Elizabeth Kluesner - Executive Director
Since our establishment in 2006, our mission is to promote, through education, research, and partnerships, the efficient cleanup and reuse of contaminated land as a means of generating economic growth, strengthening communities and enabling sustainable land use and development.
We accomplish our mission by:

- facilitating interaction between interested parties at educational forums and professional networking events
- Identifying policy barriers to brownfield redevelopment and working with government agencies and policy makers to remove these barriers
- Administering Grant Programs
- Recognition at our Annual ReScape Awards
- Encouraging more people to become a part of the Brownfield Redevelopment community through emerging developers’ workshops, community outreach and young professional events
- Follow Up to this workshop, in-person grant writing in St. Cloud on August 20th
Brownfield Redevelopment Basics

- There is a path forward to successfully redevelop these sites!
  - Work with a reputable environmental consultant
  - Develop strong local government relationships
  - Know your MPCA project manager and communicate with that person early and often
  - There are always multiple parties involved in the funding stack for Brownfield projects
  - Know the liability protections that are available in Minnesota
Today’s Agenda

State Resources – MPCA, DEED and KSU Technical Assistance to Brownfields, Federal Resources – USEPA Region V, Grant Management – Panel, Local Government – Mankato Case Study
BROWNFIELDS 101

Presented by Kristin Prososki,
Regional Asst. Director, KSU TAB
If you experience technical difficulties with your connection:

Dial 785-200-7005

Email chsr@ksu.edu

The presentation is being recorded and will be available on the website. The link has also been placed in the chat box.
Using zoom basics

1. Ensure your video remains off during the presentation.
2. To make sure we are able to verify your attendance, change your name to match how you registered.
3. Ask any questions you have by using the chat box to “Everyone”.

- Unmute
- Start Video
- Participants
- Chat
Technical Assistance to Brownfields (TAB)

A national program funded by U.S. EPA

- Technical assistance for communities and tribes revitalizing communities through brownfields redevelopment
- Services provide are free and tailored to meet specific needs

**University of Connecticut** EPA Region 1

**New Jersey Institute of Technology (NJIT)**
EPA Region 2

**The West Virginia University Research Corporation**
EPA Region 3

**The International City/County Management Association** EPA Region 4

**Kansas State University** – EPA Regions 5, 6, 7 & 8

**Center for Creative Land Recycling (CCLR)**
EPA Regions 9 and 10
WHAT IS BROWNFIELD?

A brownfield is a property that is difficult to develop because it is contaminated or believed to be contaminated.

A site with low to moderate levels of contamination
Including: hazardous, petroleum, asbestos, lead paint, meth-lab contaminants, and mine-scarred lands

LEGAL DEFINITION OF 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.”*

*(Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002).
Brownfields - Many Property Types

- Churches, Schools
- Gas stations
- Shopping Malls
- Machine shops
- Hospitals, Medical Facilities
- Main Street Buildings
- Apartment Buildings
- Dry cleaners
- Printing shops
- Paint shops
- Auto repair shops
- Shooting ranges

- Marinas
- Agricultural suppliers
- Landfills
- Asphalt plants
- Former coal yards
- Manufactured gas plants
- Scrap yards
- Lumber yards
- Manufacturing facilities
- Tool and die shops
- Oil/fuel terminals
- Mining Operations
- Railyards
Often it is the PERCEPTION of contamination that keeps properties from being redeveloped, not the actual presence of contamination.

Once the “stigma” is gone, properties can be returned to productive use.
Removing the unknowns can help a project advance more quickly
Not all brownfields are obvious
CERCLA (aka Superfund) was enacted “in response to the serious environmental and health risks posed by industrial pollution.”

Until 1980, EPA lacked the legal authority to clean up hazardous waste sites like Love Canal, New York, or to respond to emergencies such as train derailments involving dangerous chemicals.

**CERCLA’s liability scheme is:**
- Wide in Scope
- Strict (it is not based on fault)
- Joint and several
BUYER BEWARE!

- Under CERCLA, persons may be held strictly liable for cleaning up hazardous substances at properties that they either currently own or operate, or owned or operated in the past.
- Strict liability under CERCLA means that liability for environmental contamination may be assigned based solely on property ownership.
DEVELOPERS, FUTURE OWNERS: WEIGHING BENEFITS VERSUS RISKS

OPPORTUNITIES
• PRIME LOCATION
• REDUCED PRICE
• EXISTING INFRASTRUCTURE

RISKS
• LIABILITY
• CLEANUP COSTS
• CLEANUP TIME
• FINANCING
• WEAK DEMAND
WHY REDEVELOP BROWNFIELDS?

- Preserve community character and history
- Mitigate blight
- Desirable locations that encourage a mix of land uses to provide services that may be lacking
- Increase local tax base and facilitate job growth
- Mitigate public health and safety concerns
- Promote infill and vacant property reclamation
- Reduce the need to develop “greenfields”
HOW BROWNFIELDS RESOURCES BENEFIT DEVELOPERS

Eliminates up front out of pocket costs for developers to determine if there is a problem.
Can decrease development/construction costs by reconfiguring the Development Design.
Funds Phase I Environmental Site Assessments (ESAs)—Shields prospective purchasers from assuming CERCLA liability.

Funds Phase II ESAs:
- soil/groundwater testing and vapor intrusion investigation; building materials testing;
- wetland evaluation; underground storage tank testing and removal;
- geotechnical investigation (must be combined with environmental testing);
- indoor air quality evaluation;
- adjacent property impacts that can impact development/construction.

Funds Site Specific Remedial Action Planning
- cost analysis of remediation
- demolition/rehab specs for asbestos/lead paint
HOW BROWNFIELDS RESOURCES BENEFIT PROPERTY OWNERS (AND THEIR REAL ESTATE AGENT)

• Expedite the Sale: Removing unknowns regarding site conditions that delay or kill the sale
• Having a better understanding of the true market value by having cleanup costs quantified
• Property can be more marketable as issues are ruled out or quantified—avoid low-ball offers due to lack of information
• Gain a better understanding of owner’s liability and not passing problem on to your kids or family
**BROWNFIELDS LAWS AND INCENTIVES:**
ADDRESS ENVIRONMENTAL ISSUES FOR PROPERTY TRANSACTIONS AND EXPANSIONS

**Liability protection**
- For prospective purchaser, contiguous landowners, and others
- Perform due diligence (environmental assessments) before purchase and cooperate in addressing environmental issues

**Funding for eligible sites and entities include:**
- Assessment, cleanup
- Redevelopment (primarily non-EPA sources)
THE BROWNFIELDS REDEVELOPMENT PROCESS

Plan
- Identify Brownfields
- Engage the community
- Set Redevelopment Goals

Investigate
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Cleanup, if necessary

Redevelop
- Stakeholders & Partners
- Financial Resources
WHO IDENTIFIES PROPERTIES AS BROWNFIELDS?

EPA?
MPCA Brownfields Program?
Your County?

Brownfields Identification begins in your community!
APPROACHES TO IDENTIFYING BROWNFIELDS

- Reach-out to Community Stakeholders
- Review Comprehensive Plans, Revitalization Plans, Transportation Plans
- Drive your gateways into Town, or gateways to local amenities, tourism attractions, universities, major employers
- Tax-Delinquent Properties with Development Potential
- Talk to the Real Estate Companies—who wants to buy? Who wants to sell?
PRIORITIZE SITES—SET COMMUNITY CRITERIA FOR PRIORITIZATION

- Property Development is Part of a Larger Revitalization Project
- Eligible for government funding
- Development potential for immediate job creation
- Located in the Tax Increment Finance (TIF) district or Revitalization Zone
- Quality of Life Issues—community health impacts
- Quality of Life Issues—eliminate unsafe or blighted properties
- Control of Property: can you get access?
- Visibility of the site to the community

Physical site characteristics: acreage, visibility, etc.
THE BROWNFIELDS REDEVELOPMENT PROCESS

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- Phase II Environmental Site Assessment
- Cleanup, if necessary

Redevelop
- Stakeholders & Partners
- Financial Resources
ALL APPROPRIATE INQUIRY: YOUR LIABILITY PROTECTION

**EPA Liability protection**

- For prospective purchaser, contiguous landowners, and others
- Perform due diligence (environmental assessments) before purchase and cooperate in addressing environmental issues

- AAI is the Process Of Evaluating a Property’s Environmental Conditions and Assessing the Likelihood of any Contamination
APPROACHES TO IDENTIFYING BROWNFIELDS

- Review of federal, state, local records
- Visual Inspection of site
- Interviews with current/past owners
- Roadmap for Future Investigations:
  - Identifies Recognized Environmental Conditions
  - Non-Intrusive
  - No sampling or tests
PHASE I REPORTS IDENTIFY RECOGNIZED ENVIRONMENTAL CONDITIONS (RECS)

• Conditions that indicate a release or threat of a release of any hazardous substances or petroleum... *even under conditions in compliance with laws*

• Examples:
  o Regulatory record of a spill
  o Indication of leaking underground storage tanks
  o Drums/other contaminant contains
  o Historic use by industry that produced, used, or transferred hazardous substances or petroleum products
  o Contamination migrating onto the site from neighboring properties
PHASE II ASSESSMENTS

Phase II ESA
• What Are Your Recognized Environmental Conditions (REC)s?
• Presence/Absence
• What’s There?
• If It’s There—Where?

Phase II Characterization
• If It’s There—How Much?
• Extent/Delineation/Quantification
• Feasibility Studies
• Cleanup Plan
CLEANUP PLANNING

Dirty soil removal or soil management plan

Groundwater cleanup

Demolition or rehab specifications for asbestos, lead paint, mold

Institutional controls:
- As simple as constructing a fence or installing a vapor mitigation system on structures on site
- As complex as development of local laws, re-zoning, deed restrictions
- Waste may be left on site or in process of being remediated if site conditions allow
THE BROWNFIELDS REDEVELOPMENT PROCESS

Plan
- Identify Brownfields
- Engage the community
- Set Redevelopment Goals

Investigate
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Cleanup, if necessary

Redevelop
- Stakeholders & Partners
- Financial Resources
IDENTIFY YOUR PARTNERS AND TEAM

Local/State leadership – Funds to tap into:
DEED, MPCA, BIL, CDBG, EDA funds, Housing Tax
Credits, Historic Preservation Tax Credits, Tax
Increment Financing

Public Works, Transportation, Public Safety,
Parks, Natural Resources

Private/Local/County Foundations

Regional Planning Commissions

Economic Development interests

Health Department

State and EPA Brownfields Resources
Brownfields Redevelopment
State and Federal Resources
Getting Your Feet Wet!
Brownfields Resources – Getting your Feet Wet!

April 2024
Our mission

Protect and improve the environment and enhance human health.
Purpose of the Brownfield Program

Created by the legislature to address liability concerns & provide technical oversight for voluntary parties

Voluntary Parties include:
- Developers
- Local Units of Government
- Lenders
- Property/Business Owners
- Non-Profit Organizations
- Anyone involved in buying, selling, financing, or redeveloping contaminated property
MPCA’s Brownfield Program

Petroleum Brownfields Program (PBP)
- MN Statute 115.C, the Petroleum Tank Release Cleanup Act
- Petroleum related contaminants

Voluntary Investigation & Cleanup (VIC) Program
- MN Statute 115.B, the Minnesota Environmental Response & Liability Act "MERLA" - Minnesota's version of the Superfund Law
- Non-petroleum contaminants

MPCA BF Program | https://www.pca.state.mn.us/business-with-us/brownfield-redevelopment
Phase I ESA

Phase II ESA

Cleanup Plan

Cleanup & Redevelopment

How it Works
Due Diligence
Phase I ESA

• Due Diligence is important!

• Required by most commercial lenders
• Helps protect your financial investment
• Helps protect workers in the building
• Helps protect workers doing work underground
• Gives liability protection to redevelopers

Properties might look OK, but can have hidden and costly environmental issues
Due Diligence
Phase I ESA

• Phase I Environmental Site Assessment – the desktop review

What are the likely environmental issues at a property?
• deed and title research
• search of government records & databases
• review of historical information
  • Aerial photos
  • Topos
  • City directories
  • Local records
  • interviews
• property ownership and uses
  • Likely contamination from things like dry cleaners, gasoline stations, manufacturing, etc.
• visual inspection of the property
• Phase II Environmental Site Assessment – the sampling

Collect samples to test for contaminants
• soil
• groundwater
• soil vapor
• sub-slab soil vapor,
• building material samples
Clean-up Plans

If contaminants are found at levels greater than risk values, then a clean-up plan is needed:
- Defines what will be cleaned up
- How excavated soil will be managed
- How to handle dewatering
- Imported fill
- Vapor mitigation systems
- Confirmation sampling plan
- Includes a contingency plan for unexpected items

Clean-up plans aka Response Action Plans (RAPs)
The Brownfield Program services include technical assistance and issuance of liability assurance letters to promote the investigation, cleanup, and redevelopment of property contaminated with petroleum and/or hazardous substances. These can be important for project financing.

Voluntary parties can seek documentation from the MPCA showing that they will not be held responsible under state statute for contamination identified at a property, and/or confirming that the identified contamination does not pose a risk to human health or the environment based on the current or proposed property use.
MPCA Brownfield Assessment Grants

Eligible Applicants:

- Community organizations
- Local units of government
- Tribal entities
- Emerging developers (those who have completed 5 or fewer projects)

The grant can be used for:

- Phase I and Phase II environmental site assessments
- Sampling and analysis/work plans
- Preparation of cleanup/response actions plans
- Community engagement for reuse planning
- MPCA Brownfields Program fees
MPCA Brownfield Assessment Grants - Priorities

• Environmental Justice Areas of Concern
• Redevelopment: affordable housing, jobs, etc.
• Evidence of community support
• Emerging developers (5 projects or less)
Stay Connected

Are you receiving Remediation Division email updates? Environmental Justice updates?

If not, go to the MPCA webpage, www.pca.state.mn.us, click on the **Gov Delivery** link in the footer, and sign up for the lists you’re interested in!

*be sure to pick the Remediation and Environmental Justice lists!*
KSU Technical Assistance to Brownfields

Minnesota Resources and EPA Brownfield Grant Readiness
April 17, 2024
Beth Grigsby, TAB Assistant Regional Director for EPA R5
Technical assistance to brownfield (TAB) COMMUNITIES

- Assist communities and tribes with the brownfields redevelopment process
- A national program funded by U.S. EPA grant
- Services provided are FREE and tailored to specific needs
- Planning, environmental & economic development expertise
- Webinars, workshop, e-tools (e.g., BiT, TAB EZ) & 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
- [The West Virginia University Research Corporation](#) assists in EPA Region 3
- [The International City/County Management Association](#) assists in EPA Region 4
KSU TAB Services Supports

- **Help identifying, developing inventory and prioritization of brownfields**: Develop Story Maps

- **Strategic planning and redevelopment visioning**: Engaging the Community, Setting Redevelopment Goals, Identification of Resources, Visioning Reuse Renderings

- **Solar and Green energy Strategies and Redevelopment Planning**: Economic Feasibility, Infrastructure feasibility, specialty assistance in optimizing redevelopment process flow, development of a Project-specific Resources Roadmap

- **Economic feasibility and sustainability analysis**: Market studies, Infrastructure evaluation, Economic Impact Analysis

- **Educational workshops**: Retrofitted to your community leaders, residents, stakeholders, developers, real estate interests

- **Community outreach and input**: Develop approaches towards community involvement, materials, facilitate education methods and approaches, assist with identification of stakeholders/partners/financial resources
TAB Services: Identifying Project Partners!
Community Engagement
Strategic Planning & Redevelopment

Visioning

Evaluate & analyze community strengths, weaknesses, opportunities, assets and threats

Community Outreach and Input

Establish Community Revitalization Goals
Examples of Possible TAB Services

- Corridor Inventory and Market Analysis Study
- Community Visioning and Engagement
- Solar Re-use Analysis for Old Landfill and Economic Impact Analysis-Rocky Mountain Institute
- Vacant Buildings: Marketing Analysis of possible Reuse Scenarios and Visioning
### FY24 Brownfields Multipurpose, Assessment, and Cleanup Grant Offerings*

*US EPA Brownfields FY24 MAC Presentation 10/12/23

<table>
<thead>
<tr>
<th>Grant Type</th>
<th>Maximum Project Period</th>
<th>Maximum Amount Per Grant</th>
<th>Estimated # of Awards</th>
<th>Bipartisan Infrastructure Law Funds</th>
<th>Regular Appropriated Funds</th>
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<tr>
<td>Multipurpose</td>
<td>5 years</td>
<td>$1,000,000</td>
<td>20</td>
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<tr>
<td>Assessment (State/Tribal Level)</td>
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<tr>
<td>Assessment (CW) - Existing</td>
<td>4 years</td>
<td>$500,000</td>
<td>30</td>
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<tr>
<td>Cleanup</td>
<td>4 years</td>
<td>$500,000</td>
<td>40</td>
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<tr>
<td>Cleanup</td>
<td>4 years</td>
<td>$2,000,000</td>
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<td>$35,000,000</td>
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</tr>
<tr>
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<td>4 years</td>
<td>$5,000,000</td>
<td>8</td>
<td>$40,000,000</td>
<td></td>
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</table>

196 $145,000,000 $90,000,000 $235,000,000

*All amounts are subject to change.*
TAB EZ
Grant Support: U.S. EPA Brownfields Grants

TAB EZ  https://etools.ksutab.org/tools

- Very user friendly-**Free** for anyone to use
- Helpful hints for addressing grant criteria
- Lots of related resources including examples of **past successful applications**
- Updated each year to reflect that years' grant guidelines
- Multiple users can collaborate on a single application
- Content in TAB EZ is password protected

Other TAB Support
- **Review and feedback on draft U.S. EPA Brownfields Grant Applications**
Not sure where to start with TAB? Give us a Call or send an email!!

Kristin Prososki, Assistant Regional Director for Technical Assistance to Brownfields (TAB) program for EPA Region 5 & 7
(507) 340-5799 or kp3@ksu.edu

Beth Grigsby, Assistant Regional Director for EPA Region 5
(317) 601-3839 or beth27@ksu.edu

This project has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreement (TR-84027001) to Kansas State University. The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does the EPA endorse trade names or recommend the use of commercial products mentioned in this document.
Minnesota’s Brownfields Funding Programs
Investigation Grants

- DEED: Investigation and RAP Development
- Met Council: Investigation, SEED Grants
- Hennepin County (through MN Brownfields)
- Ramsey County (through MN Brownfields)
- MPCA: Targeted Brownfield Assessment, EJ
- Dakota County: RIG
- Direct EPA Assessment appropriation
Cleanup Grants

- DEED
- Met Council
- Hennepin County
- Ramsey County
- Dakota County
- MPCA – Drycleaner Reimbursement
- Direct EPA Cleanup appropriation
EPA Cleanup Loans

- DEED
- Hennepin County
- St. Paul Port Authority
- Others?
- Direct EPA RLF appropriation
Eligible Applicants

- DEED: Public for grants, public, private and non-profit for loans
- Met Council: Public
- Hennepin: Public, private, non-profit
- Ramsey: Public, private, non-profit
Eligible Costs

- **DEED**: Investigation, cleanup of soil, ground water, vapor, *other costs necessary to implement RAP*
- **Met Council**: Investigation, cleanup of soil, ground water, vapor and asbestos abatement
- **Hennepin**: Investigation, cleanup of soil, ground water, vapor and limited asbestos abatement
- **Ramsey**: Investigation, cleanup of soil, ground water, vapor and asbestos limited abatement
Funding Gaps

• State and Local grant programs do not pay for any planning activities – go directly to EPA, KSU TAB, or MN Brownfields for Assistance

• Construction
• Limited resources for non-contaminated debris removal
• Infrastructure
• Other development-related costs
Scoring Priorities

• DEED: Jobs, Taxes, Cleanup, Readiness
• Met Council: Jobs, Taxes, Cleanup, Readiness, Affordable Housing
• Hennepin: Cleanup, Readiness, Affordable Housing, Greenspace
• Ramsey: Affordable Housing, Environmental Justice, Cleanup, Geographic Balance
Application Due Dates and Available Funding

• May 1 and November 1 each year
• Approximately $8 million total each May and November (just for DEED, MC, HC Cleanup and RC cleanup – does not include all other sources named)
Brownfield Grants and Loans in MN

For more information about the funding from DEED, Met Council, Hennepin and Ramsey Counties:

https://www.youtube.com/watch?v=kzuvub_MEZo
MN Funding Wrap up

• Funders work together to maximize projects
• Each program has specific ranking criteria
• Apply for as many sources as possible – meant to be stacked!
• When grants aren’t feasible, check out loan funds or your own direct EPA grant
Thank you!

Kristin Lukes, Director
DEED, Brownfields and Redevelopment
Kristin.lukes@state.mn.us
651-259-7451
https://mn.gov/deed
For government, financial assistance, cleanup and redevelopment programs
U. S. EPA Brownfields Grant Offerings

Karla Auker
USEPA Brownfields Region 5
Auker.Karla@epa.gov
Brownfields Funding Considerations

How Many Brownfields Do you Have?
   Just a few – MPCA Targeted Brownfields Assessment (TBA) Program
   A bunch – Maybe Apply for USEPA Brownfields Grant

Does Your Organization Have the Knowledge and Capacity to Manage a Grant?
   No – MPCA TBA Program or Form a Coalition (perhaps with a larger community, a land bank or planning agency) and Apply for USEPA Grant
   Yes – USEPA Grants

What’s Your Timeline?
   Short – MPCA TBA Program
   Longer – USEPA Grants
Bipartisan Infrastructure Law
$1.5B Brownfields Investment Over 5 Years

- Increased Focus on:
  - Getting Funds to “New” and Low-Capacity Communities
  - Community Involvement
    - Use of community liaisons in Assessment and Multipurpose Grants
  - Cleanup Funding
Brownfields Federal Grant Offerings FY24

• Assessment
  • Single Entity – up to $500K
  • Coalition – Up to $1.5M

• Cleanup
  • Up to $500K
  • $500K - $1M
  • $1M - $5M

• Multipurpose – (FY 25 Offering TBD)
  • Up to $1M in FY24

• RLF (not offered in FY24)
  • Up to $1M in FY23
Community Wide Assessment Grants (FY24)

- Up To $500K Per Award
- 4 year Project Period
- Offered $30M
  - 60 Grants – Usually 50% to new grantees
  - *Offering Cut about 50%
- **New Grantee** - Entities that have never received an EPA Brownfields MARC Grant, or that were awarded a Brownfields MARC Grant that closed in 2014* or earlier.
  - *Year subject to change for FY25
Community Wide Assessment Grants (FY24)

• Must Identify a Target Area

• $200K max allowable per site

• Can Be Used for Assessments, Planning, and Associated Community Engagement

• Grantee Must Procure an Environmental Consultant to Conduct Assessments
  • Consultant can provide technical and grant management assistance
Coalition Assessment Grants (FY24)

• Up To $1.5M Per Award

• 4 year Project Period

• Can Be Used for Assessments, Planning, and Associated Community Engagement

• Offered $40M
  • 26 Awards
  • More than 50% increase from FY23
Coalition Assessment Grants (FY24)

• 1 Lead Member and 2-4 Non-Lead Members

• Lead Member must be State, County, Tribe, Regional Counsel, or Group of General Purpose Units of Governments (Includes Land Banks)

• Non-Lead Members can not have had a MARC grant that closed in 2015* or later
  • (Date subject to change in FY25 solicitation)
Coalition Assessment Grants (FY24)

• Inclusion of a non-profit as a non-lead member strongly encouraged
  • Purpose – To promote strong community involvement

• Must assess at least 2 sites in each members geographic area

• Coalitions Target Areas may not overlap
  • Their geographic areas can overlap

• Can Assess Sites Outside Target Area, But
  • Must identify how you will select those sites
  • Must be similar to Target Area – ie similar demographics
Cleanup Grants (FY24)

• Three Tiers
  • Up to $500K
  • $500K - $1M
  • $1M - $5M

• No Cost Share Requirement – BIL Funding

• 4 year Project Period

• Offered - $95M – 65 awards (5 X FY23 Offering)
  • Up to $500K – 40 awards
  • $500K - $2M – 17 awards
  • $2M - $5M – 8 awards
Clean Up Grants (FY24)

• Applicant Must Own Site by Date of Application

• Applicant Must Have Completed All Appropriate Inquiry
  • ASTM e1527-13 or 21

• Sites That Previously Received Clean Up Grant Were Not Eligible
  • Could change for FY25 Solicitation

• Site Must be Fully Assessed
  • Needed Letter from MPCA Stating the Site is Characterize Thoroughly Enough to Develop Cleanup Plan
Multipurpose Grants (FY24)

- Can be used for Planning, Assessments, and Cleanups

- Up To $1M Per Award

- 5 Year Project Period

- No Cost Share Requirement - BIL Funding

- Offered $20M – 20 Grants
Multipurpose Grants (FY24)

• Apply for Multipurpose Grant Cannot Apply For:
  • Community Wide Assessment Grant
  • Coalition Assessment Grant
  • Clean Up Grant

• Emphasis on Completing Actions in Target Area

• Minimum Requirements
  • 1 Phase II Assessment
  • 1 Clean Up – Can Clean Up Sites That Previously Received Clean Up Grant
  • Revitalization Plan Target Area
    • Plan must include a feasible reuse plan for at least 1 site. If plan already exists, state that in application.
For More Information

• Minnesota Brownfields Grant Writing Workshop
  • Week of August 20th 2024 in St. Cloud

• Contact - Karla Auker (or Keary Cragan cragan.keary@epa.gov)
  • Auker.Karla@epa.gov

• Watch EPA Website For FY25 Grant RFPs
  • https://www.epa.gov/brownfields

• FY24 Brownfields Grants FAQs
ARE YOU READY FOR A GRANT?

Presented by Beth Grigsby, Asst. Regional Director, Technical Assistance to Brownfields (TAB) for EPA Region 5
Kristin Prososki, Asst. Regional Director, KSU TAB for EPA Region 5 & 7
Considering brownfields grants?

What Capacities are Needed?
What Capacities does Your Organization have?
What Capacities does your organization need? …aka

Think in terms of your capacity buckets!
The Primary Capacities Needed to Successfully Manage a Brownfields Grant

- Outreach, Planning & Communication Capacity
- Financial Management Capacity
- Technical & Contractor Management Capacity
• Do you have the capacity to conduct effective outreach to citizens in your community (print, web, e-mail, media) and conduct meetings where interested parties and the public can provide meaningful input and comments?
• Are you able to identify and form partnerships with organizations that will be critical to the success of your project?
• Have you identified brownfield sites in your community? Are you targeting an area with brownfield issues?
• Can you develop a brownfield redevelopment project that aligns with and advances your community’s Master, land use, or other plans?

Next Slides for filling your bucket

If Maybe or No

If Yes

You’re in good shape for Outreach/Planning
Outreach Capacity

Identify your “Cheerleader”! Who is the best person in the organization to talk about your Brownfields Program initiative.

This process can begin with your “tried and true” communication practices—Facebook or other virtual media, council meetings, community gatherings, your local newspaper or other media.

**Your goal is to encourage meaningful input from the community and other interested parties about the grant, about the project, about the reuse of the property.**

Begin identifying and forming partnerships that are critical to the success of your program and the project. The **quality** of partnerships is more important than **quantity**.

**Work with KSU TAB** to initiate workshops (in person or virtual) to educate leadership, community members, current and future partners (your chamber of commerce, downtown or Main Street organizations, local churches and foundations). If available, **MPCA in partnership with TAB can also provide inventory and technical assistance at outreach sessions.**
Community Engagement Partners

You have many partners in this grant project:

• Local/state/tribal environmental agency that implements the brownfields program – MPCA
• Other relevant government agencies like your Health Department
• Workforce Development Partners
• Local/Regional Economic Development Agencies
• Community and Neighborhood Organizations
• Universities, Community Colleges and Training Centers
• Chamber of Commerce, Visitors Bureau
• Brownfield Developers
• County Extension Office

TAB can also be a partner to assist you in the design and implementation of your outreach, visioning and other assistance

KSU TAB specializes in building outreach/input programs geared towards rural, tribal and/or disadvantaged communities
STRATEGIC PLANNING

- Strategic planning and reuse visioning can include:
  - Community outreach and input
  - Economic feasibility and sustainability analysis
  - Market studies

- Redevelopment Goals

- Facilitate stakeholder meetings
Inventory/Targeted Area
Prioritize Your Inventory

### Example Site Selection and Prioritization Exercise Worksheet

<table>
<thead>
<tr>
<th>Prioritization Criteria</th>
<th>Site 1</th>
<th>Site 2</th>
<th>Site 3</th>
<th>Site 4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOCATION IN TARGETED AREAS: DEVELOPMENT POTENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Developer interest/Motivated Seller - Marketable site for immediate job creation and/or bringing amenities to neighborhoods</td>
<td>5</td>
<td>1</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td><strong>POTENTIAL ENVIRONMENTAL IMPACTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Potential for environmental impacts to human health</td>
<td>3</td>
<td>15</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td><strong>LOCATION OUTSIDE TARGETED AREAS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Developer interest/Motivated Seller - Marketable site for immediate job creation and/or bringing amenities to neighborhoods</td>
<td>4</td>
<td>8</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td><strong>COMMUNITY NEEDS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reuse matches zoning and/or corridor vision and/or neighborhood vision</td>
<td>4</td>
<td>1</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td><strong>ECONOMIC INCENTIVES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Leverage resources, ongoing redevelopment, opportunity zones, TIFs, create jobs, increase tax revenues etc.</td>
<td>4</td>
<td>1</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td><strong>COMMUNITY/PUBLIC ACCESSIBILITY/BENEFIT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property can contribute to placemaking, walkability, green infrastructure</td>
<td>5</td>
<td>1</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td><strong>PHYSICAL SITE CHARACTERISTICS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(amenage, visibility, etc.)</td>
<td>3</td>
<td>5</td>
<td>15</td>
<td>3</td>
</tr>
</tbody>
</table>

**TOTAL** 96 91 63 115
Reuse visioning – Free Assistance!

Work with **KSU TAB** to initiate reuse visioning services such as:

- Market analysis
- Workforce Assessment
- Revitalization Plans
- Incorporating Sustainable, equitable and/or climate resiliency practices into reuse
- Assistance with inventory and prioritizing brownfields sites for redevelopment
- Evaluation of renewable energy redevelopment opportunities on brownfields sites

*If available, MPCA in partnership with TAB can provide their technical assistance for reuse visioning*
Visioning Services
Has your organization managed and complied with other State or Federal Grant programs?
Does your organization have the in-house experience and capacity to review contractor invoices, make payments and draw down grant funds from USEPA's Automated Grant Payment System (ASAP)?

- **No**
  - Next Slides for filling your Bucket

- **Yes**
  - You have the financial capacity needed to apply for a grant.
Financial Capacity Needs Vary by Grant Type

- MPCA and EPA Targeted Brownfield Assessments do not require financial management from the applicant – contact MPCA to determine if the project aligns well with their funding priorities.

- DEED and most EPA Grant programs do involve management of funding and require financial capability.
Talk to KSU TAB or Your Regional Planning Commissions/Economic Development District!

- Partnering with a local or regional entity near you that has experience managing Federal brownfields grants can help you learn and become comfortable with the financial requirements. Note: Federal brownfield grants have different financial management and reporting requirements than state environmental grants.

- KSU-TAB may be able to provide you with contacts from communities in your area that have successfully managed similar grants, have experience with ASAP and can provide you with financial management advice.
Additional Resources for EPA Grants:
EPA Grants Website

https://www.epa.gov/grants/epa-grants-webinars

Take advantage of the Financial and Grants Management training with upcoming and recorded webinars that EPA offers online.

These trainings are designed to help applicants and recipients of grants and cooperative agreements manage their grants.
Do you have the technical ability to prepare an RFP to procure a qualified environmental consultant who can conduct environmental assessment and/or cleanup at a brownfield site(s)?
Do you have the resources to work with your State or Federal Project Manager to oversee the project including reviewing technical reports and generating the required progress reports?

- No
  - Next Slides for Filling your bucket
  - Brownfield Guidance: Competitive Procurement

Do you have the knowledge/experience to follow Federal Procurement Regulations when selecting an Environmental Contractor?

- No
  - You have the RFP capacity to apply for a grant
- Yes
Procurement - Requirements Depend upon individual grant/services program

**MPCA Targeted Brownfield Assessment & EPA Targeted Brownfield Assessment**

No selection of contractor needed! MPCA and the EPA have already gone through procurement. Work completed through pre-selected pool of contractors.

**DEED Cleanup and Investigation Grants**

Consultant/contractor selection is completed by city/county or developer. Must follow both State and local procurement rules where applicable.
Competitive Procurement required for EPA Brownfields Grants!

If this is an EPA Brownfields Grant, and you do not have experience with federal procurement regulations, this EPA online guide describes the financial transactions covered by competitive procurement requirements.

**Brownfields Grants: Guidance on Competitively Procuring a Contractor** (epa.gov)

Or, take advantage of the training webinar found at the Financial and Grants Management training webpage.

https://www.epa.gov/grants/epa-grants-webinars
Solving the Vicious Circle—Getting Experience!

• Draw upon the experience from your County, Regional Entities, other Communities, and advocacy organizations—ask them for examples of their RFPQ (we suggest no older than late 2023)

• **KSU TAB can provide scope assistance, and assist you with developing an RFPQ**

• **KSU TAB can also provide a review of the RFPQ to ensure it meets federal procurement guidelines**
BEST APPROACHES TO GAINING EXPERIENCE TO OVERSEE/MANAGE YOUR CONTRACTOR/CONSULTANT

- Make Time to learn...(if possible) AND ask lots of questions!
- Draw upon your organization’s experience managing infrastructure projects and budgets: (Public Works, Engineers, Wastewater Treatment Operators, City Clerk-Treasurer, Accountant)--ask them for assistance
- Draw upon the experience of your County, Regional Entities, other Communities, and advocacy organizations
- Take OSHA training courses such as Health Hazardous Awareness
- KSU-TAB can also provide communities assistance with technical document review which can help you better manage and review technical project budgets.
BEST APPROACHES TO GAINING EXPERIENCE TO OVERSEE/MANAGE YOUR CONTRACTOR/CONSULTANT: ASK QUESTIONS!

Lots of questions! A good Consultant/Contractor should be willing to answer your questions!

- Ask for more detail on how and why activities cost what they do.
- Ask them to explain the maps and databases found in your Phase I report.
- Make sure you are present if meetings are scheduled with MPCA about your projects!
- I’m overseeing the field tech’s work—should I be wearing a white suit?
- How did you come up with recommendations? Explain the process?
- Please explain your site-specific safety plan?
- Why are you over-budget and why wasn’t I informed?
Grant reporting, in EPA databases such as ACRES, can be performed by the environmental consultant you hire to complete technical work on your grant project. This can be part of your scope in an RFP for an environmental consultant (CP).

Don’t overlook the training classes provided on the ACRES website.
EPA Grant: Going for it!

Join Minnesota Brownfields, the Minnesota Pollution Control Agency, and the KSU TAB on August 20th for an in-person EPA Grant Strategy workshop in St. Cloud at the Regency. We’ll cover the components of the grant application with suggestions on how to fully answer criteria - more information to come!

Additional “Help Sessions” can always be scheduled on other dates prior to or after the workshop in St. Cloud!

Our team will send Save the Date later this Spring!
EPA Grant: Going for it!

Review last year’s grant guidelines, check out the FAQs – see Closed Solicitations for all resource materials developed last year by grant type:

- [Multipurpose, Assessment, RLF, and Cleanup (MARC) Grant Application Resources](https://www.epa.gov) | US EPA

- Review recent successful grant proposals (FY2022) successful grant applications are posted!

Go to [www.ksutab.org](http://www.ksutab.org) – select E-Tools- select TABEZ: your one-stop shop for your EPA assessment and cleanup applications!
Not sure where to start?

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(507) 340-5799 or Kp3@ksu.edu

Beth Grigsby, Assistant Regional Director for TAB program for EPA Region 5
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THE GRANT MANAGEMENT EXPERIENCE FROM A COMMUNITY WHO HAS BEEN THERE!
US EPA Brownfield Assessment Grant

- Activities funded in Mankato:
  - Phase I Environmental Site Assessment (ESA)
  - Phase II ESA
  - Response Action Plan (RAP)
  - Asbestos and hazardous building material surveys & sampling
  - Planning
LocAle Brewing

- EPA Brownfield Assessment Grant:
  - Phase I ESA
  - Phase II ESA
- Historic property uses:
  - Plumbing & heating business
  - Automotive maintenance facility with UST that was removed.
- No cleanup needed, but assessment lead to property sale & reuse as a brewery.
Studio 5

- EPA Brownfield Assessment Grant:
  - Hazardous materials survey
  - Phase I ESA
  - Phase II ESA
  - RAP
  - Vapor mitigation system design
- Historic use: dry cleaner
- Redeveloped into 3-story mixed use building
  - 19 apartments
  - First floor 2 commercial suites

Leveraged with:
- DEED investigation grant
  - from initial investigation. Site expanded & then utilized EPA grant.
- DEED cleanup grant
- TIF
Silos

- EPA Brownfield Assessment Grant:
  - Phase I ESA
  - Phase II ESA
- Historic uses include machine shop, welder and automotive garage from late 1920s – 1950s
- Currently under construction
  - 4-story mixed-use building
    - 26 apartments
    - 1400 SF retail

Leveraged with:
- TIF
- Low interest loan from City
- EPA Brownfield Assessment Grant
  - Reuse planning

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Riverside North Area Wide Plan

Phase I & Phase II completed w/EPA grant

Axis under construction.
Leveraged with:
• DEED investigation grant
• DEED redevelopment grant
• TIF
Riverside North Area Wide Plan

- Helpful planning tool to show possibilities for redevelopment.
Jefferson Quarry Redevelopment Plan

- EPA Brownfield Assessment Grant
  - Reuse planning
- Site used as a quarry beginning 1850s, mining operations ceased in 2017.
- 54 acre site privately owned.
Jefferson Quarry Redevelopment Plan

- Plan developed in cooperation with private property owner.
- Public engagement (with neighborhood & community wide)
- Market Study
- Development concepts
Children’s Museum of Southern Minnesota

- EPA Brownfield Assessment Grant:
  - Phase I ESA
  - Phase II finishing & will then prepare RAP

- Historical uses: unpermitted dump 1930s-1940s & former City mass transit garage.

- Investigation for future expansion of museum
Sinclair Flats & Lewis Lofts

- 4 acre site developed by 1939 for State of MN vehicle repair and maintenance. City’s former public works facility and garage from 1964-2010.
- EDA authorized RFP in 2017 for redevelopment of site, construction on 1st phase didn’t begin until 2022.
  • Redevelopment can take a while, but has lasting benefits.
Sinclair Flats & Lewis Lofts

- Lewis Lofts: 64 units senior housing. Under construction.
- 10 market rate townhomes

Tools:
- Low Income Housing Tax Credits
- TIF
- American Rescue Plan
- DEED investigation grant (Sinclair Flats & Lewis Lofts)
- DEED contamination cleanup grant (Lewis Lofts)
- DEED contamination cleanup grant (Sinclair Flats)
Gearing up for an EPA grant

- Several City led planning initiatives identified redevelopment opportunities, downtown revitalization, City created loan programs for redevelopment and rehabilitation, etc.
- City had success with DEED investigation and cleanup grants which positioned the City to receive an EPA brownfield assessment grant.
EPA Brownfield Assessment Grant

- Provides efficiencies with being able to investigate multiple sites under 1 grant.
- City led, but found it’s helpful to have a consultant assist with administering the grant.
  - Helps to keep things moving, help with reporting & to have an expert available to ask questions.
  - Have monthly check-in calls with consultant along with communication in-between.
- Grant unique that it can fund reuse planning
  - Effective in visioning possibilities, creating interest in private investment & has lead to redevelopment.
  - Also an opportunity for public engagement with the community.
- Formed a brownfield advisory committee
  - Helpful to prioritize brownfield sites, identify brownfield sites.
Thank you

Courtney Kramlinger, Economic Development Coordinator
507-387-8711 or ckramlinger@mankatomin.gov
WRAP UP

• Resource Documents
• Evaluations
• Next Steps
• Q&A
Resources and Resource Documents

There’s a first time for everything and if your community is new to seeking out brownfields funding, you learned today that there is a lot to consider when pursuing a brownfields grant.

DON’T DESPAIR! There is quite a bit of help is out there!

There are also additional helpful documents that can be found under the Resources Tab for this webinar!
Resource Documents

Beginners:
- MPCA Brownfield Assessment Guidelines
- KSU TAB EPA Brownfields Grant Capacity Checklist
- KSU TAB Services
- KSU TAB MN State Grant FAQs/Links
- EPA R5 TBA Fact Sheet
- EPA Building Blocks for Communities

Some to Lots of Experience:
- DEED 2024 Comparison Local Brownfield Funding
- EPA BF Guidance on Competitively Procuring a Contractor
- EPA Best Practices for Procuring Services, Supplies, Equipment
- KSU TAB Summary of EPA Brownfields Grant Guidelines (FY24)
Please remember....our workshop evaluation!

SAVE TIME....DO YOUR EVALUATION NOW! OUR MN BROWNFIELDS TEAM THANKS YOU!

Click the link in Chat for QR code.

Or, by scanning this QR code now with your smartphone.

Or, Online course survey link: https://memphis.co1.qualtrics.com/jfe/form/SV_9MLegn059sd5fpA
NEXT STEPS TO CONSIDER TO CONSIDER WORKING ON NOW!

• **Where** is your brownfield(s)? *If you don't own the property, will site access be an issue?* Do you have an inventory of sites? Have you talked about your site(s) with MPCA?

• Is your site eligible for the State and/or Federal Program?

• Determine the type of EPA Brownfields Grant you'd like to secure—remember, you must own the property if you’re considering cleanup funding (see Resource Document: TAB Summary FY23 grants FAQs.pdf.)

CONTACT MPCA AND/OR KSU TAB WITH YOUR QUESTIONS – ALL CONTACT INFO WILL BE ON THE LAST SLIDE

CONTACT MPCA OR DEED FOR THE STATE PROGRAM AND EPA FOR FEDERAL GRANT PROGRAM—*PARTICULARLY CLEAN UP SITES!*

CONTACT TAB OR THE EPA FOR ASSISTANCE!
NEXT STEPS/QUESTIONS TO CONSIDER WORKING ON NOW!

Do you have a redevelopment plan or to re-discover community plans in the area? How will these plans support the brownfields redevelopment?

Have you reached out to the brownfield area residents/businesses and potential stakeholders to discuss? Why begin development of your outreach plan sooner than later is important.

How much will your assessment or cleanup activities cost and what other items to you need to consider when preparing a brownfield grant budget?

CONTACT TAB – THERE MAY BE SERVICES THAT WE SUPPORT YOU WITH PRIOR TO GRANT SUBMITTAL DEADLINES. WE WILL WORK IN TANDEM WITH MPCA FOR GENERAL BUDGET QUESTIONS.
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Thank You

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