

TAB Assistance

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CTOR Solutions

TAB Partner, Kansas State University

November 9, 2023



Community/Training/Opportunity/Revitalization



What is a Brownfield?

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

(Public Law 107-118 (H.R. 2869) - "Small Business Liability Relief and Brownfields Revitalization Act" signed into law January 11, 2002)







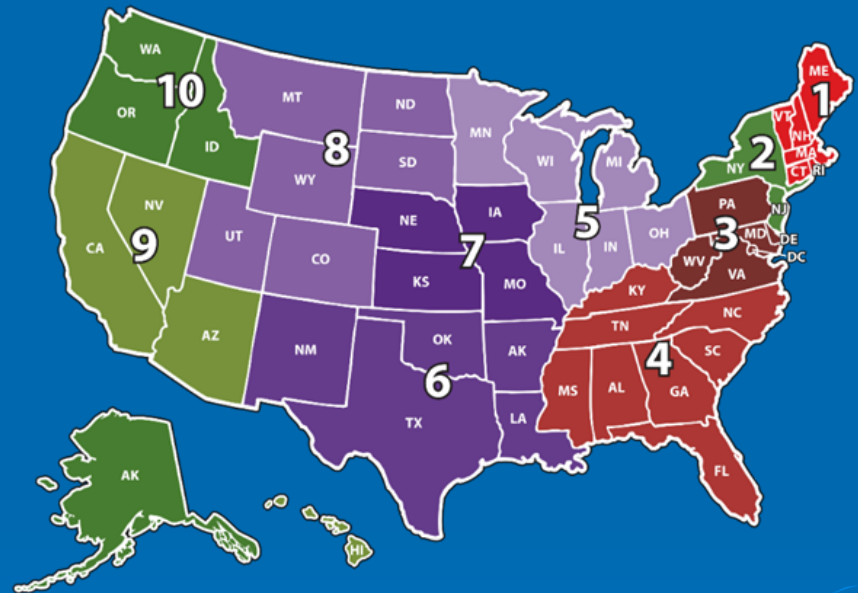
Why Redevelop Brownfields?

- Improves community image
- Mitigates blight
- Desirable locations
- Uses existing infrastructure (cost savings)
- Increases local tax base
- Facilitates job growth
- Preserves neighborhoods
- Mitigates public health and safety concerns
- Reduce the need to develop greenfields



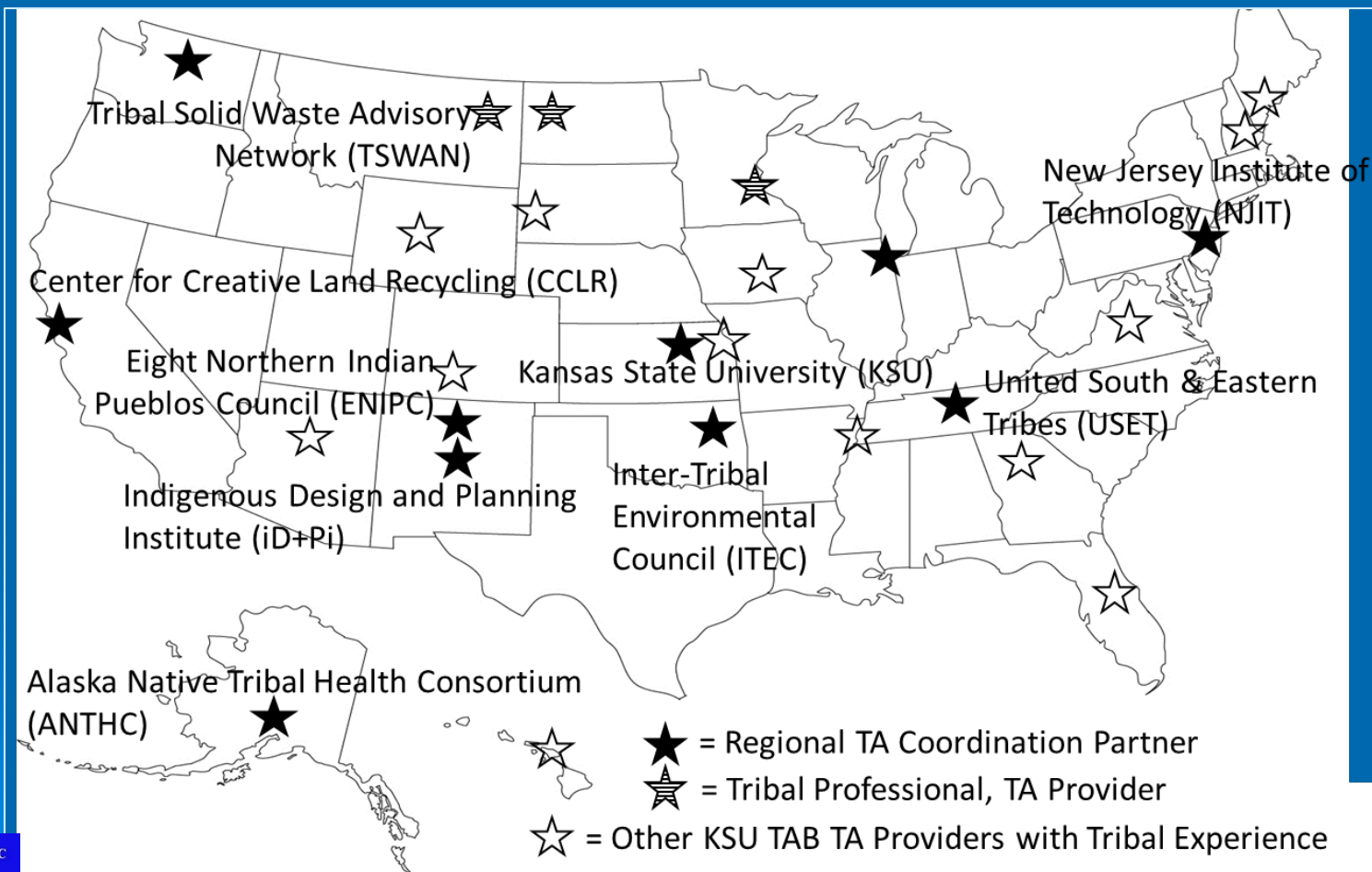
Technical Assistance to Brownfields (TAB) Program

- National program
- **FREE** to communities and tribes
- Funded by EPA
- 6 TAB providers
- KSU TAB assists communities in EPA Regions 5,6,7,8





Tribal Technical Assistance to Brownfields



TAB Assistance to Communities

- **Free** assistance with brownfields redevelopment planning; environmental, economic development expertise
- Tailored to specific community needs
 - Coordinated through the city, tribal or non-profit brownfields project manager
- Communities accepted on a 'first come' basis
 - Depends on staff/funding availability
- No application process, just contact us

The Brownfields Redevelopment Process

Areas Where TAB Can Assist.....



1. Plan

2. Investigate

3. Redevelop



Brownfields Redevelopment Process

1. Identify Brownfields
2. Tie BFs to Redevelopment Goals/Planning
3. Investigate – Phase I/II site assessments
4. Clean-up, if necessary
5. Redevelop

1. Identify Brownfields

Make a list or map of potential sites

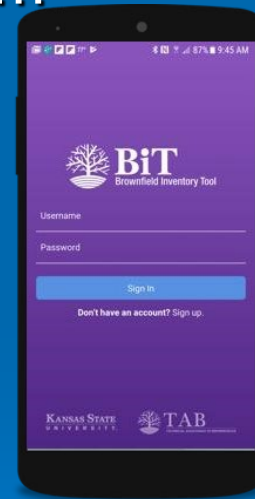
<https://www.ksutab.org/tools>

Use TAB's Brownfields Inventory Tool, spreadsheets, pen&paper, GIS, ...



Prioritize sites

- Community goals
- Are env. unknowns a barrier to redevelopment?
- Is the owner cooperating?
- Site status - (on-going state or federal environmental actions?)



How can these sites meet your redevelopment goals?

2. Tie to Redevelopment Goals

Vision for Site, Area, and Region

- What are the community needs & opportunities?
- Conceptual scenarios and diagrams

Set **Goals** and make **Plans**

- Begin identifying partners and funding sources
- Review area plans, zoning, codes

Adjust and Revise plans as needed

- Ongoing community engagement
- Involve all stakeholders

Community Engagement Activities

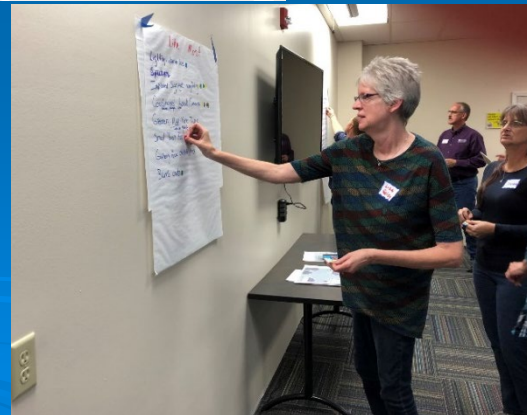
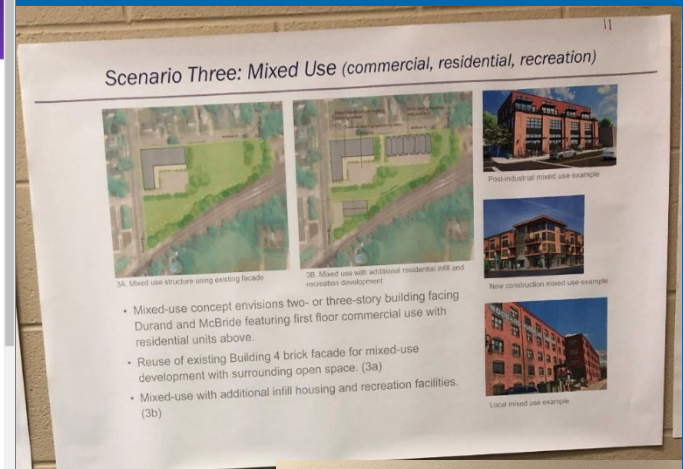


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Potential Reuse Options of the old Simplicity Building - Community Input Survey

The property at 209 S Oak Street could be redeveloped into many different uses. Indicate your **top 3** priority uses for this property.

Grocery	Sports Complex
Fitness	Commercial
Offices	Light Industrial
Cafe/Restaurant	Community Center/Multi-Use Space
Museum	Apartments
Hotel	Affordable Housing
Child-focused Space	Independent Living Senior Housing



Herington, KS



**Curb plantings frame mural
Façade renovation & extension**

**Median & curb extension
plantings**

Former Union Depot, Joplin, MO



Vintage postcard

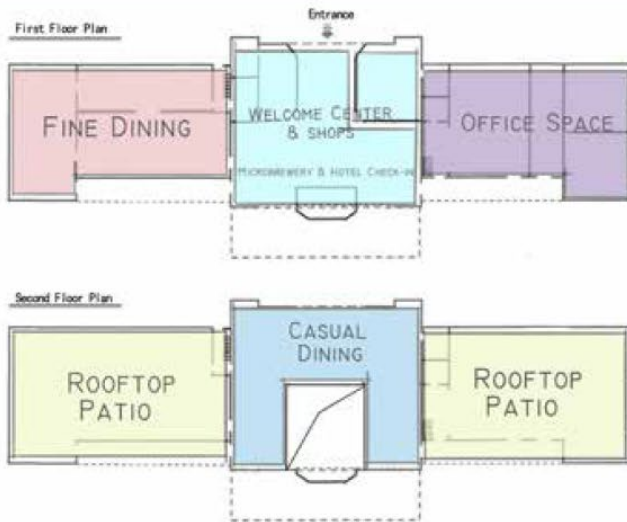


Site visit photo spring 2023

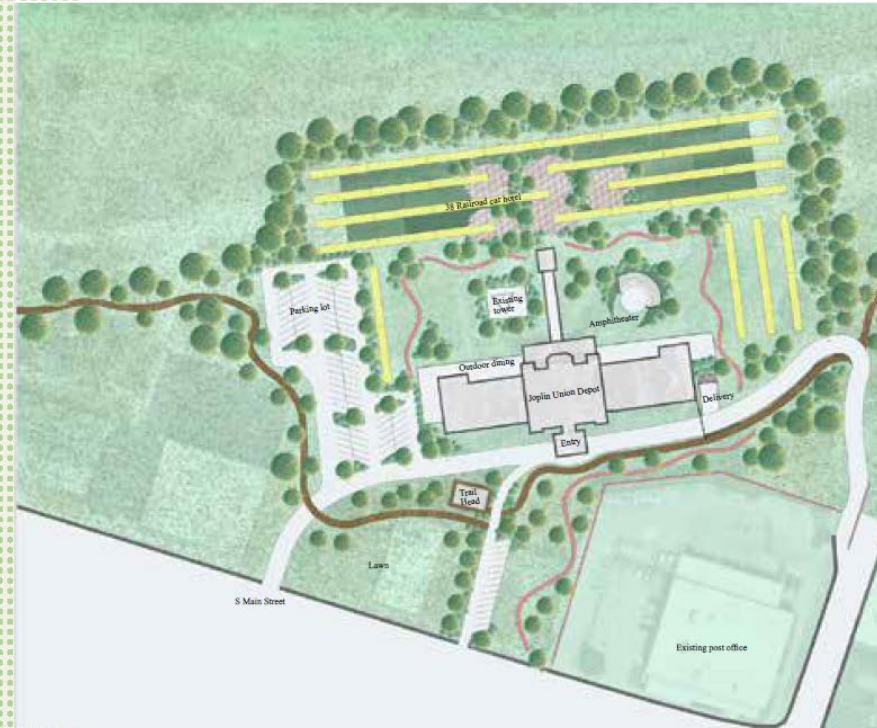


Former Union Depot, Joplin, MO

Use Diagram

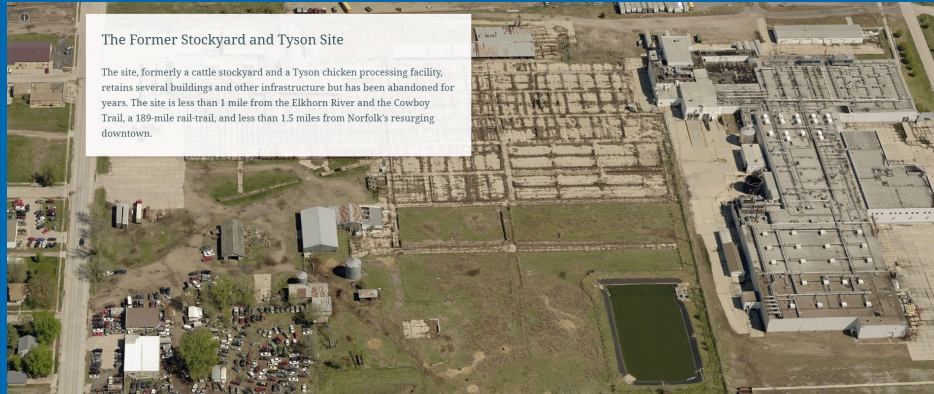


After discussing the list of potential uses with interested stakeholders and Joplin city officials, students were directed to focus their attention on providing illustrative renderings of Union Depot repurposed as a mixed-use development accommodating a variety of restaurants and flexible office spaces.



Mixed use redevelopment

Reuse Planning – Norfolk, NE



Finding Norfolk: Attracting young professionals through improved quality of life
Conan Brennan, John Kalamaja, Anna Rader



Norfolk as a Regional Destination
Oscar Hernandez, McKayla Lynch, and Caleb Payne



The Riparian District: Honoring the role of the Elkhorn River in the history of Norfolk, the Riparian District is a regional destination live-work-play community
Victoria Brenneis, Sam Coup, and Katherine Herrera

<https://storymaps.arcgis.com/stories/825c2fd93c5547479708f6495ec39a88>

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, slp@nps.gov

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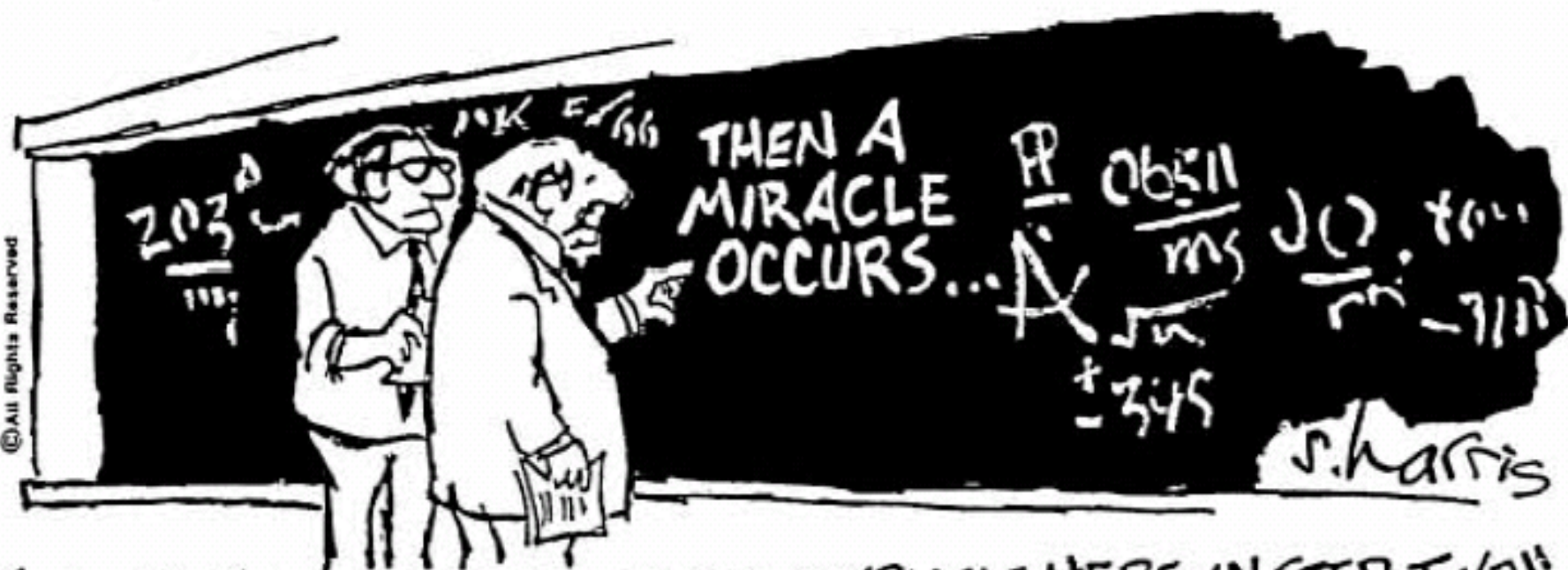
Missouri Department of Natural Resources – Historic Preservation Fund Grant	Up to \$50,000; 40% match required	The Historic Preservation Fund Grant provides pass-through grants to fund projects that relate directly to the identification, evaluation, or protection of historic properties.	Summer 2020	<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

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TAB Services

May include:

- Help identifying and **inventorying** brownfields (BiT)
- Strategic **planning** and redevelopment **visioning**
- Economic feasibility **analysis**
- Educational **workshops** and **webinars**
- Community **outreach**
- Help identify **funding** sources
- Review of **grant applications** (EPA grants – TABEZ)
- Help finding and evaluating **environmental consultants**
- **Review** of plans and technical reports
- Fact sheets and **information**
- Other assistance, as needed and agreed upon



"I THINK YOU SHOULD BE MORE EXPLICIT HERE IN STEP TWO."

Contact Info

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Community/Training/Opportunity/Revitalization

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<http://www.ksutab.org>



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Technical Assistance
to Brownfields

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