



TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY

Brownfields 101

Redeveloping Blighted/Contaminated Properties

What is a brownfield?



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



Generally, Brownfield properties:

- Have liability concerns (or fear of the unknown)
- Have low acquisition costs
- Can be repurposed to meet important needs
- Are eligible for various grant funds/tax incentives

What is Brownfields Law?

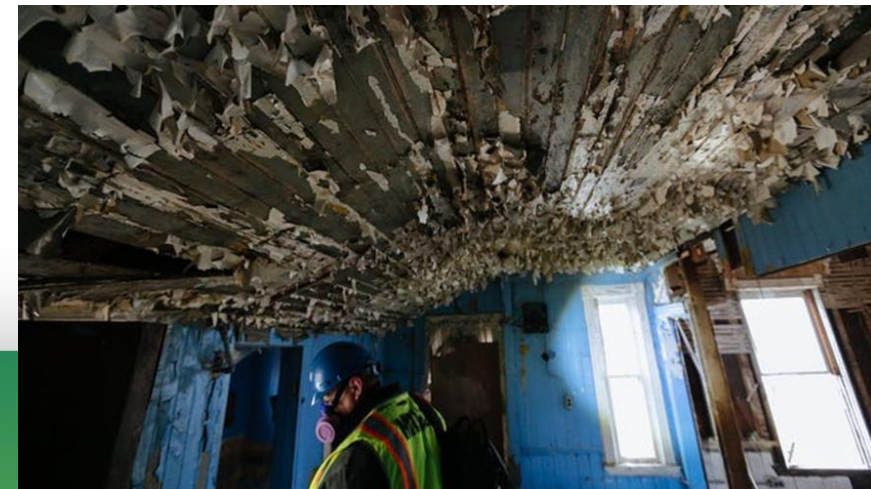
Small Business Liability Relief and Brownfields Revitalization Act (1/11/2002)

- Provides liability protections for buyers
- Provides funding for brownfield assessment and cleanup to:
 - Local governments (including Development Organizations), nonprofits, States, and Tribes
 - Requires community involvement
 - Redevelopment must benefit community (e.g. creates jobs/provides housing)



Common Brownfield Sites

- Gas stations
- Dry Cleaners
- Manufacturing Facilities
- Chemical Storage Areas
- Vehicle Repair shops
- Old buildings with:
 - Asbestos
 - Lead based paint
 - PCB caulking
 - Heating oil tanks
 - Animal waste
 - Illegal drug production residue



Why redevelop brownfields?

- **Financial Benefit**
 - Often Lower Property Costs
 - Potential Tax Benefits
- **Existing Infrastructure**
- **Desirable Location**
- **Remove Blight and Contamination**



How do we tackle brownfields?

- **Do your Environmental Due Diligence**
- **Get funding for assessments and cleanups**
- **Types of Brownfield Grants**
- **Get help from your TAB provider**



How do we tackle brownfields?

➤ **Do your Environmental Due Diligence**

- Perform a Phase I Environmental Site Assessment before property acquisition
- Needed for liability protections
- Required for Brownfields funding & services

➤ **Get funding for assessments and cleanups**

➤ **Types of Brownfield Grants**

➤ **Get help from your TAB provider**



How do we tackle brownfields?

➤ Do your Environmental Due Diligence

- Perform a Phase I Environmental Site Assessment before property acquisition
- Needed for liability protections
- Required for Brownfields funding

*****The most important takeaway from this presentation*****

➤ Get funding for assessments and cleanups

➤ Types of Brownfield Grants

➤ Get help from your TAB provider



How do we tackle brownfields?

➤ Do your Environmental Due Diligence

➤ **Get funding for assessments and cleanups**

Non-competitive services

- EPA Region 6 Targeted Brownfields Assessment (*TBA*)
- State Brownfields Programs (*e.g. RRC or TCEQ*)
- Local Brownfields Programs (*e.g. City, COG, or nonprofit*)

Competitive EPA grant funding (*MARC Grants*)

- Funds given directly to the applicant to hire contractors to perform assessments/cleanups

➤ Types of Brownfield Grants

➤ Get help from your TAB provider



How do we tackle brownfields?

- Do your Environmental Due Diligence
- Get funding for assessments and cleanups
- **Types of Brownfield Grants**
 - Assessment: Phase I ESAs and Phase IIs, cleanup planning, planning activities
 - Cleanup: Cleanup, health monitoring, monitor/enforcement of institutional controls
 - Multipurpose: Assessments and cleanups
 - Revolving Loan Fund: Provide low or no interest loans and/or subgrants for cleanup
- Get help from your TAB provider



How do we tackle brownfields?

- Do your Environmental Due Diligence
- Get funding for assessments and cleanups
- Types of Brownfield Grants

- **Get help from your TAB provider**

KSU TAB can help you through the entire Brownfield process!

- Community Engagement & Community/Economic development
- Grant review
- Environmental Procurement & Technical document reviews
- So much more!



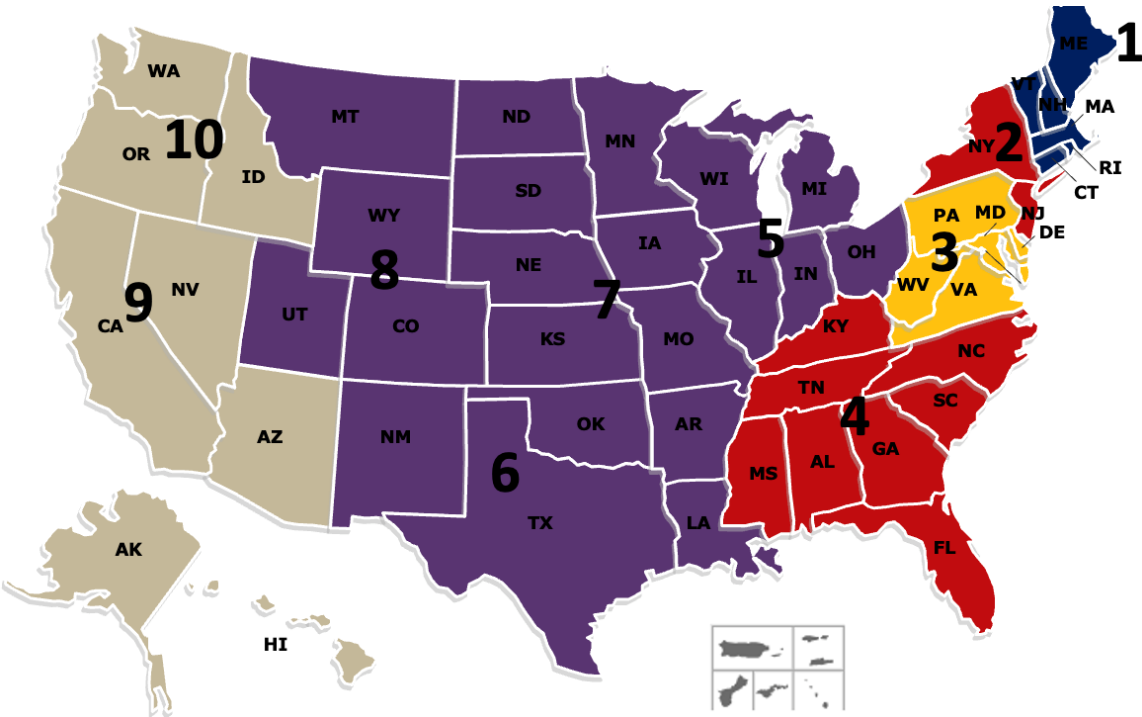


TAB
Technical Assistance
to Brownfields

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KSU TAB: Who we are & What we do

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](#) EPA Region 1

[New Jersey Institute of Technology \(NJIT\)](#) EPA Regions 2 & 4

[The West Virginia University](#) EPA Region 3

[Kansas State University](#) – EPA Regions 5, 6, 7 & 8

[Center for Creative Land Recycling \(CCLR\)](#) EPA Regions 9 & 10



KSU TAB Resources & Assistance



All services are FREE

**Services are provided by:
KSU TAB Staff and, as needed,
TAB Partners**

Three main categories of services



KSU TAB Resources & Assistance



KSU TAB provides services to local governments; 501(c)(3) not-for-profit organizations, and quasi-governmental agencies.

Look for this throughout the presentation for assistance that KSU TAB can provide

KSU TAB Assistance

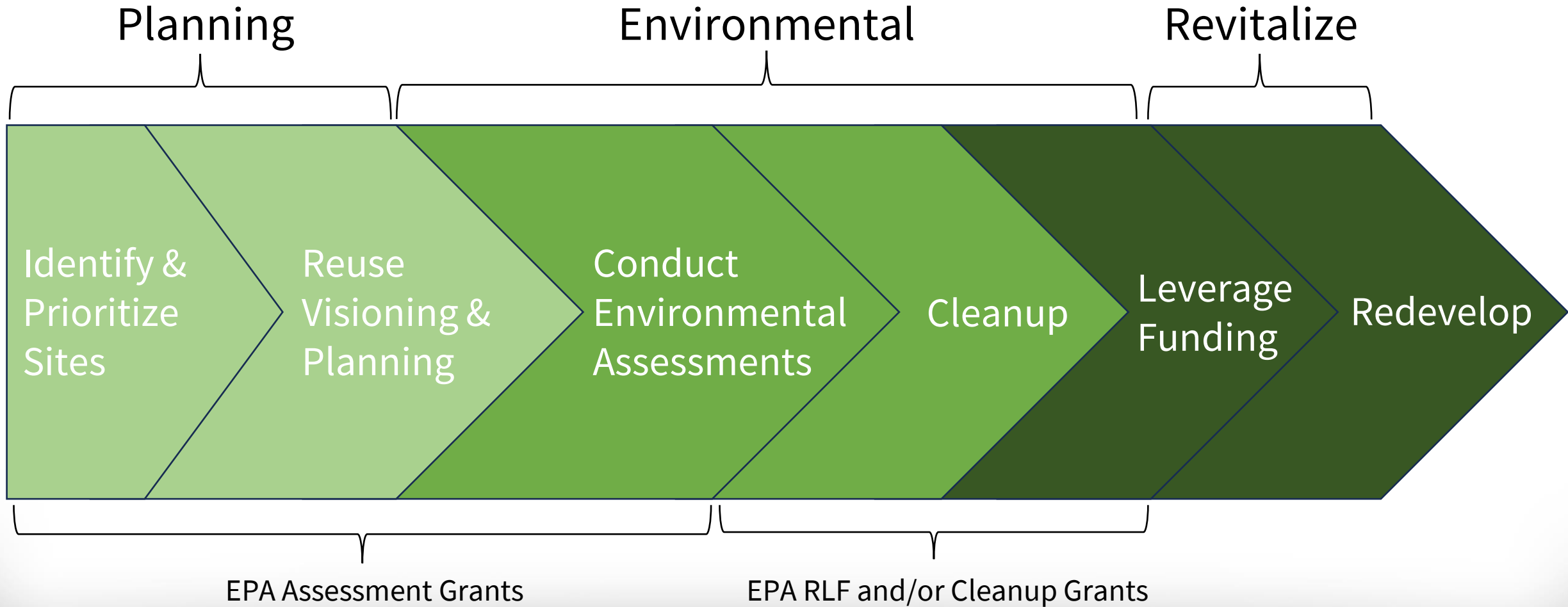


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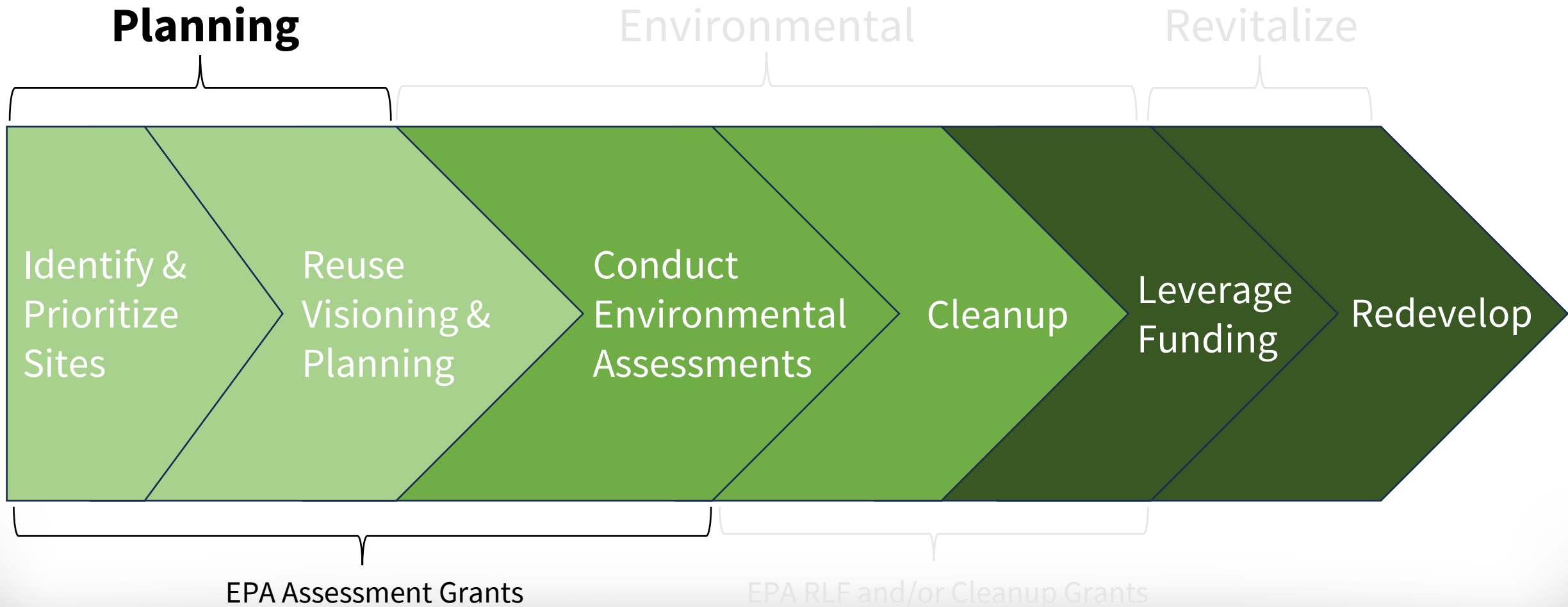
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Redeveloping Brownfield Properties

The Brownfields Process *(generally...)*



The Brownfields Process *(generally...)*



Planning

Identify Sites

- Walking/Windshield Tours
- Community Meetings and Workshops
- Community Surveys
- Online Research and Data Review
- Brownfields Inventory Tool (BiT) – *KSU TAB only*

Prioritize Sites

- Alignment with strategic plans
- Level of suspected contamination
- Proximity to sensitive neighborhoods or environmental resources
- Redevelopment potential and market viability
- Access and Infrastructure
- Community Support

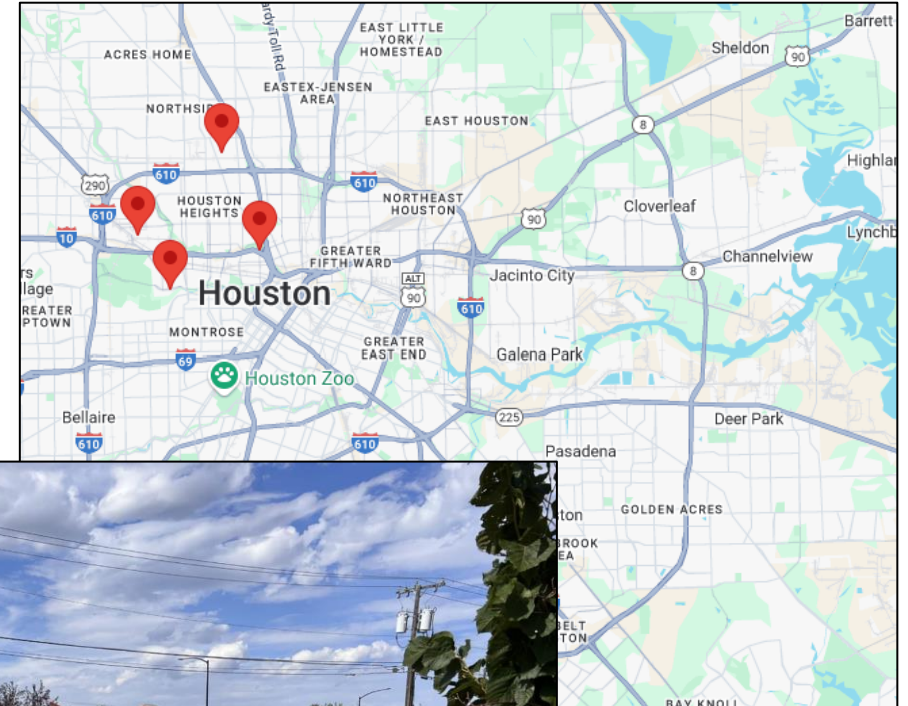
Strategic Planning & Visioning

- Set community Goals and Objectives
- Identify stakeholders
- Community Visioning Sessions
- Community engagement at public events
- Market Analysis/Pro Formas
- Feasibility Studies
- Conceptual Renderings
- Community Benefits Calculator – *KSU TAB only*

These activities can be funded through or provided by:

- **KSU Technical Assistance to Brownfields**
- **EPA Land Revitalization Technical Assistance**
- **EPA Competitive Grants (Assessment or Multipurpose)**

Identify & Prioritize Sites




Brownfields Inventory Tool (BiT)

- Site details & information
- Structured to mirror the brownfields redevelopment process
- Assessment, cleanup, institutional controls
- Redevelopment
- Upload photos and documents
- Funding Summary
- Import and Export data

A screenshot of the BiT web application's "Site Setup" form. The interface is divided into three main sections. On the left is a sidebar menu with icons and text for "Program Houston", "Site 2450 Houston Ave", and a list of navigation options including "All Sites Map", "ACRES Interface", "Site Setup", "Edit Default Menus", "Manage Participants", "Manage Funding Sources", "Site Information", "Site Assessment/Reuse Planning", "Sampling", and "Cleanup". The main content area is titled "Site Setup" and contains fields for "Site Name*" (2450 Houston Ave), "Site Status" (a dropdown menu), "Site Type" (a dropdown menu), and "Address". The address section includes fields for "Street Address/P.O. Box" (2450 Houston Avenue), "City" (Houston), "State" (Texas), "County" (Harris County), "Zip Code" (77007), "Latitude" (29.7785047), and "Longitude" (-95.3724373). A "Save" button is at the bottom right of the form. On the right side of the form is a "Map" section titled "ACRES Interface" showing a map of Houston with a red pin at the site location. Below the map are buttons for "Upload Images" and "Upload Documents".

Environmental Data Review

 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Questions or Comments >>

[Query Home](#) [Customer Search](#) [RE Search](#) [ID Search](#) [Document Search](#) [TCEQ Home](#)

Central Registry Query - Regulated Entity Search Results List

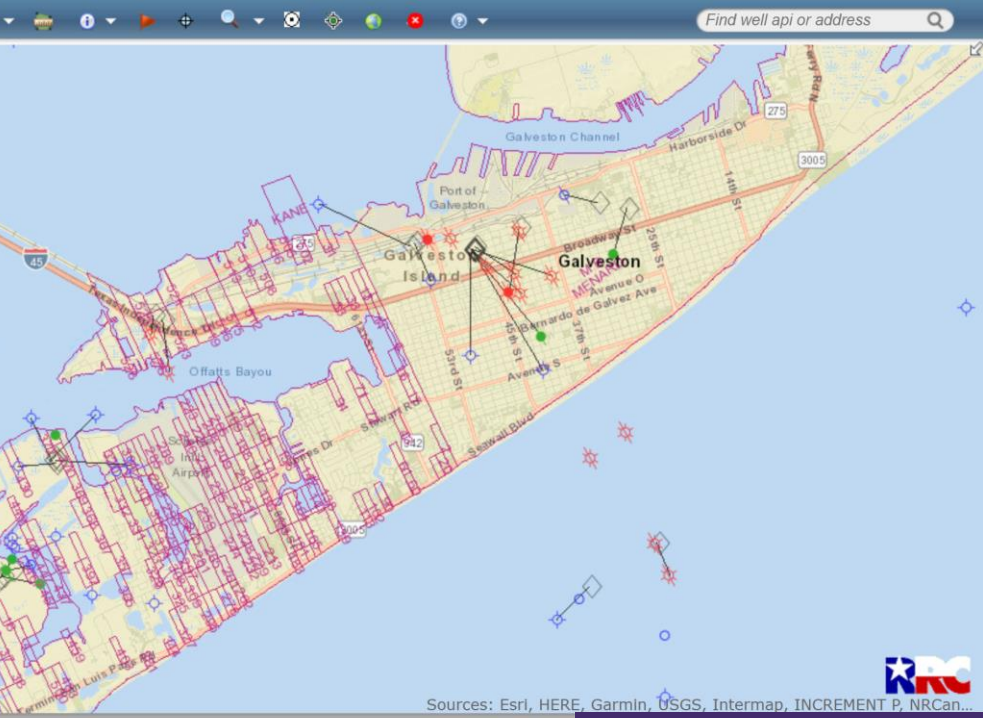
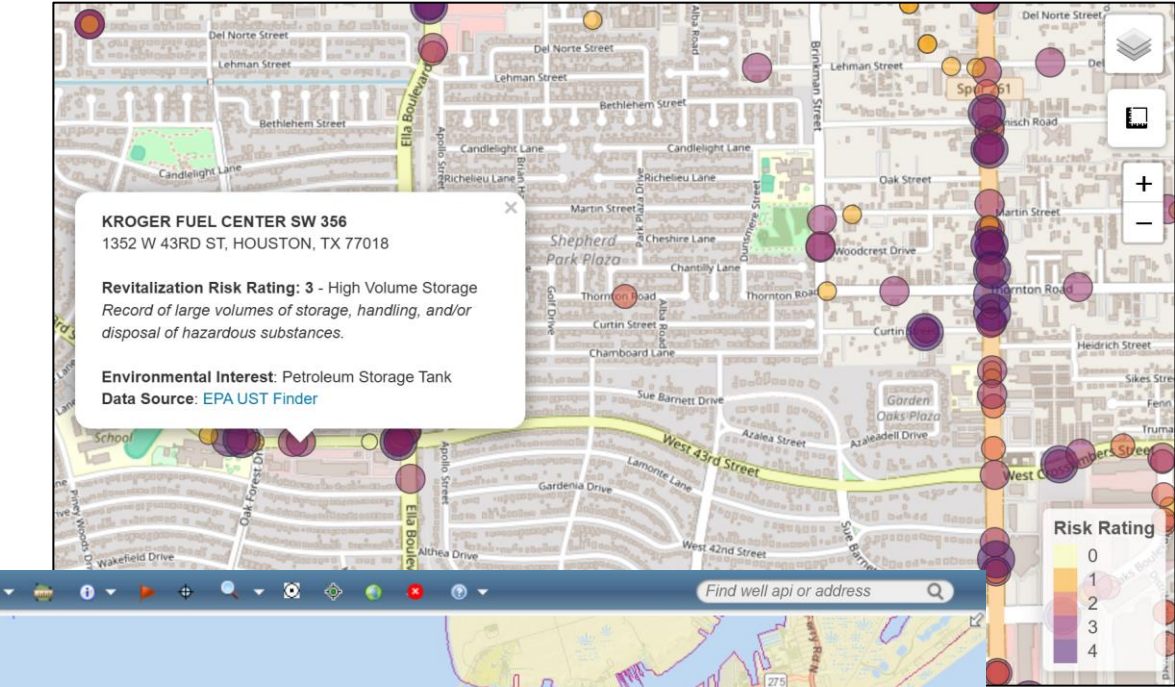
The regulated entity name search looks for current and prior customer names. Therefore, the result list could return a name that doesn't exactly match the search criteria.

Your Search Returned **1160** Records. To refine your search, click your browser's back button. Click on a column name to change the sort or a RN to view the regulated entity information.

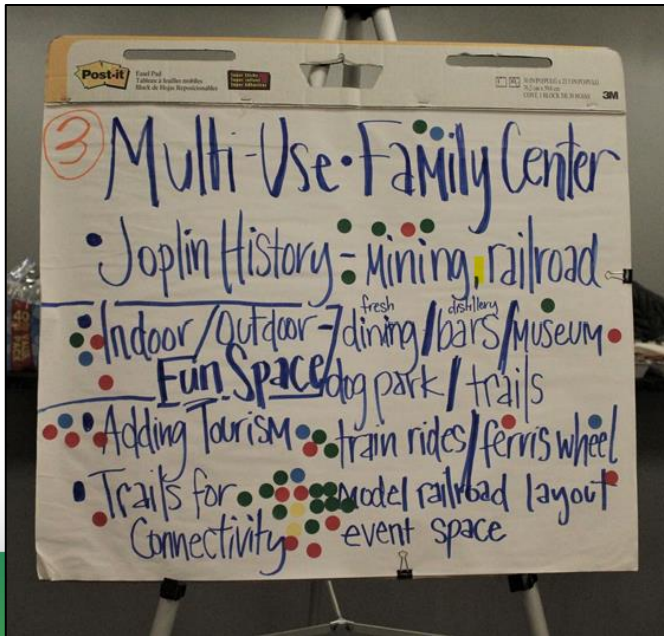
Page **1 2 3 4 5 6 7 8 9 10 > >>** 1-50 of 1160 Records

RN Number	Regulated Entity Name▲	County	Location
RN103041182	16000 BLOCK JOLLY ROGER	GALVESTON	16000 BLOCK JOLLY ROGER ROAD
RN111141156	1727 AVENUE O	GALVESTON	1727 AVENUE O GALVESTON TX 77550 8144
RN106862154	1728 SEALY ST GALVESTON	GALVESTON	1728 SEALY ST GALVESTON TX 77550 4932
RN111185161	18TH STREET STORM SEWER SYSTEM	GALVESTON	18TH STREET AND AVENUE O 1/2, NORTH TO GALVESTON SHIP CHANNEL
RN103043006	1900 BLOCK 25TH ST	GALVESTON	1900 BLOCK ON 25TH ST
RN112013594	1909 AND 1927 23RD STREET USTS	GALVESTON	1909 AND 1927 23RD STREET GALVESTON TX 77550
RN111507869	2002 CEMETERY RD	GALVESTON	2002 CEMETERY RD SANTA FE TX 77517 3755
RN111115622	2014 GALVESTON JONES DRIVE LLC	GALVESTON	7400 JONES DR GALVESTON TX 77551 2198
RN103763918	2302 AVE O	GALVESTON	2302 AVENUE O GALVESTON TX 77550 7920
RN111610499	23RD STREET GHOST TANKS	GALVESTON	511 AND 513 23RD ST
RN111941316	2414 PECOS STREET	GALVESTON	2414 PECOS ST LA MARQUE TX 77568 5260

- Shut-In Gas
- Injection / Disposal from Oil
- Injection / Disposal from Gas
- Injection / Disposal from Oil / Gas
- Geothermal
- Brine Mining



Reuse Visioning

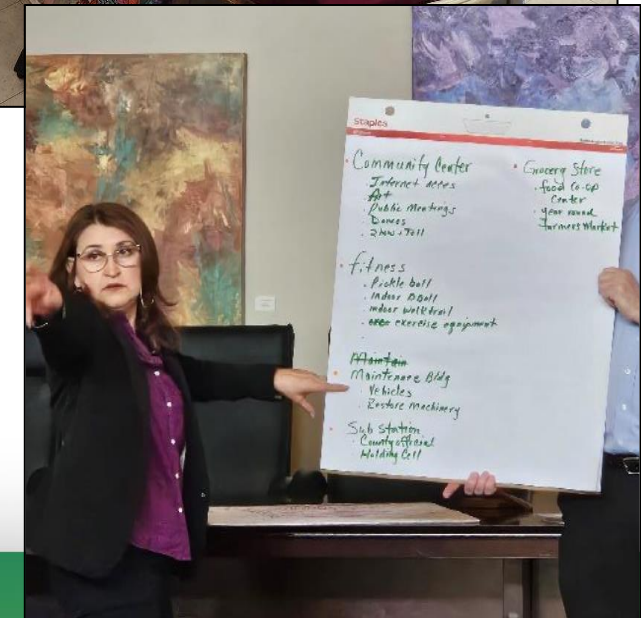


I imagine our
train depot
becoming

Small
shops

because,

I love the
architecture
of
this old bldg.



KSU TAB Assistance

Market Analysis

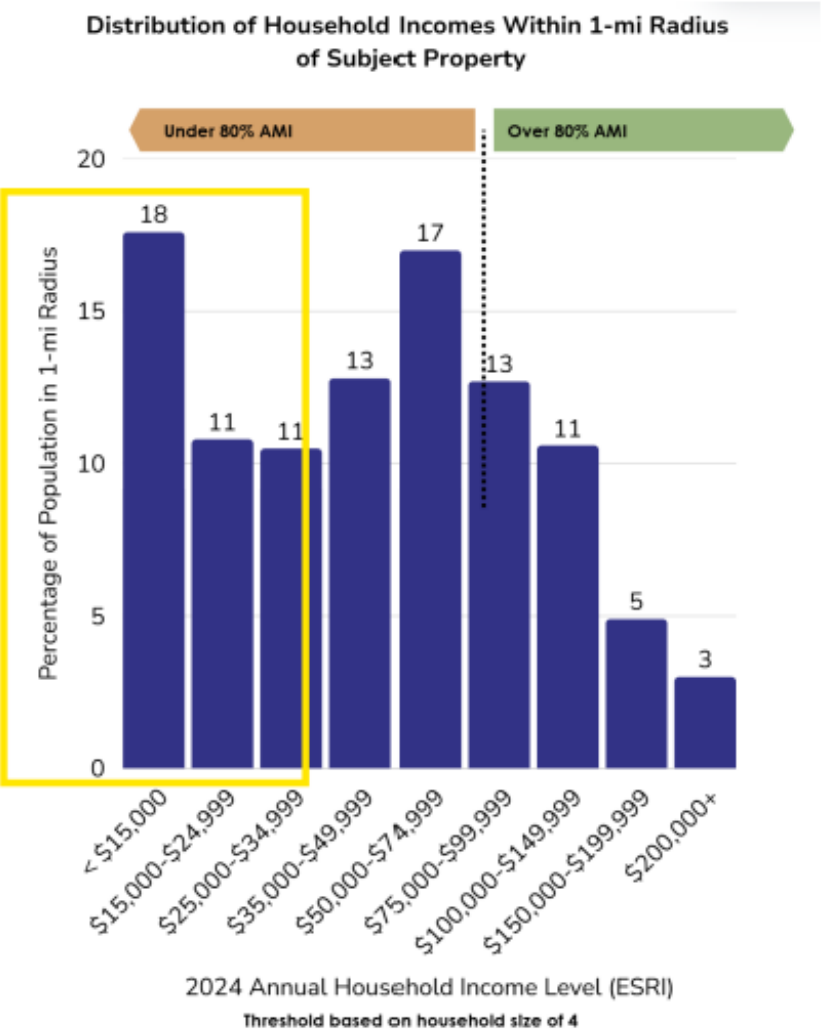
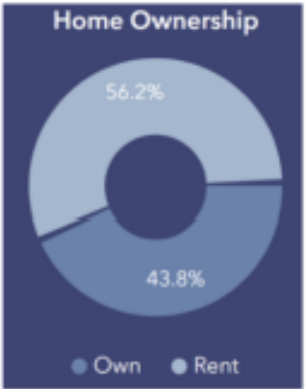


Figure 3: Household income breakdown, within 1-mi radius (via ESRI)



Households by Size	Number	Percent
Total Households	5,437	-
1-Person Household	1,928	35%
2-Person Household	1,440	26%
3-Person Household	818	15%
4-Person Household	575	11%
5-Person Household	368	7%
6-Person Household	191	4%
7+ Person Household	117	2%
Average Household Size	2.49	-

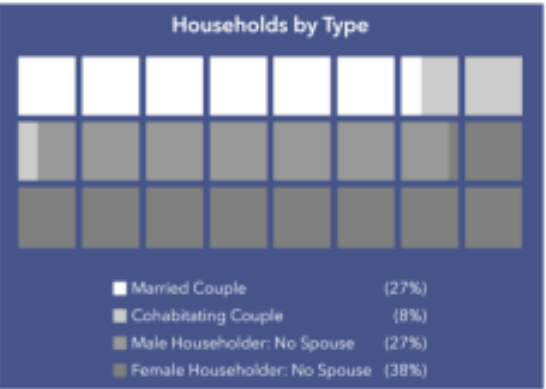


Figure 4: Household data breakdown, within 1-mi radius (via ESRI)

Age Profile: 5 Year Increments				
	Females	Males	Harris County (Females)	Harris County (Males)
0-4	6.0%	6.5%	6.4%	6.7%
5-9	5.7%	6.5%	6.5%	6.8%
10-14	5.4%	6.0%	6.7%	7.0%
15-19	6.1%	5.9%	6.8%	7.2%
20-24	6.2%	7.2%	7.2%	7.5%
25-29	6.5%	6.3%	7.4%	7.7%
30-34	7.8%	7.7%	7.8%	8.0%
35-39	7.3%	8.0%	7.3%	7.6%
40-44	6.9%	7.4%	7.1%	7.3%
45-49	5.6%	6.1%	6.3%	6.3%
50-54	5.7%	6.2%	6.1%	6.2%
55-59	5.5%	5.9%	5.3%	5.4%
60-64	6.1%	6.0%	5.2%	5.1%
65-69	6.3%	5.5%	4.6%	4.2%
70-74	4.7%	3.9%	3.5%	3.1%
75-79	3.2%	2.6%	2.5%	2.1%
80-84	2.3%	1.4%	1.5%	1.1%
85	2.7%	0.9%	1.5%	0.8%

Compare with: Harris County

Figure 5: Age breakdown by sex for 1-mile radius, compared to Harris County

Pro Forms

Scenario 1				
Cleanup	Asbestos Abatement			\$1,230,000
	Soil Excavation			\$3,025,000
	Vapor Mitigation			\$1,195,000
	Groundwater			\$400,000
Site Prep	Demolition			\$984,000
	Site Preparation			
Construction	Commercial Highway Frontage	3 units	15,000 SF	\$200/SF
	Anchor Retail	1 unit	126,000 SF	\$440/SF
	Retail Strip (Multiple Tenants)	1 unit	88,000 SF	\$140/SF
	Retail Strip (second tier tenants)	1 unit	67,000 SF	\$1.75/SF
	Warehouse	1 unit	200,000 SF	\$1.25/SF
Other	Architects, Brokers, etc			
Total Development Costs				
Development Costs	Carry Costs for 3 years		7.5% of Total Development Costs	
	Brownfields Tax Credit		20% of Total Development Costs	
Total Development Costs				
Net Operating Income	Commercial Highway Frontage	3 units	15,000 SF	\$200/SF
	Anchor Retail	1 unit	126,000 SF	\$440/SF
	Retail Strip (Multiple Tenants)	1 unit	88,000 SF	\$140/SF
	Retail Strip (second tier tenants)	1 unit	67,000 SF	\$1.75/SF
	Warehouse	1 unit	200,000 SF	\$1.25/SF
Total NOI				
Projection Valuation & Captilization	Project Sale Value		Cap Rate	

Scenario 2				
Cleanup	Asbestos Abatement			\$1,230,000
	Soil Excavation			\$3,025,000
	Vapor Mitigation			\$1,425,000
	Groundwater			\$400,000
Site Prep	Demolition			\$984,000
	Site Preparation			\$1,180,000
Construction	Commercial Highway Frontage	3 units	15,000 SF	\$200/SF
	Warehouse distribution	1 unit	200,000 SF	\$1.25/SF
	Multi-Tenant Industrial Flex	1 unit	88,000 SF	\$140/SF
	Multi-Tenant Industrial Flex	1 unit	67,000 SF	\$1.75/SF
Other	Architects, Brokers, etc			
Total Development Costs				
Development Costs	Carry Costs for 3 years		7.5% of Total Development Costs	
	Brownfields Tax Credit		20% of Total Development Costs	
Total Development Costs				
Net Operating Income	Commercial Highway Frontage	3 units	15,000 SF	\$200/SF
	Warehouse distribution	1 unit	200,000 SF	\$1.25/SF
	Multi-Tenant Industrial Flex	1 unit	88,000 SF	\$140/SF
	Multi-Tenant Industrial Flex	1 unit	67,000 SF	\$1.75/SF
	Renewable Energy		34 Acres	\$1,000/Acre
Total NOI				
Projection Valuation & Captilization	Project Sale Value		Cap Rate	

Scenario 3				
Cleanup	Asbestos Abatement			\$1,230,000
	Soil Excavation			\$3,025,000
	Vapor Mitigation			\$1,425,000
	Groundwater			\$400,000
Site Prep	Demolition			\$984,000
	Site Preparation			\$1,180,000
Construction	Commercial Highway Frontage	3 units	5,000 SF	\$200/SF
	Mid-Tier Hotel	100 units	89,000 SF	\$440/SF
	Self-Storage Building	1 unit	70,000 SF	\$50/SF
	Self-Storage Lot	1 unit	70,000 SF	\$5/SF
	Architects, Brokers, etc			\$10,850,800
Total Development Costs				
Development Costs	Carry Costs for 3 years		7.5% of Total Development Costs	\$14,648,580
	Brownfields Tax Credit		20% of Total Development Costs + Carry Costs	-\$15,950,676
Total Development Costs Over 3 years				
Net Operating Income	Commercial Highway Frontage	3 units	5,000 SF	\$18/SF
	Mid-Tier Hotel	100 units	89,000 SF	\$140/SF
	Self-Storage Building	1 unit	70,000 SF	\$1.75/SF
	Self-Storage Lot	1 unit	70,000 SF	\$1.25/SF
	Renewable Energy		34 Acres	\$1,000/Acre
Total NOI				
Projection Valuation & Captilization	Project Sale Value		Cap Rate	7.0%
				\$63,260,000
Profit				
Cash on Cash Return				

Community Benefits Calculator

- Assist communities in evaluating potential reuse options for brownfields redevelopment and other real estate development projects.
- The CBC prompts the user to gather information and answer questions to as well as whether the project supports current public priorities.
- The CBC is not intended for use in making final decisions about projects.

Project Summary	
The proposed project is the redevelopment of a former mill into a new brewpub. The old mill site at the end of Main Street in the town of Mayor and her staff believe that the redevelopment of the mill will spur additional foot traffic to this portion of downtown and bring additional nearby retailers. The mill currently sits abandoned. The city has come into possession of the property due to unpaid property taxes. The city is the site for \$100,000 to an experienced developer to gain the expected public benefits from redevelopment, including site cleanup and remediation as research has continued, market conditions and necessary clean-up indicate the town will need to subsidize the project rather than a proceeds. The overall cost to build the brewery and restaurant will be \$4.4 million, with no land cost. The market value when the brewery operational will be approximately \$3.6 million. The brewery owner will need to bring that amount of debt and equity to the project. The remainder will be approximately \$3.6 million.	
Total Project Cost	\$4,100,000.00
Municipality Costs	\$100,000.00
Time to Completion	2 years
Permanent Jobs Created	20
New Annual Visitors	30000
New Annual Retail Sales Volume	\$1,500,000.00
New Assessed Property Values	\$13,630,000.00
Incremental Sales Tax	\$75,249.48
Incremental Property Tax	\$22,950.00
Adjacent Assessed Property 5 Year Increase	5.25%
Life of Project	20
Community Risk Score	11
Community Benefit Score	11
Community Economic Benefit	\$552,998.60

Project Summary	
The proposed project is the redevelopment of a dilapidated former park/dump site into a brand new community pool. This site sits in a historic neighborhood in a large western city. The 3 acre site is vacant. It is city-owned. City staff would like to plan a redevelopment of the property with the help of a local pool developer. Some environmental will be required, but should not negatively impact the final use. The city will operate the pool upon completion.	
Total Project Cost	\$4,000,000.00
Municipality Costs	\$3,550,000.00
Time to Completion	1 years
Permanent Jobs Created	8
New Annual Visitors	4800
New Annual Retail Sales Volume	\$72,000.00
New Assessed Property Values	\$4,420,000.00
Incremental Sales Tax	\$16,198.88
Incremental Property Tax	\$31,500.00
Adjacent Assessed Property 5 Year Increase	10.50%
Life of Project	10
Community Risk Score	13
Community Benefit Score	13
Community Economic Benefit	-\$2,623,563.93

Facility Feasibility Study - Potential Locations

Legend:

- Asa Wood School
- Lincoln County Community College
- Lincoln County Port Authority Property
- Vacant Land

Feasibility Rank

- 1
- 2
- 3
- 4

Property

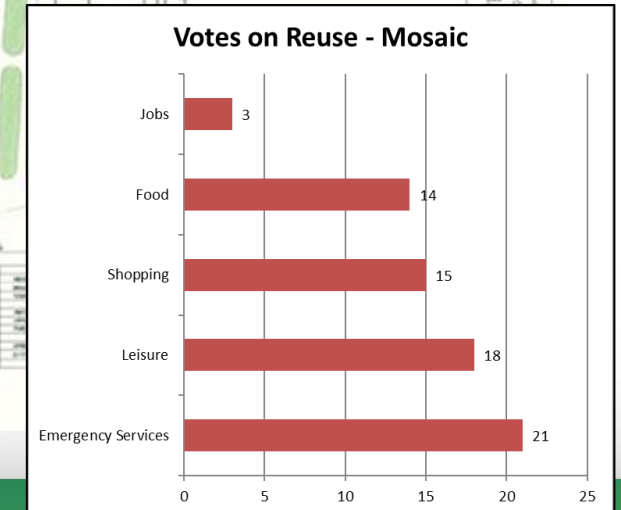
- Asa Wood School
- Flathead Valley Community College
- Lincoln County Port Authority
- Vacant Land

Feasible Space Analysis							
Property	Acres	Infrastructure Reduction	Min. Building Improvement SF	Min. Parking Space SF	Total SF Required (rounded)	Available SF	Remainder
Asa Wood School	5.4	35%	37,000	56,531	127,000	235,224	108,224
Flathead Valley Community College	3.0	35%	37,000	56,531	127,000	130,452	3,452
Lincoln County Port Authority	398.7	35%	37,000	56,531	127,000	17,368,243	17,241,243
Vacant Land	15.2	35%	37,000	56,531	127,000	663,985	536,985

Conceptual Renderings



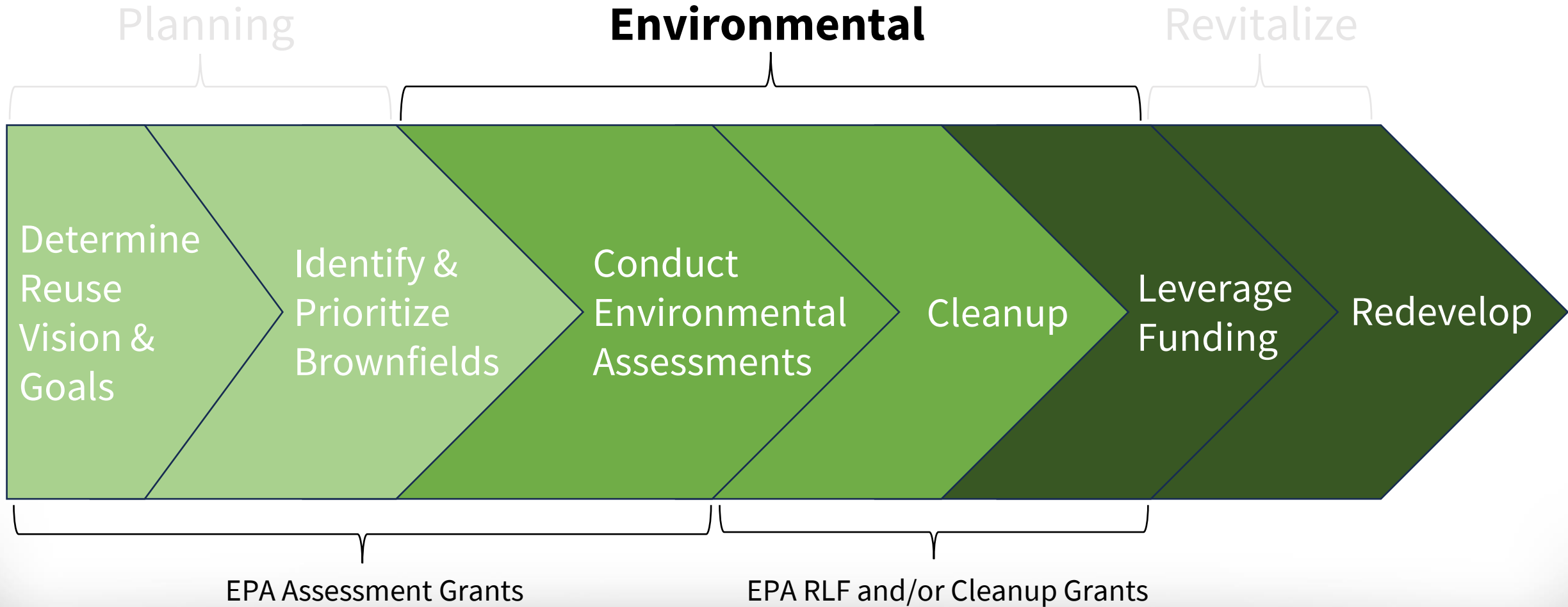
Conceptual Renderings



Conceptual Renderings



Brownfields Redevelopment Process



Environmental

Phase I ESA – a records review of the property to identify possible sources of contamination

Phase II ESA – collect soil, groundwater, and air samples to determine if contamination is present and at what levels

Cleanup planning (as needed) – Evaluate the costs and requirements to cleanup a site to applicable standards based on the future land use of the property.

Cleanup – Remove or control contamination on the property to prevent exposure to humans and the environment. Extent of cleanup may be determined by the reuse of the site.



Environmental

Phase I ESA – a records review of the property to identify possible sources of contamination

Phase II ESA – collect soil, groundwater, and air samples to determine if contamination is present and at what levels

Cleanup planning (as needed) – Evaluate the costs and requirements to cleanup a site to applicable standards based on the future land use of the property.

Cleanup – Remove or control contamination on the property to prevent exposure to humans and the environment. Extent of cleanup may be determined by the reuse of the site.

Can be funded/provided through:

- EPA Region 6 TBA Funds
- RRC Brownfields
- TCEQ Brownfields
- EPA Competitive Grants:
 - Assessment
 - Multipurpose

Environmental

Phase I ESA – a records review of the property to identify possible sources of contamination

Phase II ESA – collect soil, groundwater, and air samples to determine if contamination is present and at what levels

Cleanup planning (as needed) – Evaluate the costs and requirements to cleanup a site to applicable standards based on the future land use of the property.

Cleanup – Remove or control contamination on the property to prevent exposure to humans and the environment. Extent of cleanup may be determined by the reuse of the site.

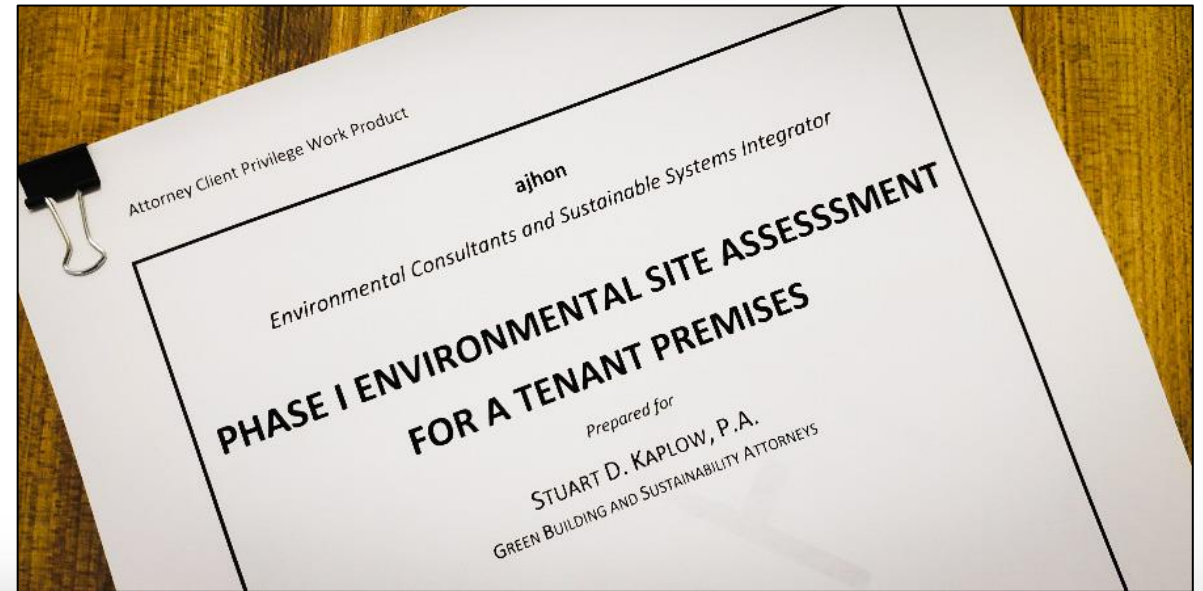
Can be funded/provided through:

- RRC Brownfields (*limited*)
- TCEQ Brownfields (*limited*)
- EPA Competitive Grants:
 - Cleanup
 - RLF
 - Multipurpose

Technical Report Reviews

KSU TAB Staff can provide technical reviews of:

- Phase I and II Environmental Site Assessments
- Analysis of Brownfield Cleanup Alternatives
- Cleanup Plans
- Cleanup Reports
- Quality Assurance Project Plans
- Sampling and Analysis Plans
- Other technical reports



TAB EZ

Grant Writing Help

- Free and user friendly
- Collaborative
- “Helpful Hints” for addressing grant criteria
- View Ranking Criteria and Evaluation Criteria side-by-side

IV.E.1.a.i Overview of Brownfield Challenges and Description of Target Area

Discuss the brownfield challenges and their impact on the city(ies), town(s), or geographic area(s) targeted by this application. Provide a brief overview of how this grant may help address those challenges and impacts.

Within the city(ies), town(s), or geographic area(s), identify and describe the specific target area(s) where you plan to perform the grant activities, such as a neighborhood, district, corridor, or census tract. *Depending on the scope and design of your project, one or more target areas may be presented.*

Evaluation Criteria for Cleanup Grants

This section is worth **5 points**. Your application will be evaluated on the extent to which:

- the brownfield challenges are clearly discussed and the degree to which the brownfield challenges impact the city(ies), town(s), or geographic area(s) targeted by this application;
- this grant may help address those challenges and impacts; and,
- the applicant clearly identifies and describes the specific target area(s) within city(ies), town(s), or geographic area(s) where it plans to perform grant activities.

[HELPFUL HINTS](#)

The screenshot shows the TAB EZ web application interface. At the top, there is a navigation bar with the TAB logo (Technical Assistance to Brownfields), links for Home, BiT, TAB EZ, and PEER, and a user profile for Leslie Etzel. The main header area is purple and contains the text 'TAB EZ' and 'My Grant Applications'. Below this, there is a yellow button labeled 'Start New Grant Application'. The main content area is white and displays three grant application cards: 'RLF' (10/07/2024), 'Cleanup' (10/07/2024), and 'CWA' (10/07/2024). Each card has an 'Edit' and 'Delete' link. On the right side, there is a 'Helpful Links' section with a list of links: Definitions, Acronyms, Assessment Coalition Grant Help - Coming Soon!, Cleanup Grant Help - Coming Soon!, Statistics / Census Information, Community-wide Assessment Help, Revolving Loan Fund Grant Help - Coming Soon!, Multipurpose Grant Help - Coming Soon!, and Community-wide Assessment Grant for States and Tribes Help. Below the 'Helpful Links' section, there is a 'Welcome To TAB EZ' section with a paragraph of text and a 'How do I start a grant application?' section with a paragraph of text. At the bottom, there is a 'Sample Grant Applications' section with a paragraph of text and a 'How to use TAB EZ' section with a paragraph of text.

TAB EZ

Home > Online Tools > TAB EZ

My Grant Applications

Start New Grant Application

RLF
10/07/2024
Edit Delete

Cleanup
10/07/2024
Edit Delete

CWA
10/07/2024
Edit Delete

Welcome To TAB EZ

TAB EZ (Technical Assistance to Brownfields (TAB) easy brownfields grant application (EZ) software program) provides a template, configured for the type of U.S. EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund (RLF), or Cleanup (a.k.a. MARC) grant application you are writing. Content written in TAB EZ can be exported to a Microsoft Word (.doc) file for final editing, formatting and packaging before submittal. We recommend using either Mozilla Firefox or Google Chrome when working in TAB EZ.

How do I start a grant application? ▲

Getting started is easy, simply select the 'Start New Grant Application' button located at the top of this page. From here, you will be guided through a grant configuration process that will generate a template appropriate for your grant application. Use the section links located on the left-hand side of the screen to guide you along the way. Once the grant configuration is complete, you will use the generated application template to draft your application section by section. Completed grant templates will appear at the top of the TAB EZ main page for easy access to continue editing. If you get stuck or have questions, please contact Maggie Belanger at 785-532-0782 or maggiejessie@ksu.edu.

Sample Grant Applications ▲

Click [here](#) to view several successful grant applications. Use the categories dropdown menu to view the most recent examples which are likely more relevant to the current year's guidelines.

How to use TAB EZ ▲

A self-guided tour through the TAB EZ E-Tool may be accessed through [this tutorial](#) or the [TAB EZ instructional video](#). If clicking these links do not work, please copy and paste the following url into your web browser: [http://www.ksu.edu/tab-ez](#)

Helpful Links

- [Definitions](#)
- [Acronyms](#)
- [Assessment Coalition Grant Help - Coming Soon!](#)
- [Cleanup Grant Help - Coming Soon!](#)
- [Statistics / Census Information](#)
- [Community-wide Assessment Help](#)
- [Revolving Loan Fund Grant Help - Coming Soon!](#)
- [Multipurpose Grant Help - Coming Soon!](#)
- [Community-wide Assessment Grant for States and Tribes Help](#)

KSU TAB Assistance

MARC Grant Review

KSU TAB staff will provide a thorough review of your EPA Grant!

You can request a review at any time, but generally reviews begin once the EPA releases grant guidelines in the fall. **Review Time: ~3 to 4 business days**



RFP/RFQ Template & Review



Brownfields Grants: Guidance on Competitively Procuring a Contractor

Below are factors for non-state entities¹ to consider and incorporate in issuing a Request for Proposals (RFP)/Request for Qualifications (RFQ) (or other solicitation document(s)) for the services to be performed in connection with current and/or future EPA Brownfields Grants. This guidance applies when the amount of the contract will be more than the micro-purchase threshold (\$10,000 for most entities).²

Consistent with [2 CFR 200.319](#), do not seek or accept any assistance from a contractor in preparing an RFP/RFQ if that same contractor plans to submit an offer in response to that RFP/RFQ.

- You may not accept a proposal, bid, or other type of offer from a potential contractor that provides any assistance or guidance in developing, drafting, or preparing the RFP/RFQ.
- Assistance also includes situations in which the contractor provides sample RFP/RFQ materials or suggests that you review a particular community's RFP/RFQ as an example. This is an improper procurement practice.
- You may find example solicitation documents yourself by searching online, asking an existing recipient for a copy of their documents, or contacting EPA's Project Officer or a [Technical Assistance to Brownfields \(TAB\) Communities](#) provider for assistance.

Consistent with [2 CFR 200.319](#), do not include language that restricts/limits competition or gives a particular contractor an advantage.

- For example, stating that you only seek firms with experience with EPA Brownfields Grants limits the competition. Such a restriction is inconsistent with 2 CFR 200.319(b)(1) in that it does not allow firms that have experience in addressing contaminated properties (but not necessarily EPA Brownfields Grants) or new firms entering the market to compete.
- Also, do not mention any other contractor in the RFP/RFQ as that could discourage other contractors from submitting an offer.

EPA recommends including options-based procurement.

- If your organization is awarded another Brownfields Grant in a certain period of time (EPA's guidance is within 5 years), including "options" in the RFP/RFQ will allow you to potentially use the same contractor to conduct work under this grant and/or future grants. If you exercise this option, you must request updated cost information from the

Organization Letterhead

REQUEST FOR QUALIFICATIONS AND PROPOSALS (RFQP) Professional Environmental Services for [Insert City] Brownfield Community-wide Assessment Grant

Submittal Due Date and Time:
Month XX, 2023 by **12:00 pm CT/MT**

Question Submittal Deadline:
Month XX, 2023 by **12:00 pm CT/MT**

Mail or deliver documents to:

Name, Title
City of **XXXX**
Address
City, ST 55555
Email address
(000) 555-5555

Introduction

The [Grant Applicant Name/Entity requesting services], hereafter known as "**the City**" is soliciting qualifications and proposals for professional environmental services from qualified environmental consulting firms (Respondents) to provide environmental assessment services to the **City** with the needs outlined in the RFQP. The **City** plans to select a single Respondent that meets the threshold and selection criteria outlined in this RFQP.

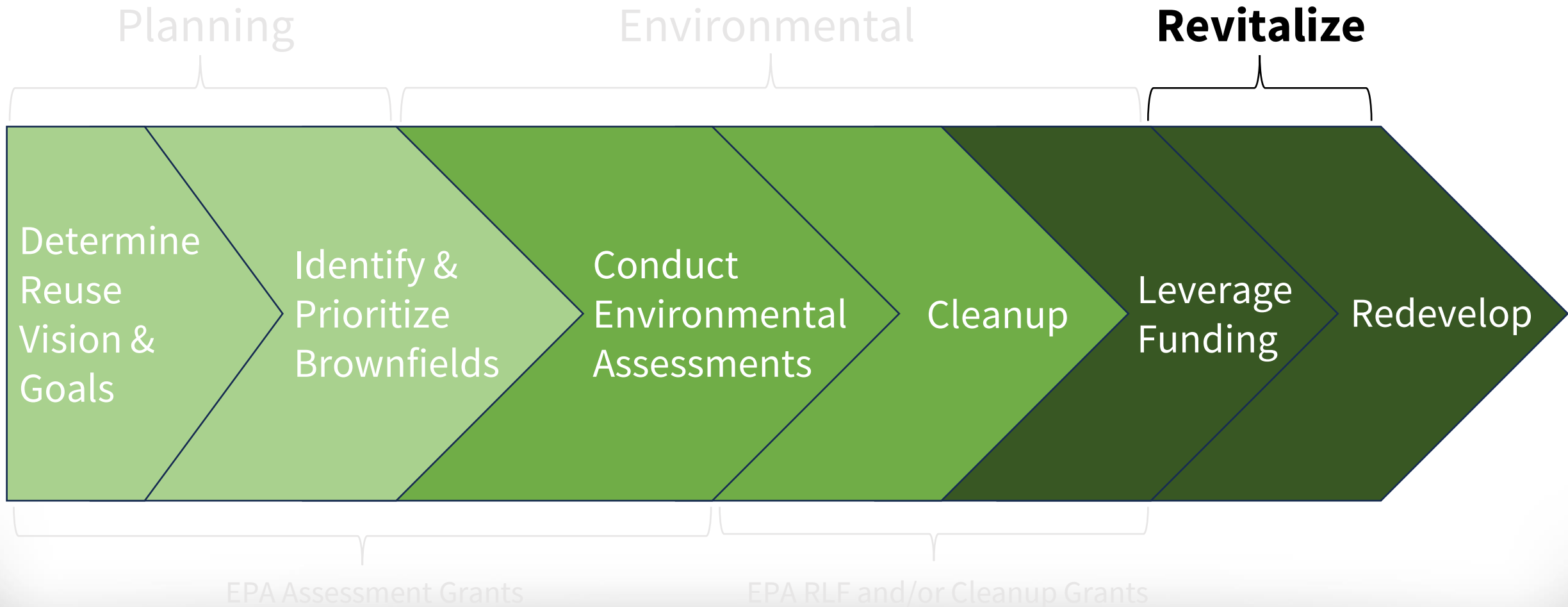
The RFQP is open to all qualified environmental professionals (QEPs) capable and qualified to meet the objectives and requirements described in this document. Qualified Woman-owned businesses (WBE) Minority-owned businesses (MBE) and/or Veteran-owned businesses (VBE) organizations are encouraged to respond.

Only proposals received no later than **12:00 pm on Month, XX, 2023** will be considered. Upon receipt, all RFQP submissions will be reviewed for completeness in accordance with the threshold and selection criteria contained herein. If threshold criteria are satisfied, the **City** will assess each Respondent's qualifications based upon the selection criteria. Once the selection committee has reviewed and ranked all Respondent proposals, if determined necessary, the top **X** scoring Respondents will be selected for an interview with the selection committee. Interviews will be held **during the week of Month XX, 2023** with specific date and time to be determined.

Questions must be submitted via email to [Contact First and Last Name], [email address], by **12:00 pm MT [Weekday Month XX]**. Questions

KSU TAB Assistance

Brownfields Redevelopment Process



Resource Roadmaps

Uses	
Total Development Budget	\$21,775,893
Sources	
Great Southern Bank (money market)	\$600,000
Great Southern Bank (11 mo CD)	\$252,500
Security National Bank (cash on hand)	\$ 199,000
Gilchrist Foundation and Matches	\$ 153,500
Bluestem Fund (Fieges Pledge)	\$ 500,000
Pledges Committed	\$ 1,175,000
Margaret Ann Martin Everist	\$ 75,000
Brownfield Tax Credit	\$ 1,500,000
MRHD Grant	\$ 1,000,000
State Historic Tax Credit	\$ 4,400,000
Margaret Ann Martin Everist (2nd Grant)	\$ 75,000
Enhance Iowa	\$ 500,000
Bluestem Fund II	\$ 500,000
Sources Total	\$10,930,000
Gap	\$ 10,845,983

Category	Program Name	Agency/Department/Organization	Type	Amount	Cost Share?	Application Deadline	Eligibility	Notes	Link
Brownfields	EPA Region 6 Targeted Brownfields Assessment	EPA Region 6	Other	Varies	No	Rolling	Public, quasi-public, tribal, and non-profit entities	Free Phase I and Phase II Environmental Site Assessments; assistance can also include brownfield inventories, area-wide planning, and cleanup planning.	https://www.epa.gov/brownfields/region-6-targeted-brownfields-assessment
	Dry Cleaner Remediation Program	Texas Commission on Environmental Quality	Other	Varies	\$5,000 deductible	Rolling	Current and former operators of dry cleaners and owners of properties that currently or formerly contained a dry cleaner	Sites must be added to the priority list and meet ranking criteria in order to be eligible.	https://www.tceq.texas.gov/remediation/dry_cleaners/index.html
	Brownfields Assessment Grant	US EPA	Grant	\$500,000	No	Annually in the fall; typically due in October or November	City and county governments, state agencies, other governmental bodies, and 501c3 organizations	Assessment grant recipient assess, coordinate activities, plans, and engagement	
	Brownfields Cleanup Grant	US EPA	Grant	Three funding tiers up to \$5 million	No	Annually in the fall; typically due in October or November	City and county governments, state agencies, other governmental bodies, and 501c3 organizations	Cleanup Grant eligible activities must own	
	Brownfields Multipurpose Grant	US EPA	Grant	\$1 million	No	Every other year in the fall; typically due in October or November	City and county governments, state agencies, other governmental bodies, and 501c3 organizations	Multipurpose grant for community eligible activities, additional	
	Brownfields Revolving Loan Fund	City of Texarkana	Loans	Not specified	N/A	Rolling	Public, private, and nonprofit entities	The purpose of the fund is to provide a low interest rate for environmental	
	Human Services Grant	Kresge Foundation	Grant	Unknown; typically between \$10,000 and \$500,000.	Unknown	Unknown	Unknown	The Kresge Foundation funds projects that focus on promoting economic development and job creation. The Kresge Foundation solicits proposals from organizations that are able to open calls for applications.	
	Moody Foundation Grants	Moody Foundation	Grant	Unknown; typically between \$25,000 and \$200,000	Unknown	Applications are reviewed quarterly; length of time from application to approval is typically around 6 months	Nonprofits	The Moody Foundation funds projects that make long-term community improvements and build	
	Programs/Activities								

Resource Roadmap

Buffalo, OK
June 2022

adaapta

PREPARED FOR

The Town of Buffalo, Oklahoma
by KSU TAB and Adaapta

KSU TAB Assistance



KANSAS STATE
UNIVERSITY

**Thank you.
Questions?**

For Brownfields Technical Assistance in Texas, please contact:



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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.

