What are Brownfields?
How can TAB help your Community?

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Jennifer Clancey
KSU TAB, Director of Outreach Innovation & Marketing
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
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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

Image source: Google Maps, 2020
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\(^1\)
■ Reduction in vehicle emissions\(^1\)
■ 47 to 62% reduction of stormwater runoff\(^1\)
■ $29 to $97 million increased tax revenue for local governments\(^2\)

Technical Assistance to Brownfields (TAB)

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

Who are the TAB Service Providers?
- University of Connecticut assists EPA Region 1
- New Jersey Institute of Technology (NJIT) assists EPA Region 2
- West Virginia Research Corporation assists in EPA Region 3
- ICMA assists EPA Region 4
- Kansas State University assists communities EPA Regions 5, 6, 7 & 8
- Center for Creative Land Recycling (CCLR) assists EPA Regions 9 & 10
Types of KSU TAB Assistance

Community Capacity Building

Outreach & Education

One-on-One Community 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.

1 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

Resources & E-Tools

- Brownfields Community Capacity Assessment
- Library of Resources – ksutab.org/resources
- Monthly newsletter, social media
- TAB EZ
- Brownfields Inventory Tool (BiT)
Outreach & Education

- In-person events & workshops
- One-on-One Trainings
- Webinars/Virtual Events
- On-demand videos/podcasts

[ksutab.org/events]
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

Site Reuse Planning - Maquoketa, Iowa
One-on-One Community Assistance

Corridor Planning – Des Moines, Iowa

Site Research and Design Studio
Demonstration Redevelopment Designs
Vacant parcel and abandoned retail (15 acres)
Prof Blake Belanger

Urban Design Seminar
Corridor Planning
SE 14th St Corridor (4 miles)
Prof Sush Rishi

Site Research and Design Studio
Demonstration Redevelopment Designs
Existing Auction Site (12 acres)
Prof Blake Belanger
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

<table>
<thead>
<tr>
<th>Leadership Avg</th>
<th>Partnerships Avg</th>
<th>Visible Redevelopment Progress Avg</th>
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<tbody>
<tr>
<td>1.3 → 3.0</td>
<td>2.0 → 3.6</td>
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Thank You

Jennifer Clancey
Director of Outreach Innovation & Marketing
jmclancey@ksu.edu
319.270.3394

Maggie Belanger
TAB Regional Director for EPA Region 7
maggiejessie@ksu.edu
785.532.0782