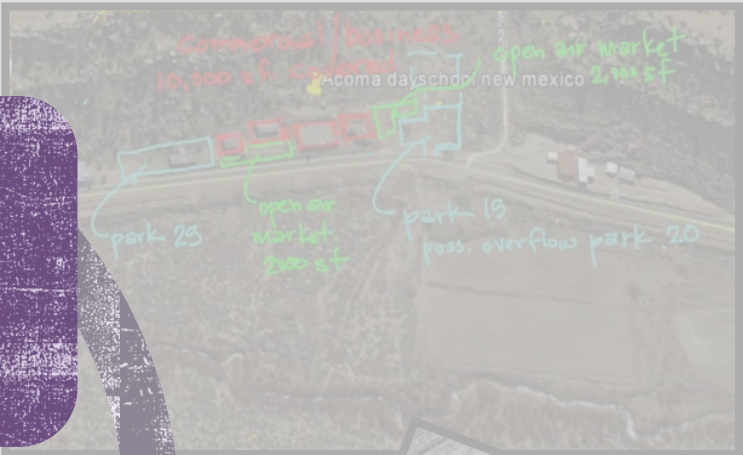
¹US EPA (n.d.). Brownfields Program Environmental and Economic Benefits. Retrieved on November 22, 2020, from <https://www.epa.gov/brownfields/brownfields-program-environmental-and-economic-benefits>

²Haninger, K., L. Ma, and C. Timmins. 2017. The Value of Brownfield Remediation. *Journal of the Association of Environmental and Resource Economists* 4(1): 197-241

3 STEP BROWNFIELDS REDEVELOPMENT PROCESS



**1. Vision
& Plan**



**Community
Revitalization**

**3.
Redevelop**

**2.
Investigate**



STEP 1: VISION & PLAN



Identify Brownfields



Engage the Community



Set Vision & Redevelopment Goals

IDENTIFY BROWNFIELDS: DEVELOPING AN INVENTORY

What is a brownfields inventory?

Basically, a list of likely locations and the general characteristics of brownfield sites

How to build an inventory:

- KSU TAB Brownfields Inventory Tool (BiT)
- Excel
- Google MyMaps/GIS
- Pen & Paper
- Input from community
- Personal observations
- Existing data and knowledge

PRIORITIZING INVENTORY

-
- Develop prioritization criteria

 - Program goals

 - Community goals

 - “low-hanging fruit”

 - Time and cost estimates



ENGAGE THE COMMUNITY:

Why Community Engagement is Important

- Hear the community voice
- Empower community members
- Gain community support for projects
- Ensure efforts have community benefits
- Inform community of opportunities and potential changes
- Consult with community members to identify collective values and priorities
- Develop and share a common understanding
- Integrate community input into projects and planning
- Collaborate through active partnerships with clear missions
- Nurture and reinforce commitment to implementation

What do you want to learn from the community?



“Take the temperature” of community members



Learn about people’s narratives of the place



Understand how people use the site functionally



Prioritize efforts and resources



Solicit reuse and design ideas

SET REDEVELOPMENT GOALS: Redevelopment Considerations

What challenges do you face in redevelopment?

Who are the “players” - or who do you *want* to be the players - in your redevelopment projects typically, including funders?

Who controls the funding?

How does the community influence the outcome of the redevelopment?

How does this redevelopment effort tie into the larger community vision?

STEP 2: INVESTIGATE



Phase I ESA



Phase II ESA



Cleanup, if necessary

Phase I Environmental Site Assessment



- Identifies potential or existing environmental risks (Recognized Environmental Conditions or RECs) based on historic and current property uses
- Does not include any sampling, testing, or quantitative analysis
- Must be conducted in compliance with the All Appropriate Inquiries (AAI) Rule
- Must follow American Society for Testing and Materials (ASTM) Standard E1527-21
- Includes four components:
 - Record Review
 - Site Reconnaissance
 - Interviews
 - Report with identified RECs
- Must be conducted or updated within 180 days of transaction

Recognized Environmental Condition (REC)

The presence or likely presence of any *hazardous substances or petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.



Note: Some items are considered non-scope by ASTM, like asbestos, lead-based paint, and controlled substances, but in certain circumstances can be assessed using EPA grant dollars.

Examples of Common RECs

- Regulatory record of a spill or incomplete environmental cleanup action on the site
- Indication of leaking underground or above ground storage tanks
- Drums or other contaminant containers
- Indication of a previous or ongoing spill or leak
 - Ex: staining, odor, stressed vegetation
- Historic use by industry that produced, used, or transferred hazardous substances or petroleum products
- Contamination migrating onto the site from neighboring properties





Phase II Environmental Site Assessment

Purpose: Investigate RECs identified in Phase I to collect evidence of potential site impacts.

Must follow ASTM Standard No. E1903

Not a comprehensive assessment!

Scope can vary depending on RECs. Typical scopes includes:

- Geophysical surveys to find tanks and utilities
- Sampling of soil, water, soil vapor, building materials, etc.
- Waste characterization
- Test pits

Cleanup Funding

- **Cleanup funding options**
 - EPA competitive cleanup grant
 - 128(a) funding
 - Other sources
- Talk with IDNR about other cleanup considerations



STEP 3: REDEVELOP



Engage Stakeholders

Find Partners & Coordinate

Secure Resources & Funding

Engage Stakeholders

Who are the “*stakeholders*”?

- May be slightly different for each project
- Are there groups that should always be included?

Leverage community knowledge

Create educational opportunities and meaningful public participation

Find Partners & Coordinate

Who are appropriate partners for this project/effort?

- *may be project specific*

Who are the partners that will understand, support, and help us implement our collective community vision?

KSU TAB can help with figuring this out

EPA Region 7, IDNR, & KSU TAB *may* be considered partners

Secure Funding & Resources



What resources and funding are necessary to redevelop community vulnerabilities into assets?



Most likely project specific – develop one sheeter to easily share with potential funders



Work with partners to find these opportunities



Think outside the box

Overwhelmed yet???

Never fear! It's really not as complicated as it may seem. And your Iowa Brownfields Partners are here to make sure you succeed.

Today you'll learn about some of the resources offered by your partners at IDNR, EPA, and KSU TAB, along with the Iowa Economic Development Authority.

Contact any one of us and we'll work together to get you moving in the direction you need to be moving in.



KSU TAB COMMUNITY ASSISTANCE, TOOLS, & RESOURCES

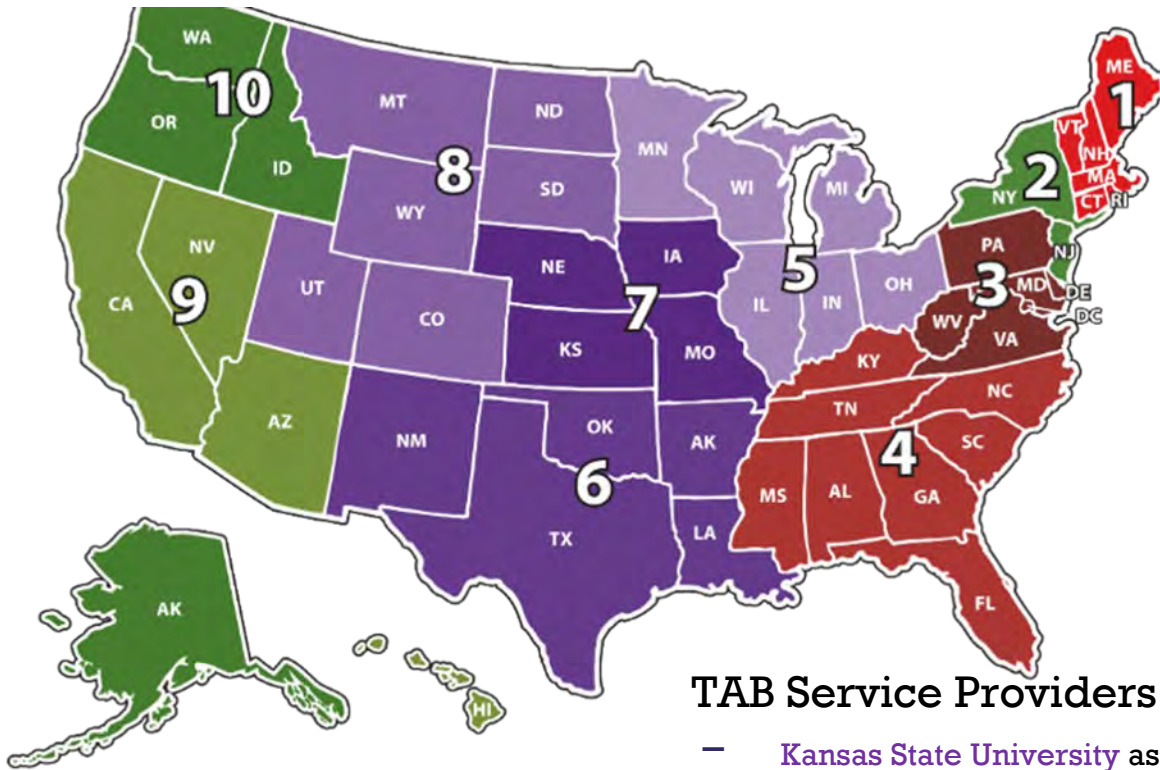
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TECHNICAL ASSISTANCE TO BROWNFIELDS (TAB)

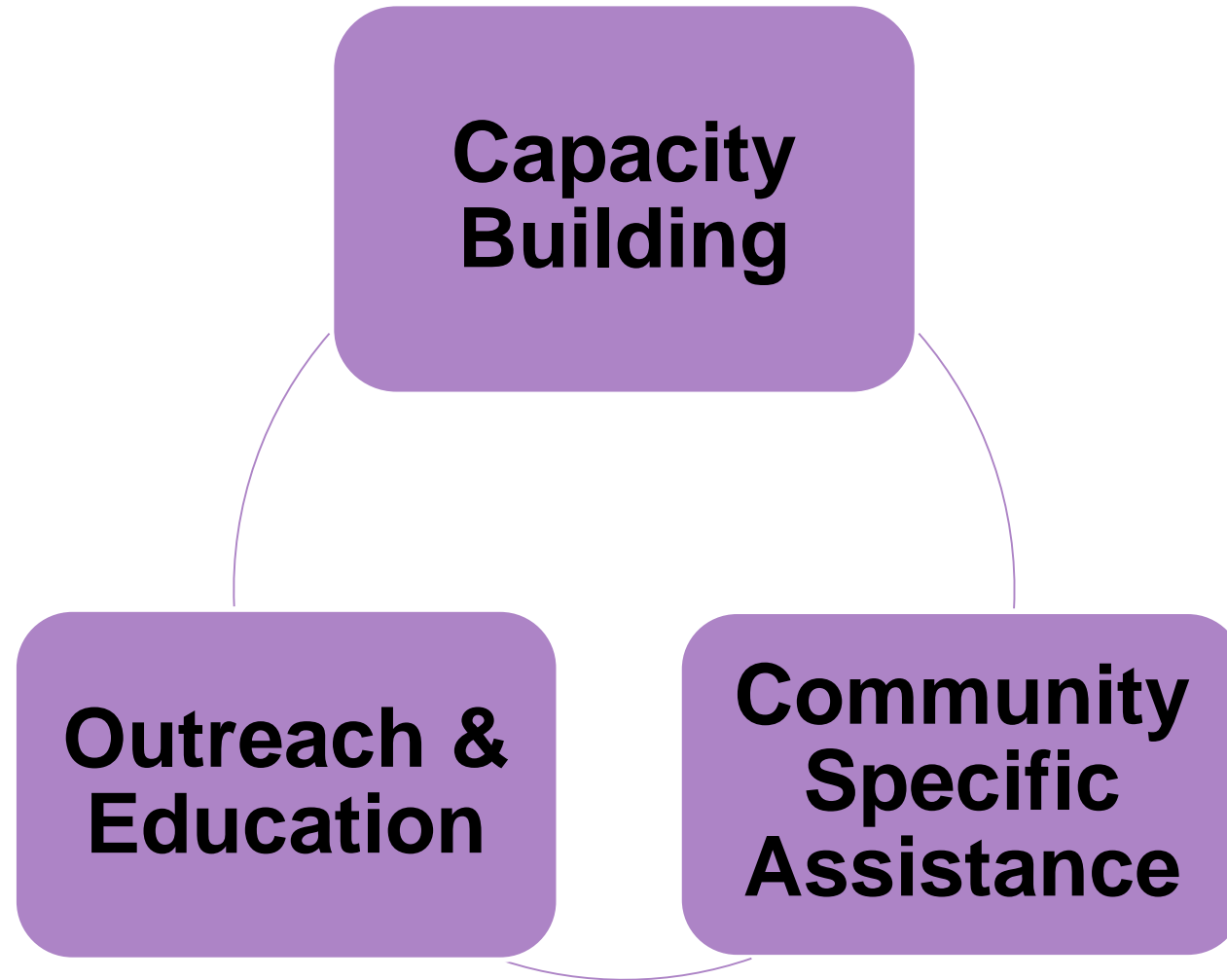


- Assist communities and tribes with the brownfield assessment, cleanup and redevelopment process
- A national program funded by U.S. EPA
- Services provided are **FREE** and tailored to address specific community needs
- Planning, environmental and economic development expertise
- Webinars, workshop, e-tools (e.g., BiT, TAB EZ) and online resources

TAB Service Providers

- [Kansas State University](#) assists communities in EPA Regions 5, 6, 7 & 8
- [Center for Creative Land Recycling \(CCLR\)](#) assists in EPA Regions 9 and 10
- [New Jersey Institute of Technology \(NJIT\)](#) assists in EPA Region 2
- [University of Connecticut](#) assists in EPA Region 1
- [West Virginia Research Corporation](#) assists in EPA Region 3
- [International City/Council Management Association \(ICMA\)](#) assists in EPA Region 4

TYPES OF TAB ASSISTANCE



WHAT IS COMMUNITY CAPACITY?

- The way in which the commitment, resources, and skills of a community come together to address community problems and opportunities¹



WHY IS CAPACITY BUILDING IMPORTANT?

- Enables the community to become active agents of change²
- Puts the power in your control



Photo by Chris Kutz 2016

KSU TAB SERVICES MAY INCLUDE

- Help identifying and inventorying brownfields
- Strategic planning and redevelopment visioning
- Economic feasibility and sustainability analysis
- Educational workshops
- Community outreach and input
- Help identify funding sources
- Review of grant applications *including MARC proposal reviews*
- E-Tools – BiT, TABEZ, Community Capacity Assessment
- Review of plans and technical reports
- Economic feasibility & market analysis
- Other assistance, as needed and agreed upon



Visit www.ksutab.org
for more information!

OUTREACH & EDUCATION

- Education and Outreach events
 - Virtual & On-Site Workshops
 - Webinars on region-specific topics of interest
- On-Demand videos
- Invited Presentations
- Local non-profits, community groups, church groups
- Community Development Corporations
- Local leadership – mayor, town manager, county commissioner
- Local planners
- Regional Planning Commission
- Economic Development interests
- Financial Institutions
- All interested residents





BiT

Brownfield Inventory Tool

- Online data management tool to store and track site information
- Accessed anytime for internal day-to-day use (www.ksutab.org or www.tab-bit.org)
- Mobile App allows access anywhere
- Stores & Manages Site Data
 - *Maintain site survey & inventory*
 - *Structured to mirror the brownfields redevelopment process*
 - *Upload photos and documents*
 - *Generate maps & simple reports*
 - *Export the data*
 - *ACRES Interface*
- BiT How-To webinar
<https://www.ksutab.org/events/webinars/details?id=451>

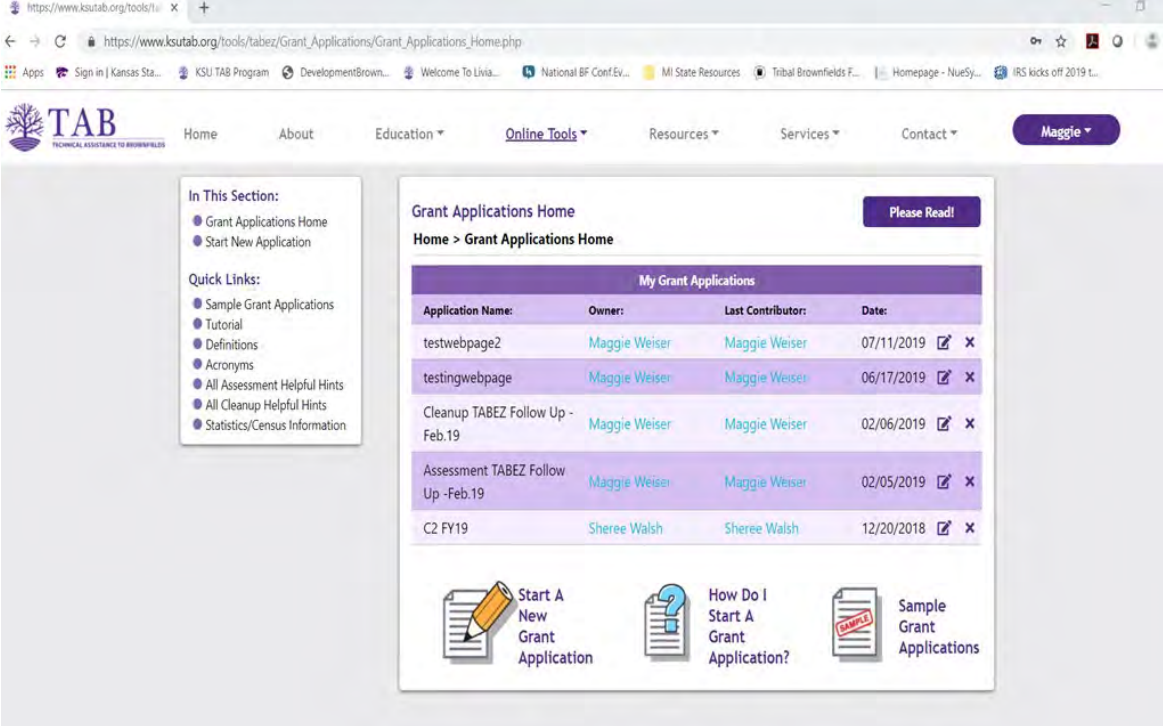
The screenshot displays the BiT web application interface. At the top, there is a navigation bar with the TAB logo and links for Home, About, and Education. Below this is a table listing site information:

Site Name	Site Status	Street Address/P.O. Box (Address)
Plant B Site	In Assessment	5100 Upper Metro Place
Plant C Site	In Assessment	Lower Metro Place
Plant F Site	In Assessment	Lower Metro Place

Below the table is a map showing the locations of these sites in Riverton, Kansas. The map includes street names like Elk Dr, Main St, N Federal Blvd, and S 13th St. A sidebar on the left provides navigation options under 'In This Section:' and 'Quick Links:'. At the bottom, a mobile app login screen is shown with fields for Username and Password, and a 'Sign In' button.

TAB EZ GRANT WRITING TOOL

- EPA Brownfields Assessment, Multipurpose, & Cleanup proposals
- **User friendly** and can be accessed anytime at the user's own pace
- User name/password – **PRIVACY PROTECTION**
- Primary user can give access to **collaborators**
- **Helpful Hints** for grant criteria to be addressed
- Integrates Brownfield education with **online support**: definitions, proposal guidelines, pertinent federal/state web links, and past successful proposals



The screenshot shows the 'Grant Applications Home' page for a user named Maggie. The page features a navigation menu with 'Home', 'About', 'Education', 'Online Tools', 'Resources', 'Services', and 'Contact'. A 'Please Read!' button is visible in the top right. The main content area is titled 'My Grant Applications' and contains a table with the following data:

Application Name	Owner	Last Contributor	Date		
testwebpage2	Maggie Weiser	Maggie Weiser	07/11/2019	📄	✕
testingwebpage	Maggie Weiser	Maggie Weiser	06/17/2019	📄	✕
Cleanup TABEZ Follow Up - Feb.19	Maggie Weiser	Maggie Weiser	02/06/2019	📄	✕
Assessment TABEZ Follow Up -Feb.19	Maggie Weiser	Maggie Weiser	02/05/2019	📄	✕
C2 FY19	Sheree Walsh	Sheree Walsh	12/20/2018	📄	✕

Below the table are three icons with text: 'Start A New Grant Application' (pencil icon), 'How Do I Start A Grant Application?' (question mark icon), and 'Sample Grant Applications' (document icon with 'SAMPLE' stamp).

TAB EZ can be accessed at <https://www.ksutab.org/login?ref=TABEZ>

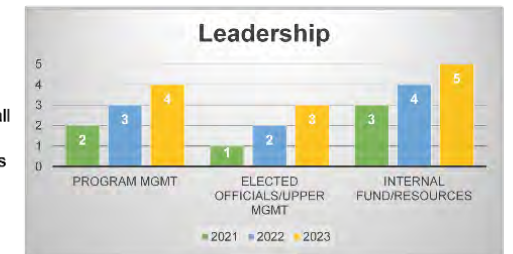
BROWNFIELDS COMMUNITY CAPACITY ASSESSMENT TOOL

- Online self-assessment of a community's capacity to address brownfields redevelopment
- Considers local capacity in the following categories:
 - Leadership
 - Partnerships
 - Visible Redevelopment Progress
- KSU TAB reviews results with community in order to determine steps for increasing capacity over time

City of Pawnee's Capacity Change Over Time

Leadership

For the Leadership assessment category, City of Pawnee showed positive progress over three years in all areas. These categories are areas where City of Pawnee is becoming more experienced and may not need additional assistance.



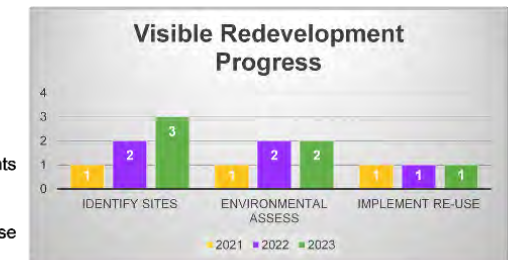
Partnerships

For the Partnerships assessment category, City of Pawnee's progress remained the same over the past two years for each item. These are areas, particularly Community at Large and External Funding, in which City of Pawnee may need additional support.



Visible Redevelopment Progress

City of Pawnee's progress increased in Identifying and Prioritizing Sites. However, progress remained the same for Environmental Assessments and Implement Re-Use Plan. City of Pawnee may need additional assistance with these two areas.



RESOURCE ROADMAP

Target Funding Opportunity Matrix

Historic Preservation & Economic Development

The community's buildings and landmarks are key local assets and the City's leaders have recognized the importance of preserving history with nine sites listed on the National Register of Historic Places, including three historic districts. Many of these facilities (including the Hall of Waters, which today contains city offices, a visitor's center, and the office of the Downtown Excelsior Partnership) require active planning, restoration, and preservation in order to prepare for productive reuse and support a cohesive network of tourism attractions. With the designation of two Opportunity Zone census tracts in 2017 – which encompass much of the City proper located in Clay County, as well as its historic districts – the City will need to mindfully integrate its preservation and heritage tourism goals into its broader downtown and economic development efforts.

Funding Opportunity	Amount & Match	Program Description	Deadline	Potential Projects/Key Next Steps/Considerations
National Park Service (NPS) – Save America's Treasures Preservation Grant	Up to \$500,000; 1:1 match required	The Save America's Treasures Preservation Program provides preservation assistance to nationally significant historic properties to mitigate or eliminate threats, dangers, or damage to the site.	Winter 2020	<ul style="list-style-type: none"> Proposed site must be listed on the National Register of Historic Places for national significance Contact: Megan Brown, 202-354-2062, megan_brown@nps.gov
NPS – Historic Revitalization Subgrant Program	Up to \$750,000; no match required	The Historic Revitalization Subgrant Program supports the rehabilitation of historic properties at the national, state, and local levels of significance to rehabilitate, protect, and foster economic development in rural communities.	Spring 2020	<ul style="list-style-type: none"> Eligible projects must be in jurisdictions of less than 50,000 Contact State Historic Preservation Office to determine if they would submit an application that includes Excelsior Springs as a subgrantee Contact: Megan Brown, (202) 354-2020, stlpp@nps.gov

2

Missouri Department of Natural Resources – Historic Preservation Fund Grant	Up to \$50,000; 40% match required	The Historic Preservation Fund Grant provides pass-through grants to fund projects that relate directly to the identification, evaluation, or protection of historic properties.	Summer 2020	<ul style="list-style-type: none"> Preference will be given to certified local governments. Contact: Allison Archambo, 573-751-7958, allison.archambo@dnr.mo.gov
Missouri Department of Economic Development – Downtown Preservation Financing Program	Up to \$500,000 for municipalities with populations between 10,000 and 49,999; 50% match required	The Downtown Preservation Financing Program provides funding for public infrastructure to support downtown redevelopment exclusively in communities with 200,000 or less residents and a median household income of \$62,000 or less.	Rolling	<ul style="list-style-type: none"> Redevelopment area must be classified as "blighted" or a "conservation area" and shall not exceed 10% of the entire geographic area of the municipality. Must be in a "central business district" where at least 50% of the buildings are 35 years old or older. Contact: dedfin@ded.mo.gov
Economic Development Administration (EDA) – Local Technical Assistance Program	Generally, range from \$50,000 to \$300,000; match determined by the average per capita income or unemployment rate of the region in which the project is located	The Local Technical Assistance Program strengthens the capacity of eligible recipients to undertake and promote effective economic development programs through projects such as feasibility studies and impact analyses. These feasibility studies can help to determine whether the market will support a particular activity or site and prevent costly	Rolling	<ul style="list-style-type: none"> Ideal technical assistance projects should benefit areas of severe economic distress; lead to near-term generation or retention of private sector jobs; and document strong local support in terms of financial commitment, as well as public and private leadership involvement. Denver Regional Contact: 303-844-4715

COMMUNITY GARDEN CONSULTATIONS

Identify suitable locations for community gardening

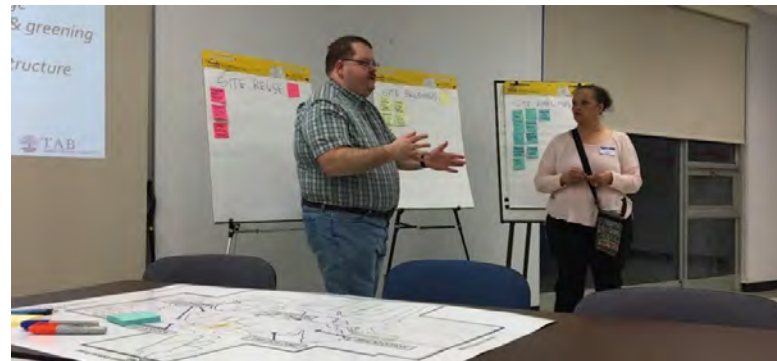
INORGANIC CONTAMINANTS DETECTED IN SOIL
3801 OLIVE STREET PROPERTY, KANSAS CITY, MISSOURI

Sample Identification	Sample Location	Depth Interval (bgs)	Soil Results		
			Lead (mg/kg)	Mercury (mg/kg)	Asbestos
NSK2405-05	SS01-3801 Olive St.	0-6 inches	145	0.124	ND (-1 %)
NSK2405-06	SS02-3801 Olive St.	0-6 inches	136	0.176	ND (-1 %)
EPA generic risk-based screening level, residential soil ¹			400	6.7	NE
MRBCA, Tier 1 RBTL Residential Land Use Soil Type 2 ²			260	46.3	NE
MRBCA, Tier 1 RBTL Non-Residential Land Use Soil Type 2 ²			660	630	NE
MRBCA, LDTL ²			3,740	2,190	NE

Notes:



MAQUOKETA REUSE PLANNING



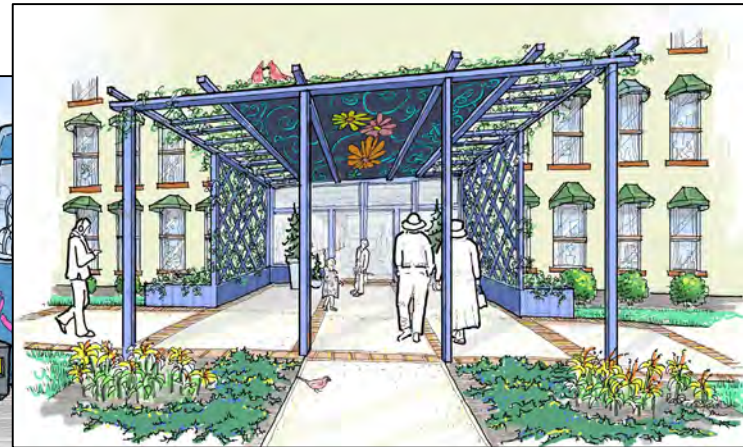
MAQUOKETA REUSE PLANNING

Site Reuse Ideas: Board 1

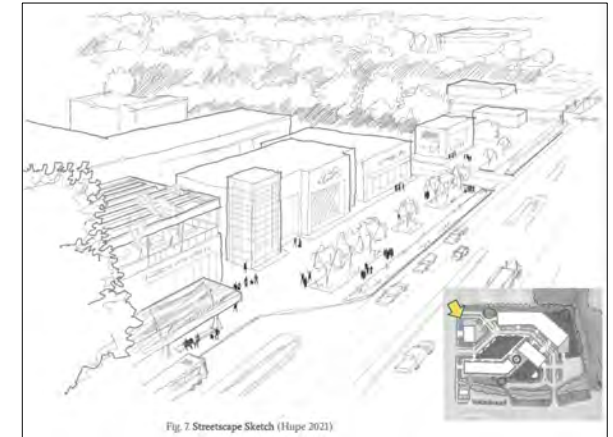
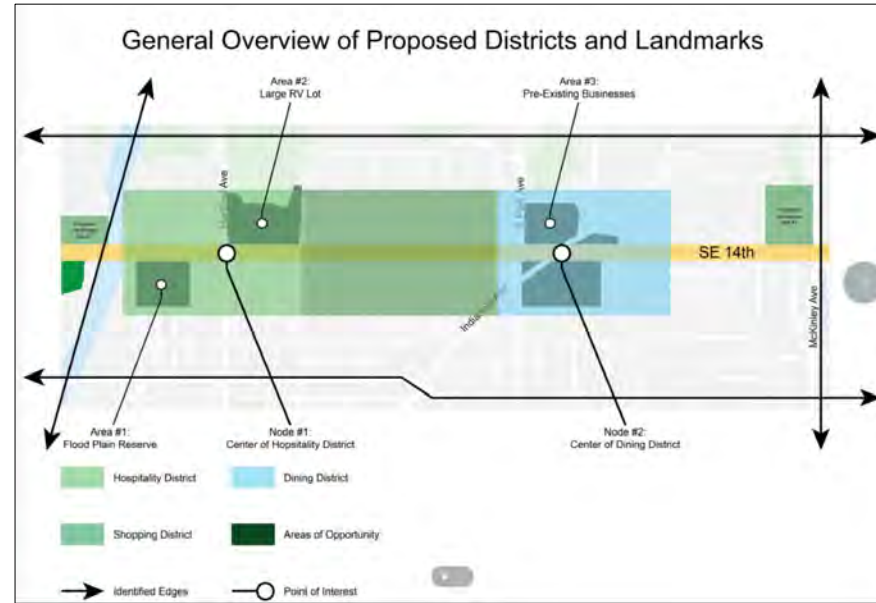
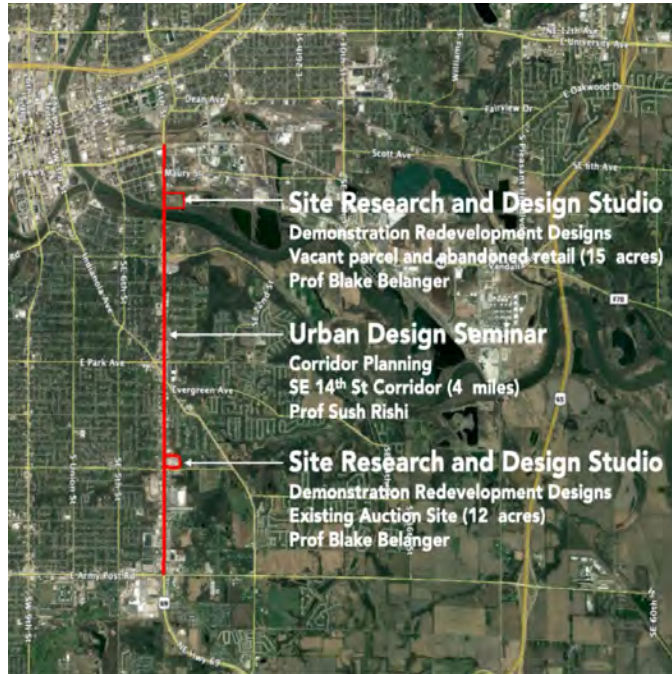
SITE REUSE

- Independent Senior housing
- Schools early childhood center R-2
- Single family homes
- Good Mental Health Facility
- Residential Center to South Yards College Camp Site Tract
- No Retail No Jail No Bakery
- Developer who would build association driven condos with 1 & 2 car garages that would possibly tie into senior assisted living
- Residential senior development - mixed
- Any on tax rolls
- Residential - condos, single family
- Community College
- Save trees
- No retail
- No jail
- No parks/playground

- Independent senior housing
- Apartments
- Condos – affordable, 55+, new
- Medical training
- Baby/senior day care – renovate
- Swimming pool
- School’s early childhood education center (K-2)
- Dialysis in rehab building – renovate
- Business center / business incubator
- Restaurant incubator
- Single family homes (x2)
- Good mental health facility
- Senior living – different care types / continuum care
- Developer who would build association driven condos with 1 & 2 car garages that would possibly tie into senior assisted living
- Residential senior development – mixed
- Any on tax rolls
- Residential – condos, single family
- Community College
- Save trees
- No retail
- No jail
- No parks/playground



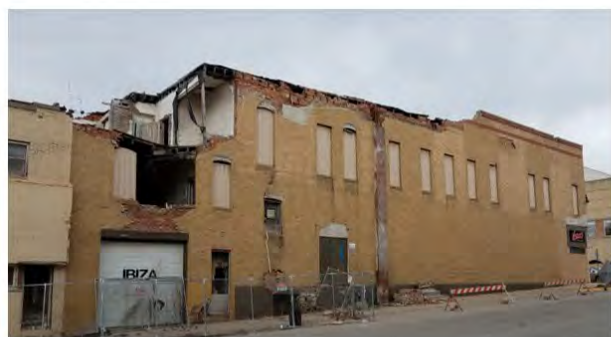
DES MOINES CORRIDOR PLANNING



MARSHALLTOWN CAPACITY BUILDING & BEYOND

MARSHALLTOWN CCA RESULTS OVER TIME

Leadership Avg	Partnerships Avg	Visible Redevelopment Progress Avg
1.3 → 3.0	2.0 → 3.6	1.6 → 3.3



- Assessment grant debrief
- Planning & reworking proposal based on EPA comments
- Community Capacity Assessment, round 1
- Assessment grant award!
- Programmatic development
- Community Capacity Assessment, round 2
- Site visioning
- What's next??

HOW TO GET STARTED WITH TAB SERVICES

Call or email me.

We'll set up a meeting time & figure out how KSU TAB can help.

Jennifer Clancey
KSU TAB Regional Manager, EPA Region 7
jmclancey@ksu.edu
319.270.3394
www.ksutab.org

