



**TAB**  
Technical Assistance  
to Brownfields

**KANSAS STATE**  
UNIVERSITY

# What are Brownfields? How can TAB help your Community?

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**[ksutab.org](https://ksutab.org)**

# 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 traveled<sup>1</sup>
- Reduction in vehicle emissions<sup>1</sup>
- 47 to 62% reduction of stormwater runoff<sup>1</sup>
- \$29 to \$97 million increased tax revenue for local governments<sup>2</sup>

■ <sup>1</sup>US 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>)

■ <sup>2</sup>Haninger, 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





# Types of KSU TAB Assistance



# KSU TAB Assistance May Include

Help identifying and inventorying brownfields

Strategic planning and redevelopment visioning

Economic feasibility and market analysis

Educational workshops

Community outreach and input

Help identifying funding sources

E-Tools – BiT, TABEZ, PEER

Review of plans and technical reports

Sustainability and renewable energy feasibility

Other assistance as needed and agreed upon

# What is Community Capacity?

The way in which the commitment, resources, and skills of a community come together to address community problems and opportunities<sup>1</sup>



<sup>1</sup> Aspen Institute for Rural Economic Policy Program *Measuring Community Capacity Building: A Workbook-in-Progress for Rural Communities*

# Why is Capacity Building Important?

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



# Building Community Capacity



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## TAB E-Tools

Free, user-friendly, digital tools to help with your brownfields revitalization projects

SCAN ME to access the TAB e-tools



### TAB EZ Brownfields Grant Writing Tool

[www.tabez.org](http://www.tabez.org)

This online tool helps streamline and simplify the grant writing process when applying for EPA brownfields multi-purpose, assessment, remedial, loan fund and cleanup (BAMRF) grants. TAB EZ helps level the playing field for smaller local governments and communities — and giving them a better chance of obtaining grant funds — by providing a framework for proposals as well as strategies and tips to save time.

**BENEFITS OF TAB EZ**

- Free and user-friendly
- Helpful tips and resources
- Examples of successful proposals
- Framework follows EPA grant guidelines
- Document export supports Word and PDF formats
- Collaborative for multiple users
- Password-protected to prevent unauthorized access

**Notes:**

- TAB EZ cannot write a specific and compelling proposal on its own. Incorporate your unique ideas and approaches for an effective application.
- TAB EZ is not a substitute for meeting the EPA grant guidelines. It utilizes key information but is not comprehensive for every scenario.

TAB EZ was developed by the TAB program in its use site partnership with leading firm the U.S. Environmental Protection Agency under cooperative agreement # F192319M01.

### BiT Brownfields Inventory Tool

[www.tab-bit.org](http://www.tab-bit.org)

This tool, available online and as a mobile app, helps with comprehensive site inventories and brownfields program management. BiT was designed for users working under an EPA cooperative agreement requiring submission through the Assessment, Cleanup and Redevelopment Exchange System (ACRES). However, anyone establishing a site inventory database or consolidating environmental administration information will find BiT helpful.

**MOBILE APP**

BiT Mobile lets you access and update site data while working in the field, even when you're out of range of cell service or Wi-Fi. Modify existing information, create new sites, and a new program, take photos or generate GPS coordinates — all on the go. Then simply sync with the online tool once you have internet access.

**BENEFITS OF BiT**

- Free and user-friendly
- Helpful resources and instructions
- Easy data entry and document uploads
- Import and export data for individual or multiple sites
- Interface with EPA ACRES for reporting and data transfer
- Mapping feature displays sites and sample locations
- Collaborative for multiple users
- Password-protected to prevent unauthorized access

BiT was developed by the TAB program in its use site partnership with leading firm the U.S. Environmental Protection Agency.

BiT Mobile:  

[www.ksutab.org/tools](http://www.ksutab.org/tools)

## Resources & E-Tools

- Brownfields Community Capacity Assessment
- Library of Resources – [ksutab.org/resources](http://ksutab.org/resources)
- Monthly newsletter, social media
- TAB EZ
- Brownfields Inventory Tool (BiT)



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# Outreach & Education

In-person events & workshops

One-on-One Trainings

Webinars/Virtual Events

On-demand videos/podcasts



[ksutab.org/events](https://ksutab.org/events)

# One-on-One Community Assistance

## Site Reuse Planning - Maquoketa, Iowa



# One-on-One Community Assistance

## Site Reuse Planning - Maquoketa, Iowa

Site Reuse Ideas: Board 1

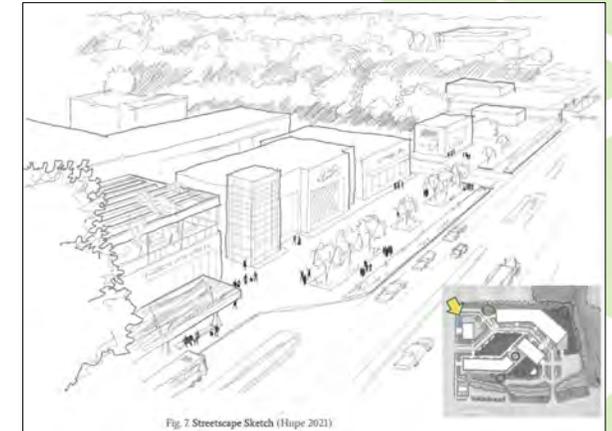
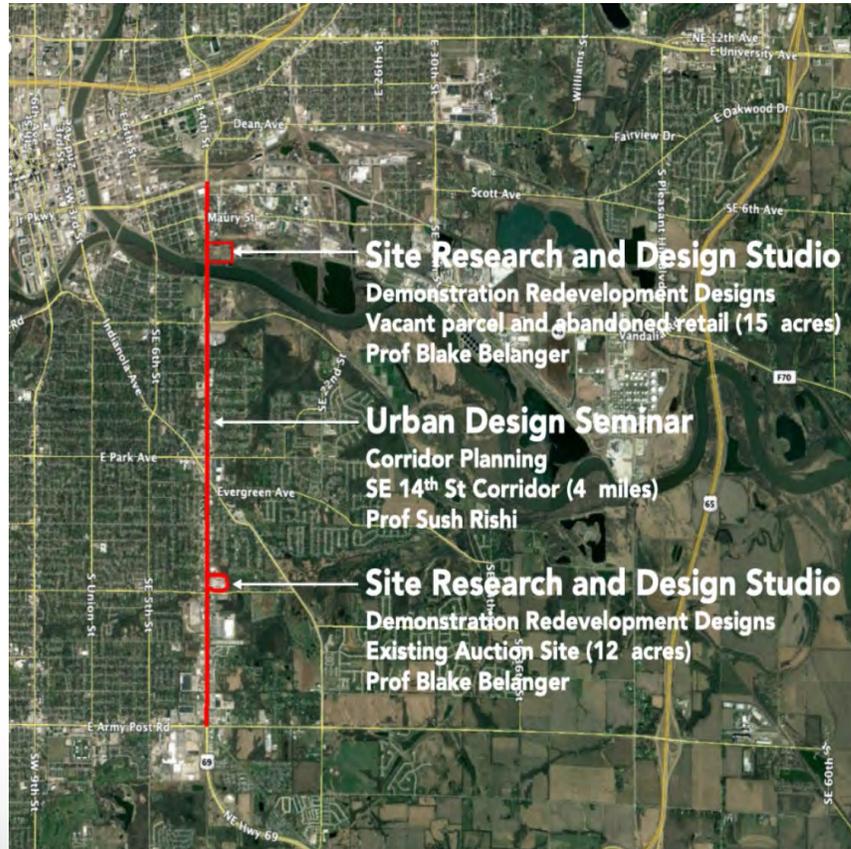


- Independent senior housing
- Apartments
- Condos – affordable, 55+, new
- Medical training
- Baby/senior day care – renovate
- Swimming pool
- School’s early childhood education center (K-2)
- Dialysis in rehab building – renovate
- Business center / business incubator
- Restaurant incubator
- Single 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



# One-on-One Community Assistance

## Corridor Planning – Des Moines, Iowa



# One-on-One Community Assistance

## Capacity Building and Beyond – Marshalltown, Iowa

- 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



### 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



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# Thank You

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