



**TAB**  
Technical Assistance  
to Brownfields

**KANSAS STATE**  
**UNIVERSITY**

# WHAT KSU TAB CAN DO FOR YOU

**Sabine Martin, Ph.D., P.G., CTOR Solutions, LLC - KSU TAB Partner**

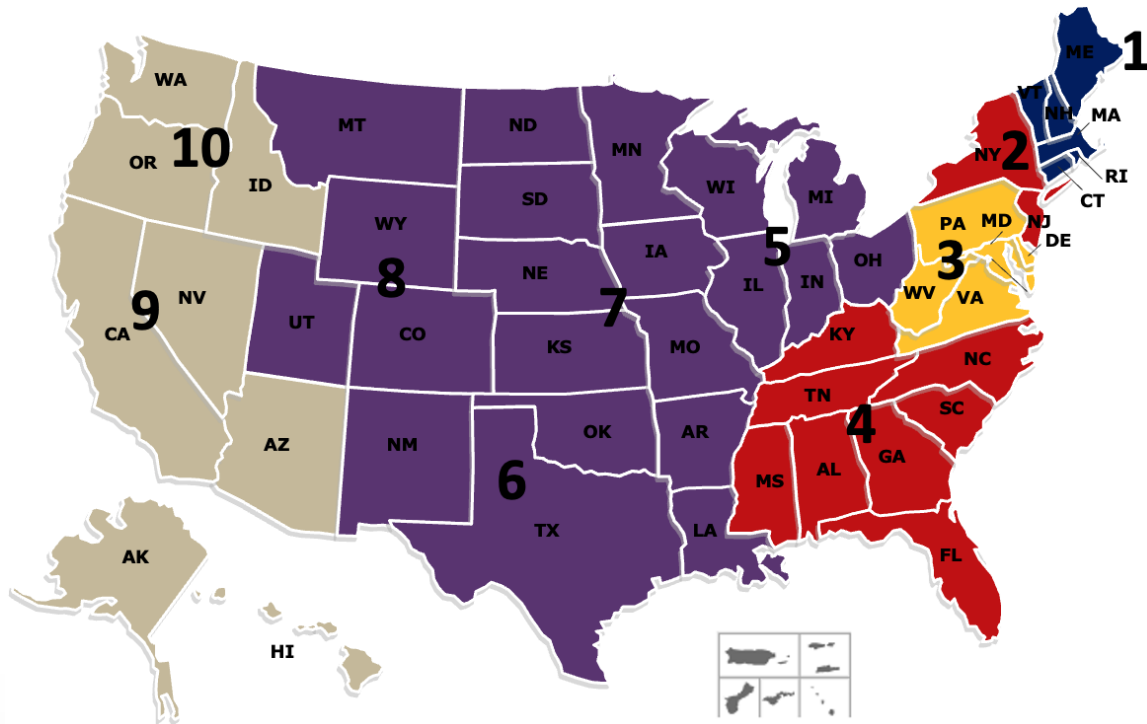
**August 12, 2025**

**CTOR**  
SOLUTIONS, LLC

This project has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreement (41- 84066501) 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.

**ksutab.org**

# Technical Assistance to Brownfields (TAB)



## TAB Service Providers

University of Connecticut EPA Region 1

New Jersey Institute of Technology (NJIT)

EPA Regions 2 & 4

Mid-Atlantic TAB EPA Region 3

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

Center for Creative Land Recycling (CCLR)

EPA Regions 9 & 10

KSU – ITEP – ANTHC – Tribal TAB



# Why Redevelop Brownfields?

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



# TAB Assistance to Communities

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



**TAB**  
Technical Assistance  
to Brownfields

**KANSAS STATE**  
UNIVERSITY

# TAB Services

May include:

- Help identifying and inventorying brownfields (BiT)
- Strategic planning and redevelopment visioning
- Economic feasibility analysis
- Educational workshops and webinars
- Help identify funding sources

- Community outreach
- Review of grant applications (EPA grants – TABEZ)
- Help finding and evaluating environmental consultants
- Review of plans and technical reports
- Fact sheets and information
- Other assistance, as needed and agreed upon

# Brownfields Redevelopment Process

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



# 1. Identification/Prioritization of Brownfields

## KSU TAB assistance

- Identification strategies
- Windshield tours
- Review of env. docs
- Brownfields Inventory Tool (BiT)





# Identify Your Brownfields

- Make a list or map of potential sites
- Use TAB's Brownfields Inventory Tool, spreadsheets, pen & paper, GIS, ...

## Prioritize sites

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



BIT – Brownfield Inventory Tool  
<https://etools.ksutab.org/tools/bit>

**How can these sites meet your redevelopment goals?**



## 2. Tie Brownfields Redevelopment to Goals/Planning

### KSU TAB assistance

- Community engagement
- Visioning
- Redevelopment Planning



# Community Engagement Activities

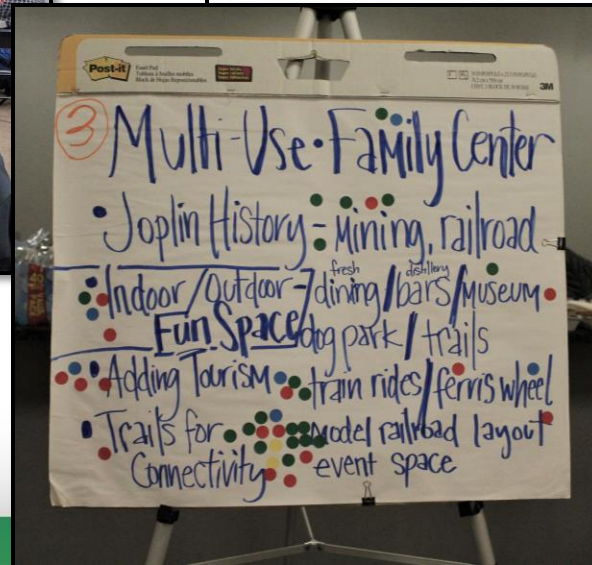


**KANSAS STATE UNIVERSITY**

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

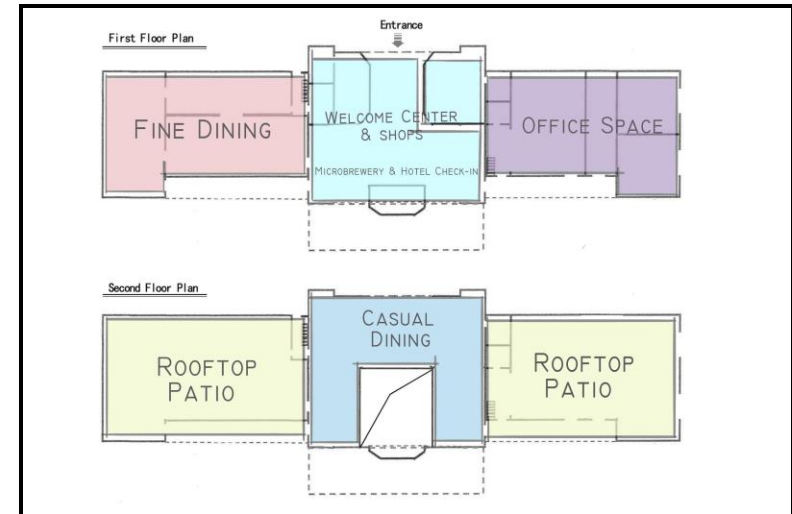
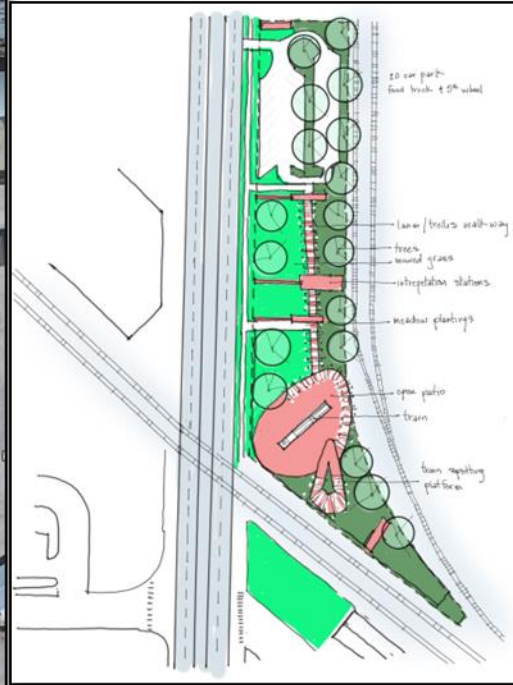
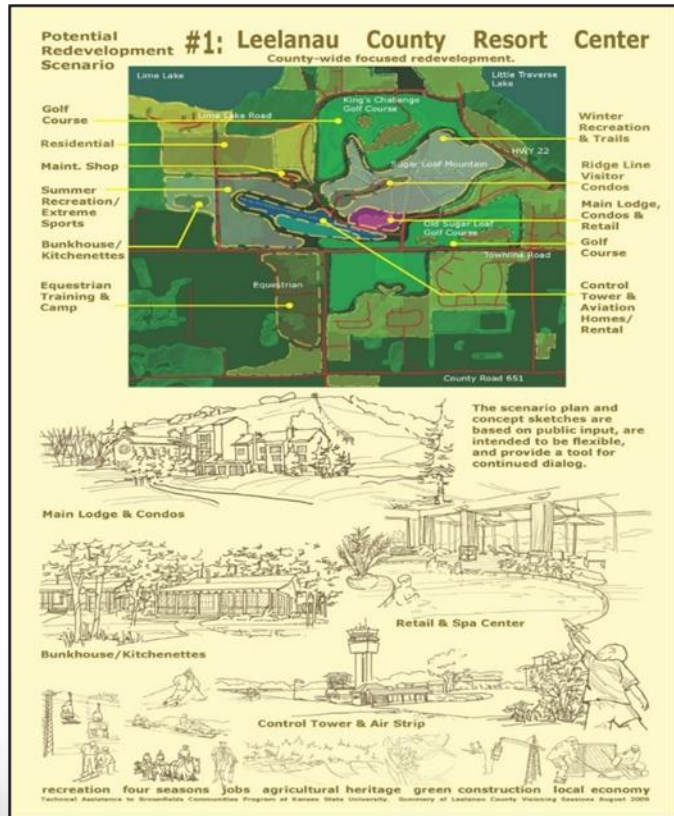
The property at 209 S Oak Street could be redeveloped into many different uses. Indicate your **top 3** priority uses for this property.

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





# Redevelopment Planning - Examples





Vintage postcard



Site visit photo spring 2023

<https://www.downtownjoplin.com/endangered-properties-program/union-depot/>




## PLANNING RESOURCES

- [SOI Package](#)
- [Feasibility Study & Gap Analysis](#)
- [Structural Report](#)
- [Environmental Phase 1](#)
- [Environmental Phase 2](#)
- [Analysis of Brownfields Cleanup Alternatives](#)
- [Depot Survey](#)


## Table of Contents

Redevelopment Opportunity	3
Site Overview	4
About City of Joplin	5
About Downtown Joplin	6
Primary Trade Area	7
Retail Demand	8
Visitor Data	9
Floor Plan	10
Secretary of Interior's Standards	11
Redevelopment Incentives	12
Joplin Union Depot Revitalization Planning	14
Submitting Qualifications	15
Additional Information	16

This document was made possible by grants from the National Trust for Historic Preservation and the 1772 Foundation.



**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES



**DOWNTOWN  
JOPLIN  
ALLIANCE**

## Joplin Union Depot Revitalization Planning

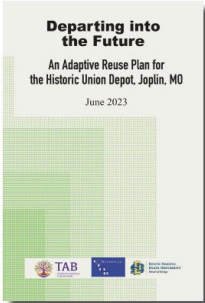

Joplin Union Depot holds a special place within the community. Over the course of 2023, two projects were undertaken to support the potential revitalization of the property. These separate but coordinated projects were led respectively by the South Dakota State University and Place + Main Advisors.

**Adaptive Reuse Plan**

The first was a project conducted with South Dakota State University School of Design entitled, [Departing Into the Future: An Adaptive Reuse Plan for the Historic Union Depot, Joplin, MO](#). This effort saw a design team working both remotely and on-the-ground. The team conducted numerous interviews and a well attended facilitated public meeting where residents and stakeholders shared their opinions and desires for the property. There was strong sentiment among stakeholders to see the property redeveloped with a desire to have the property accessible to the public in some manner. Suggestions from this plan ranged from reuse as a transportation hub to a restaurant and shops to a daycare facility.

**Market Analysis and Feasibility Study**

The second project was commissioned by the Downtown Joplin Alliance and led by Place + Main Advisors of East Lansing, Michigan. Place + Main Advisors are a nationally-recognized place-driven economic development and destination storytelling firm specializing in real estate redevelopment. This project was a market analysis for downtown Joplin to determine potential business types that could be successful in the Union Depot, made recommendations on programming for the building, and conducted a high level financial pro forma to determine the potential for feasibility.



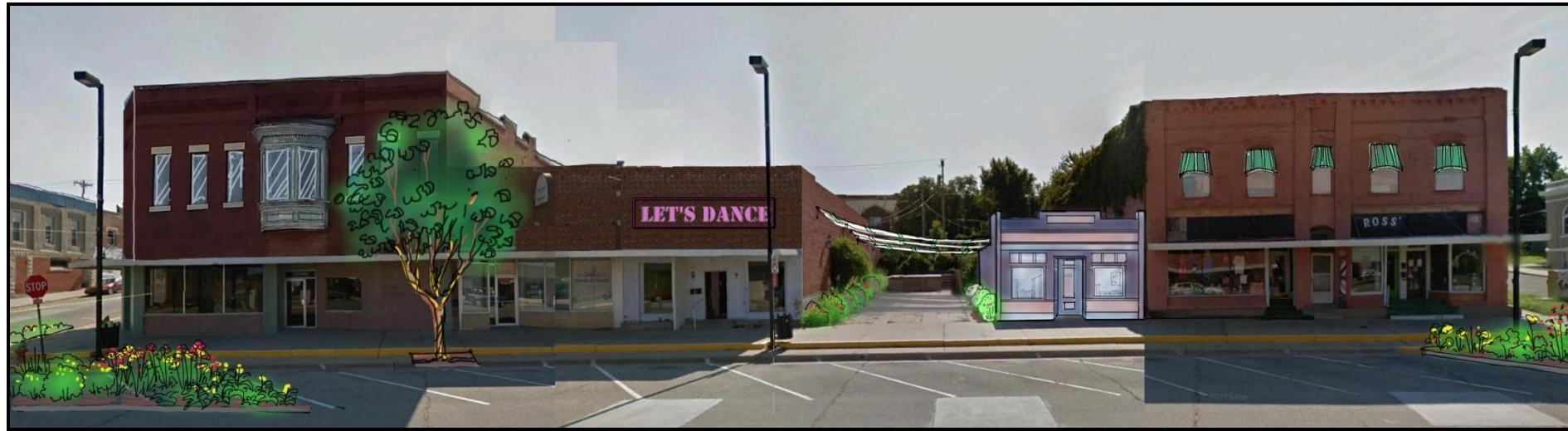
# Redevelopment Planning



Window vinyl  
Awning signage  
Foundation planters

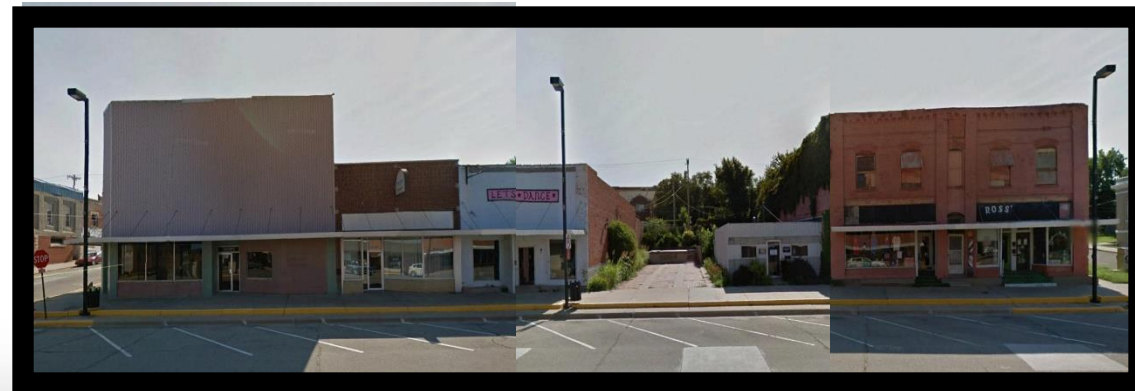


Median  
Sidewalk tree  
Curb extension plantings



Façade renovation  
Fascia signage  
Curb extension

In-fill renovation    2<sup>nd</sup> floor awnings  
Public use space & overhead canopy





# 3. Investigate (Phase I/ II Env. Site Assessments)

## KSU TAB assistance

- Document Review/Summary
- RFP/RFQ assistance and evaluation of responses
- Liaison to state/federal agencies
- Grant Reviews (EPA BF grants)





# 4. Cleanup

## KSU TAB assistance

- Document Review/Summary
- RFP/RFQ assistance and evaluation of responses
- Liaison to state/federal agencies
- Grant Reviews (EPA BF grants)

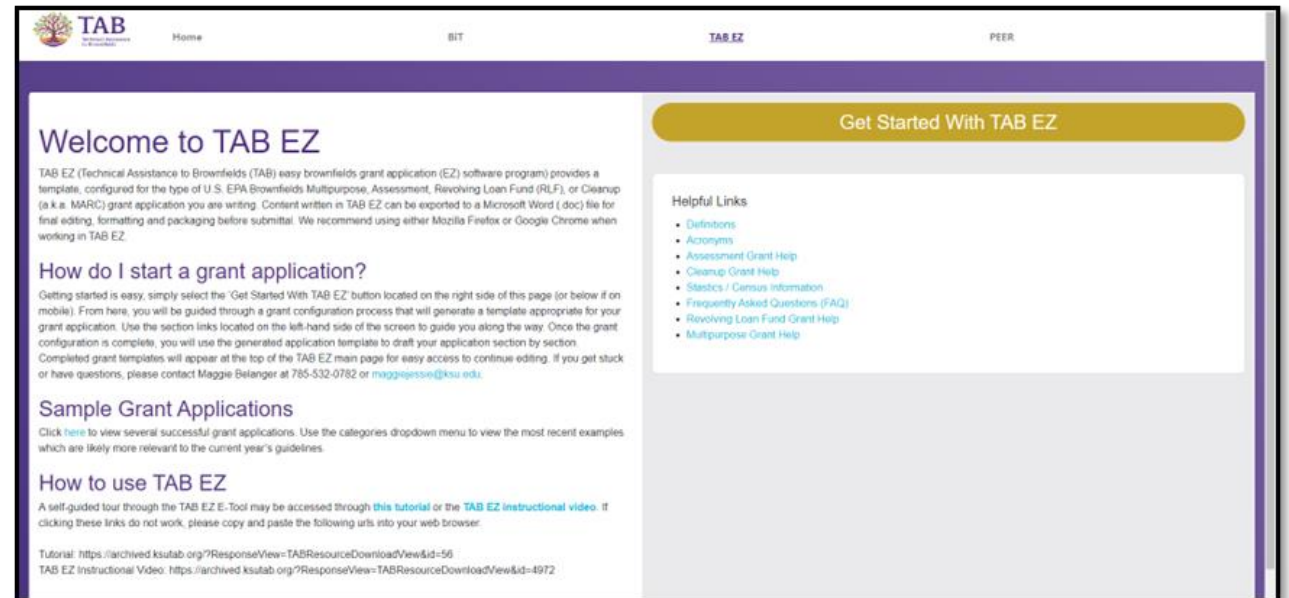


# Grant Review

## KSU TAB assistance:

- TAB EZ
- Review your draft application

TAB EZ – EPA BF grant writing tool  
<https://etools.ksutab.org/tools/tabez>



# 5. Redevelopment

## KSU TAB assistance

- Identification of funding sources
- Market analysis
- Proforma assistance
- Grant reviews (EPA BF grants)
- Solar redev. tech assistance
- Soil testing for community gardens

### Target Funding Opportunity Matrix

#### Historic Preservation & Economic Development

The community's buildings and landmarks are key local assets and the City's leaders have recognized the importance of preserving history with nine sites listed on the National Register of Historic Places, including three historic districts. Many of these facilities (including the Hall of Waters, which today contains city offices, a visitor's center, and the office of the Downtown Excelsior Partnership) require active planning, restoration, and preservation in order to prepare for productive reuse and support a cohesive network of tourism attractions. With the designation of two Opportunity Zone census tracts in 2017 – which encompass much of the City proper located in Clay County, as well as its historic districts – the City will need to mindfully integrate its preservation and heritage tourism goals into its broader downtown and economic development efforts.

Funding Opportunity	Amount & Match	Program Description	Deadline	Potential Projects/Key Next Steps/Considerations
<a href="#">National Park Service (NPS) – Save America's Treasures Preservation Grant</a>	Up to \$500,000; 1:1 match required	The Save America's Treasures Preservation Program provides preservation assistance to nationally significant historic properties to mitigate or eliminate threats, dangers, or damage to the site.	Winter 2020	<ul style="list-style-type: none"> <li>Proposed site must be listed on the <a href="#">National Register of Historic Places</a> for national significance</li> <li>Contact: Megan Brown, 202-354-2062, <a href="mailto:megan_brown@nps.gov">megan_brown@nps.gov</a></li> </ul>
<a href="#">NPS – Historic Revitalization Subgrant Program</a>	Up to \$750,000; no match required	The Historic Revitalization Subgrant Program supports the rehabilitation of historic properties at the national, state, and local levels of significance to rehabilitate, protect, and foster economic development in rural communities.	Spring 2020	<ul style="list-style-type: none"> <li>Eligible projects must be in jurisdictions of less than 50,000</li> <li>Contact State Historic Preservation Office to determine if they would submit an application that includes Excelsior Springs as a subgrantee</li> <li>Contact: Megan Brown, (202) 354-2020, <a href="mailto:slip@nps.gov">slip@nps.gov</a></li> </ul>

2

<a href="#">Missouri Department of Natural Resources – Historic Preservation Fund Grant</a>	Up to \$50,000; 40% match required	The Historic Preservation Fund Grant provides pass-through grants to fund projects that relate directly to the identification, evaluation, or protection of historic properties.	Summer 2020	<ul style="list-style-type: none"> <li>Preference will be given to certified local governments.</li> <li>Contact: Allison Archambo, 573-751-7958, <a href="mailto:allison.archambo@dnr.mo.gov">allison.archambo@dnr.mo.gov</a></li> </ul>
<a href="#">Missouri Department of Economic Development – Downtown Preservation Financing Program</a>	Up to \$500,000 for municipalities with populations between 10,000 and 49,999; 50% match required	The Downtown Preservation Financing Program provides funding for public infrastructure to support downtown redevelopment exclusively in communities with 200,000 or less residents and a median household income of \$62,000 or less.	Rolling	<ul style="list-style-type: none"> <li>Redevelopment area must be classified as "blighted" or a "conservation area" and shall not exceed 10% of the entire geographic area of the municipality.</li> <li>Must be in a "central business district" where at least 50% of the buildings are 35 years old or older.</li> <li>Contact: <a href="mailto:deffm@dted.mo.gov">deffm@dted.mo.gov</a></li> </ul>
<a href="#">Economic Development Administration (EDA) – Local Technical Assistance Program</a>	Generally, range from \$50,000 to \$300,000; match determined by the average per capita income or unemployment rate of the region in which the project is located	The Local Technical Assistance Program strengthens the capacity of eligible recipients to undertake and promote effective economic development programs through projects such as feasibility studies and impact analyses. These feasibility studies can help to determine whether the market will support a particular activity or site and prevent costly	Rolling	<ul style="list-style-type: none"> <li>Ideal technical assistance projects should benefit areas of severe economic distress; lead to near-term generation or retention of private sector jobs; and document strong local support in terms of financial commitment, as well as public and private leadership involvement.</li> <li>Denver Regional Contact: 303-844-4715</li> </ul>

3



# Brownfields to Brightfields

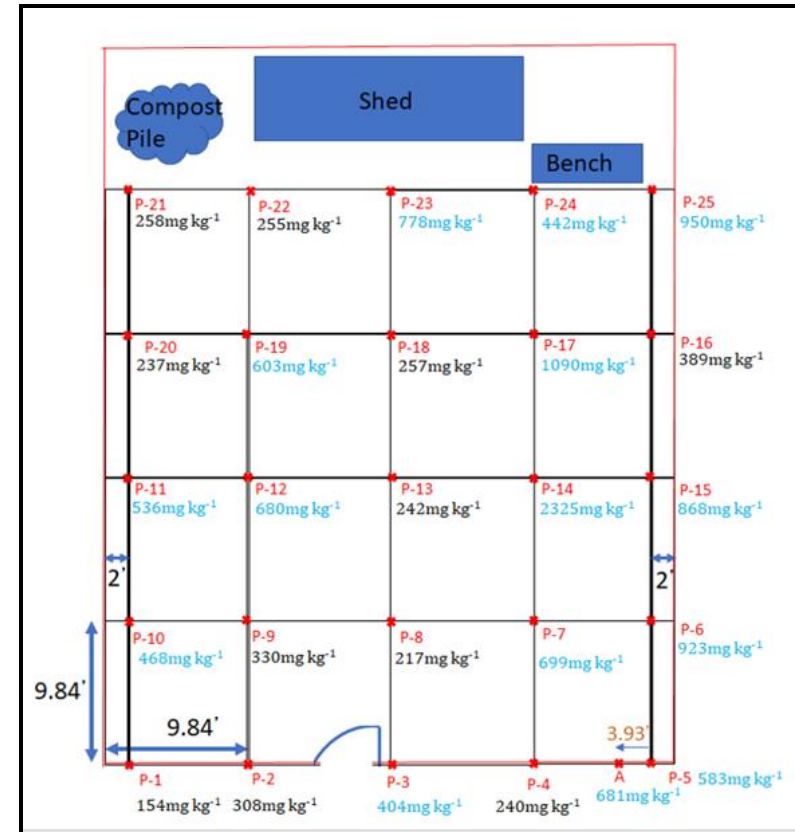
Via KSU Partner Rocky  
Mountain Institute

Consulting re solar energy  
(suitability, siting, resource  
identification for  
implementation, etc.)



# Soil Testing for Community Gardens

Identify suitable locations for community gardening based on soil quality – via KSU Dept. of Agronomy



# Application Process for TAB Assistance

- Contact us
- We'll set up a call to discuss assistance needs
- Review needs and TAB capability
- Agree on a course of action
- Get started



# Contact

Sabine Martin, Ph.D., P.G.  
(TAB Partner and TAB  
Contact for KS, MO, NE)

785-340-5333 (c)

[smartin@ctorsolutions.com](mailto:smartin@ctorsolutions.com)

<http://www.ctorsolutions.com>



Community/Training/Opportunity/Revitalization

Maggie Belanger  
(TAB Director for EPA R7, R8)

785-532-0782 (o)

[maggiejessie@ksu.edu](mailto:maggiejessie@ksu.edu)

<http://www.ksutab.org>



**TAB**  
Technical Assistance  
to Brownfields

**KANSAS STATE**  
**UNIVERSITY**

Jacob Rohter  
(Assist. TAB Director for EPA R7)

573-458-9322 (c)

[jrohter@ksu.edu](mailto:jrohter@ksu.edu)

<http://www.ksutab.org>

<http://www.ksutab.org>





# Feedback

1. Click this link  
[https://kstate.qualtrics.com/jfe/form/SV\\_9uD5TKzzjwa7Y7Y](https://kstate.qualtrics.com/jfe/form/SV_9uD5TKzzjwa7Y7Y)
2. Scan this QR image from your smartphone

