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National Brownfields Training  
Conference 2025

# BROWNFIELDS 101: Digging for Potential



Introductions and Ice Breaker





# Brownfields 2025

*Sustainable Communities Start Here*

AUGUST 5-8, 2025 | CHICAGO, ILLINOIS

## Brownfields 101: Digging for Potential

*Katie See, Mid-Atlantic Technical Assistance to Brownfields*

*Joy Britt, Center for Creative Land Recycling*

*Beth Grigsby, Kansas State University – Technical Assistance to Brownfields*

*Sheryl Gonzales, Center for Creative Land Recycling*

*Kristin Prososki, Kansas State University – Technical Assistance to Brownfields*



# Welcome & Ice Breaker

Get to Know our Table







**Joy Britt**  
CCLR, Regions 9 & 10



**Sheryl Gonzalez**  
CCLR, Regions 9 & 10

# Meet the Speakers

**NICE TO  
MEET YOU**



**Beth Grigsby**  
KSU, Regions  
5, 6, 7 & 8



**Kristin Prososki**  
KSU, Regions  
5, 6, 7 & 8



**Katie See, AICP**  
Mid-Atlantic,  
Region 3



# We Want to Hear Your Feedback

Please provide feedback on today's event:

- ❖ Click this link  
[https://kstate.qualtrics.com/jfe/form/SV\\_eXn2ErGgOgIT800](https://kstate.qualtrics.com/jfe/form/SV_eXn2ErGgOgIT800)
- ❖ Scan this QR image from your smartphone



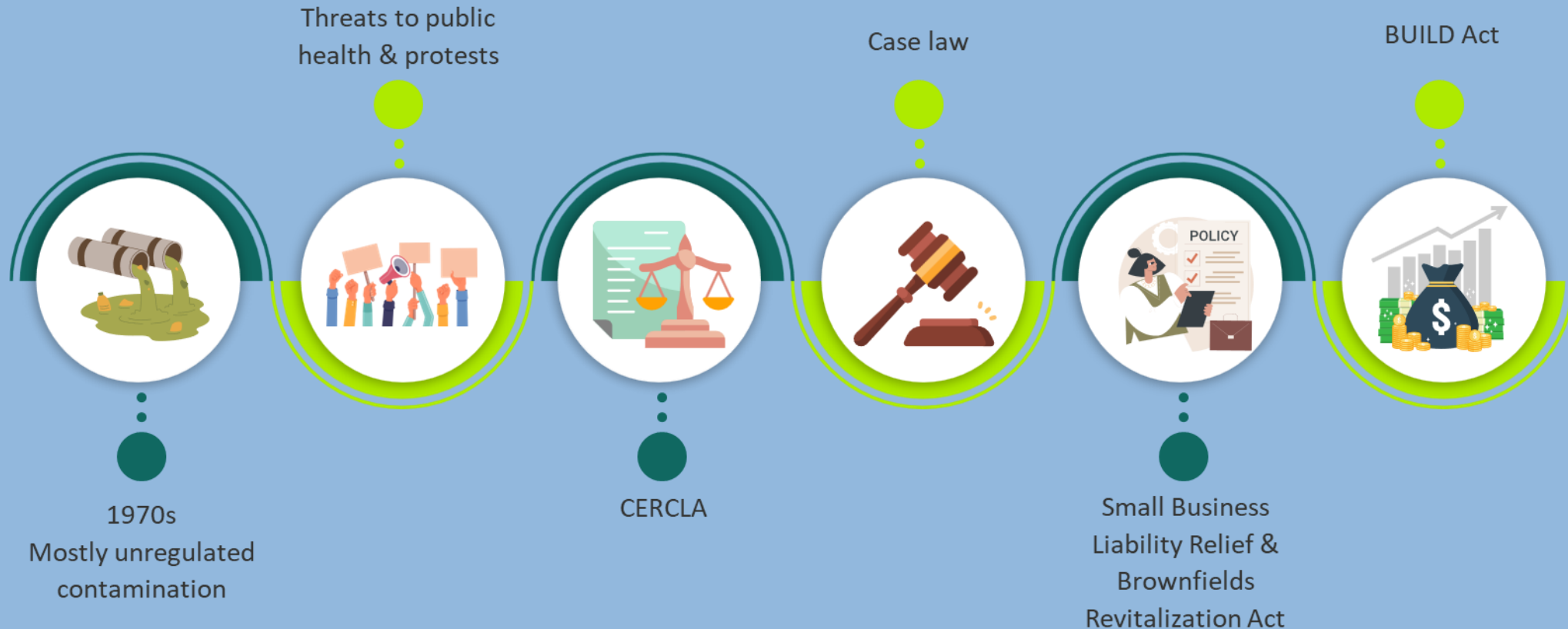
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# Brownfield History & Definition

**Katie See, AICP**

# History of Brownfields Policy





# Brownfield Definition

The U.S. Environmental Protection Agency (EPA) defines a Brownfield as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance(s), pollutant(s), or contaminant(s).”

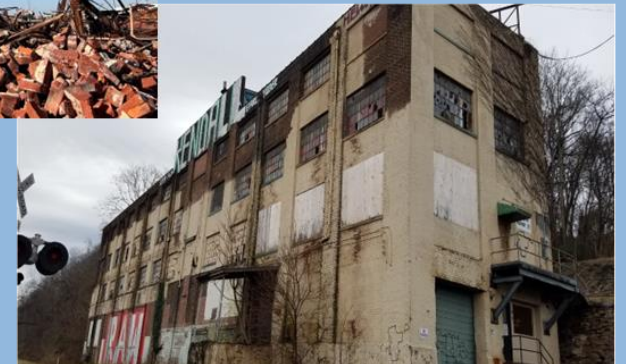


# Where are they?

Examples of Brownfields include:

- Gas stations
- Laundromats
- Abandoned mine lands
- Abandoned schools or commercial buildings

In other words, brownfields are everywhere!





# Why Inventory Brownfields?

## Build capacity

- There is no comprehensive list of brownfields in the United States, only EPA estimates.
- Creating an inventory helps you to know what you have on hand in your community.

## Create target area

- Build interest and engagement around sites targeted for redevelopment.
- Prioritize sites based on community interest and redevelopment goals.

## Expand funding opportunities

- Having an inventoried list expands the potential for funding!
- Site prioritization demonstrates vision
- Some funding sources, including EPA Grants, require specific target areas and redevelopment goals





# Prioritization of Brownfields

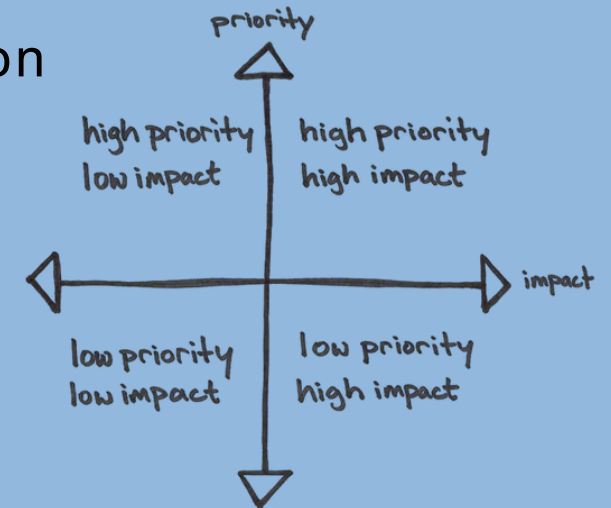
Establishing prioritization list helps determine which properties to address first, according to criteria identified by the local team and municipality

- Having a prioritized list allows you to pursue opportunities proactively in a more purposeful way, rather than getting overwhelmed.
  - Order of properties does not limit your ability to pursue new opportunities as they arise!
  - It also helps you to be better prepared when those unexpected opportunities do come around.
- Once inventory is completed, prioritize sites to determine which ones impact the community the most and require most urgent action, or, those which align with existing redevelopment plans
  - Prioritize brownfield sites in a systematic way that is as objective as possible

# Examples of Priority Criteria

- Health & safety hazards
- Partially demolished/collapsed
- Funding resource/grant available
- Historic site/preservation
- Tax credit
- Located in designated redevelopment area
- Visibility (gateway)
- High redevelopment potential
- Affordable housing

- Owner cooperation
- Meets a community need
- Workforce development
- Community gathering space
- Infrastructure needs
- Green space
- Flood mitigation





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# Introduction to the **Brownfields Prioritization Exercise**

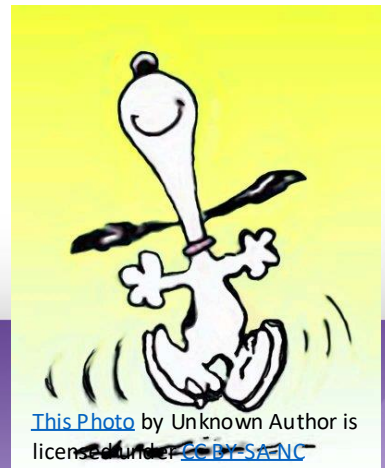
Kansas State University Technical Assistance to Brownfields Program  
Beth Grigsby, Assistant Regional Director for EPA Region 5  
August 2025



# Any Town, USA

- Population 12,000 and growing; MHI aligns with state average
- Located 75 miles from a major metro area; 15 miles from city with similar population
- Strong public schools; recent infrastructure upgrades
- Limited affordable housing and downtown amenities (e.g., restaurants, retail, lodging)
- Vacant, blighted properties in town are draining tax revenue

***Computer chip manufacturer coming to town, will employ 60 people***



# Task for Anytown City Council

Funds available for one brownfield project  
Several worthy projects; only \$\$ for one  
City Council must choose which to fund

Factors to include:

- Promote affordable/diverse housing
- Community Health: Contaminants Impact to Residents
- Economic Benefit
- Quality of Life: Removal of Unsafe, Vacant Properties



# Property 1 – Joey's Dry Cleaners

- 1970s, ½ acre former dry cleaning property on a side road at edge of town
- Adjacent to Childcare Center with outdoor playground
- Historical dumping of PCE solvent waste on property
- No property reuse plan
- Brownfields funding could be used to determine the extent of the anticipated contamination





# Property 2 – Abandoned Hospital

- 4-acre property, located in the center of Anytown-owned by town due to foreclosure
- Structurally sound building, but degrading due to vandalism/water damage
- Asbestos-containing materials (ACM) and lead-based paint (LBP) observed during Phase I Environmental Site Assessment
- Developer interested in a public/private partnership to build 40 units of workforce housing
- Brownfields funding could be used to **develop specs** for abatement of the ACM and LBP providing the developer with costs of cleanup



# Property 3 – Downtown Gas Stations

- 1 of 12 abandoned gas stations in downtown corridor, ¼ acre, busy intersection
- USTs still present, preventing property sales and reuse
- No environmental assessments yet performed
- Brownfields funding could be used to conduct Phase I and Phase II assessments and potentially removal of USTs



# Task for Anytown City Council

- As a group, decide, in the next 10 minutes, which of the 3 projects the City of Anytown will pursue.
- Be prepared to share your decision and reasoning with the room.
- As a reminder, factors to include:
  - Promotion of Affordable/Diverse Housing
  - Contamination/Health Risk
  - Economic Benefit
  - Location





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# Thank You

Thank you for joining us today. Please get in touch if you have any questions or comments: [beth27@ksu.edu](mailto:beth27@ksu.edu).

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

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# Introduction to the **Brownfields Case Study: Clinton, Indiana**

Kansas State University Technical Assistance to Brownfields Program  
Beth Grigsby, Assistant Regional Director for EPA Region 5  
August 2025

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

# A Legacy of Italian Heritage: Clinton, IN

## **Population & Location**

- Clinton: pop. 4,831 in 2013) nestled along the Wabash River in western Indiana

## **Coal Mining & Immigration**

- 1850's: Booming coal industry
- Spurred early growth with immigrant Italians

## **Little Italy: A Cultural Anchor**

- Italians settled even after coal decline
- Established “Little Italy” neighborhood and many Italian-owned businesses.



# Flood Impacts & Housing Urgency

## **Flooding & Economic Strain**

- Three major floods deepened economic hardship and housing instability

## **Housing Scarcity & High Demand**

- 95–100% occupancy in affordable and senior housing amid rising need

## **Rent Burden & Redevelopment Priority**

- 29% of renters overspending on housing
- Redeveloping vacant properties housing became top city priority



# Former Garment Factory

## Site Overview

- 0.95-acre site in a densely populated residential area
- Two main buildings: original brick structure (built in 1900) and 1946 concrete/wood addition
- Combined footprint of ~38,000 sq ft
- In 1947, the Louis Lewin Overall Company employed over 100 people on-site



## Garment Factory Site: Decline and Safety Concerns

- Ownership changed hands multiple times (1961–2013), with varied uses including a salon and private storage
- Property fell into foreclosure; City assumed ownership in 2013
- Site was packed with furniture, auto parts, paint, appliances materials and feral cats—deemed unsafe by Fire Department





# Garment Factory Reuse

## City Council Meetings

- Sound southern brick building drew interest from a senior housing developer
- Mayor presented proposal at City Council meetings;
- Community adverse to affordable housing, however, Senior housing received positive community support – City committed to due diligence (Phase I & II ESAs), interior cleanup, and neighborhood
- Developer responsible for remediation costs, incorporated into Indiana Housing Tax Credit application

## Phase I Environmental Site Assessment

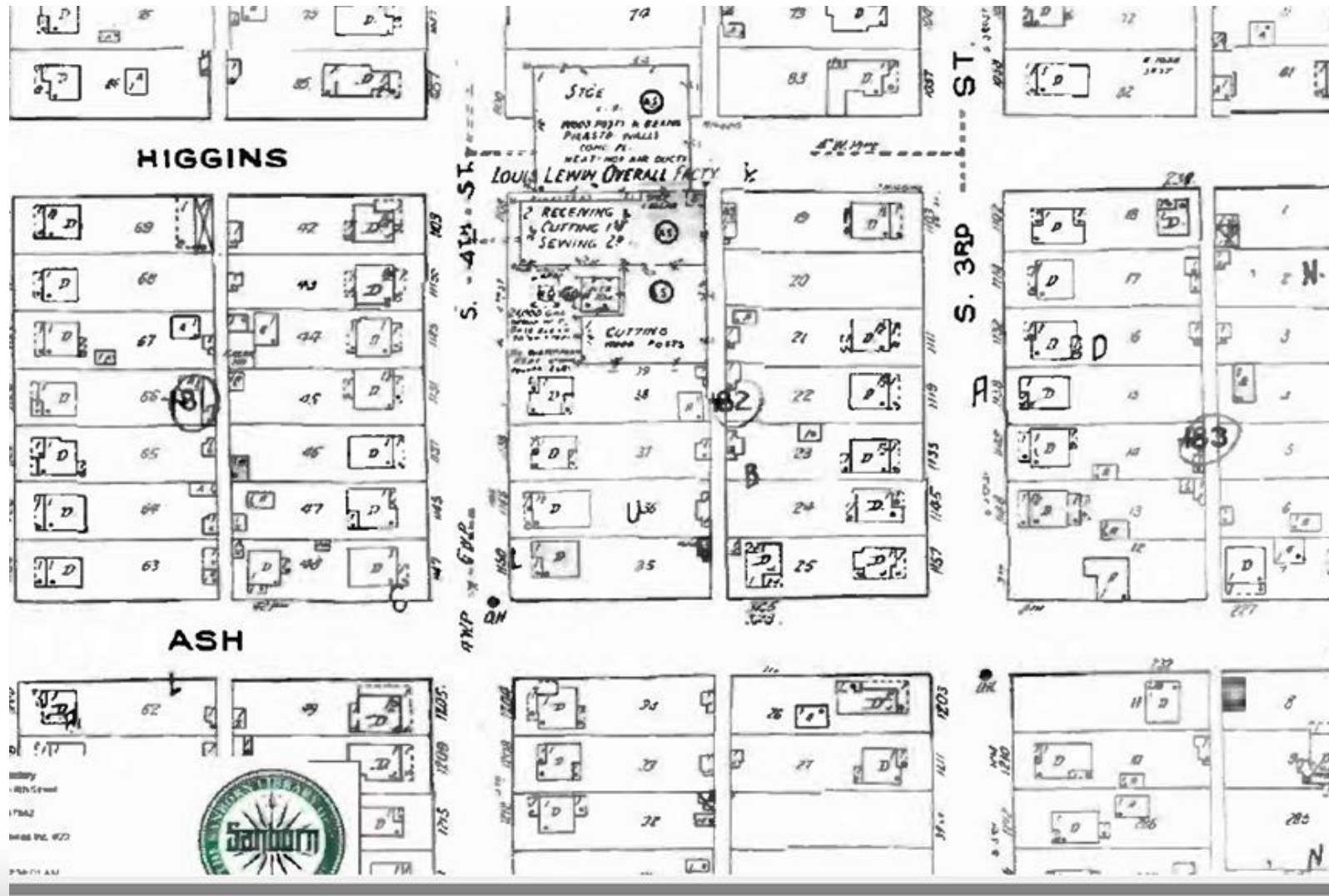
- A Regional EPA Coalition Grant funded the initial Phase I and limited Phase II
- The site was not identified on any federal, state or tribal databases
- The Site did not have any recorded Underground Storage Tanks, hazardous materials or cleanup orders







# 1947 Sanborn Map



# Phase I Environmental Review: Recognized Environmental Conditions (RECs)

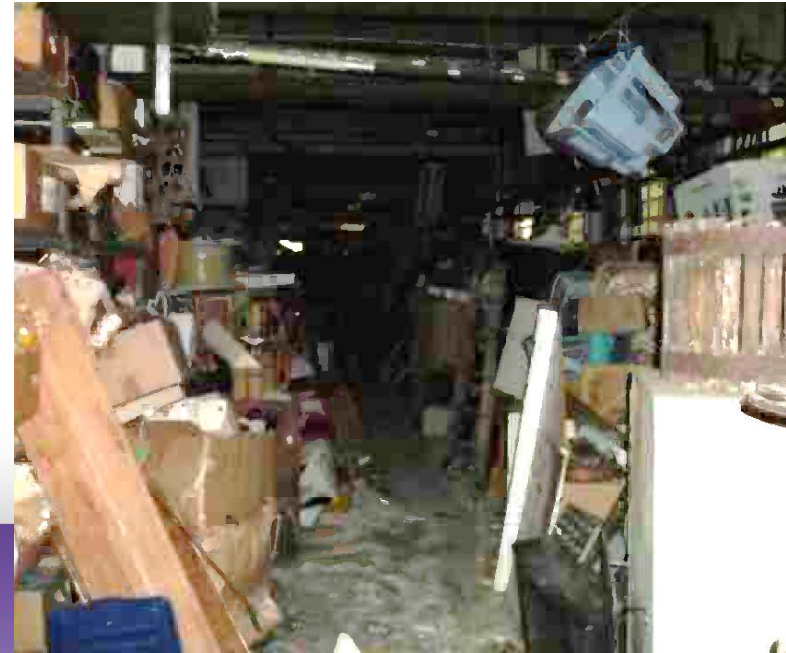
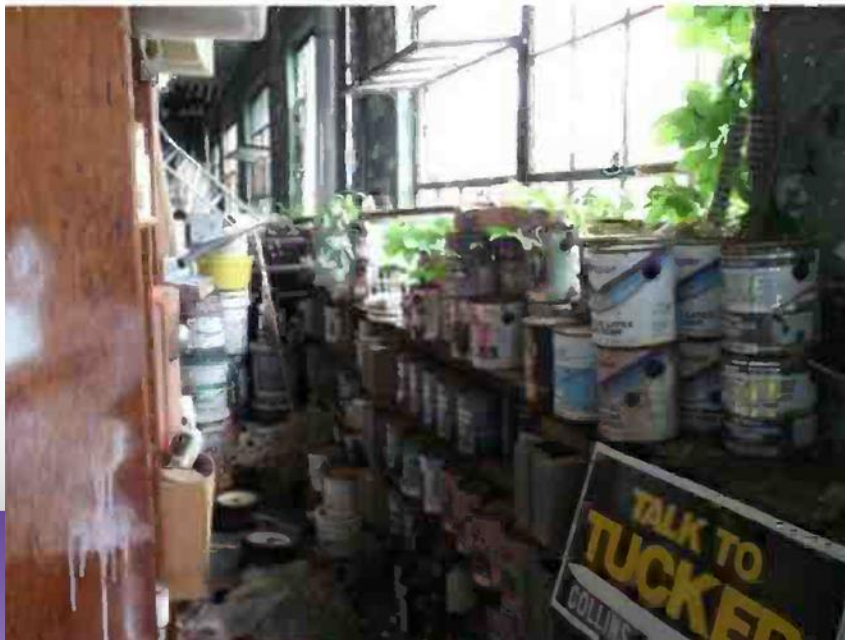
- Former auto dealer paint shop identified on southern concrete
- Pad
- Cable-type elevator present in northeast corner of two-story building
- Large volumes of paint, cleaners, and maintenance chemicals observed; leaks and staining on floors
- Petroleum products and engines scattered throughout; clutter prevented full floor inspection

## **Significant Data Gaps**

- Access was significantly limited due to stacked furniture, equipment, paint cans, cleaning chemicals, etc. throughout both buildings.
- Heavy snowfall impeded full inspection of grounds on the site.









# Clinton Interior Cleanup

## Community-Wide Garage Sale

- City crews salvaged reusable goods for donation, supported by Fire and Public Works
- Debris removal required dozens of dumpsters and 20 truckloads of scrap metal

## Surprise!!!

- A 55-gallon drum of sodium cyanide and other chemicals were found in the basement
- All cleanup activities were immediately halted due to hazardous material risks





# Workgroup Case Study Work - Questions

1. Are there additional engagement strategies that you recommend for the reuse of the Garment Factory?
2. Why wasn't the site found on any State environmental records?
3. Given the Initial Phase I Recognized Environmental Conditions summarized, is a Phase II environmental assessment necessary? Why or Why not?





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MID - ATLANTIC  
**TAB**  
TECHNICAL ASSISTANCE TO  
BROWNFIELDS COMMUNITIES

# Brownfields Redevelopment Process

## Due Diligence



# All About All Appropriate Inquiry (AAI)

## AAI:

- evaluates environmental conditions of a property
  - determines probability of contamination
  - assesses liability for contamination
- Amendments to Comprehensive, Environmental Response, Compensation, and Liability Act (CERCLA) establish rules for determining liability for contamination and provide protections from liability for certain groups.
  - Under AAI rules, simple ownership can be enough to assess liability for environmental contamination.
  - Purchasing a property without AAI is risky and could make you liable for contamination and cleanup on the site.



# What is in a Phase 1?

This process includes two types of Environmental Site Assessments (ESAs):

- Phase I: Involves public records searches, history of property use, and visual inspections of site to determine likelihood of presence of contaminants.
- Phase II: Intrusive investigation, based on the results of Phase I, that involves testing of site soils and other means to identify the type and extent of contamination present.





# Why is AAI/Phase 1 so Important?

## **Liability protection**

Purchasing a property without conducting an AAI/Phase I could make you the potentially responsible party (PRP). If you are considered the PRP, you may be held liable for contaminants on site!

## **Awareness of what may be on property**

AAI/Phase I identifies the presence of potential contaminants. Identification of potential contaminants based on research of past uses.

## **Eligibility for funding**

If you intend on applying for EPA Cleanup Grant and have not conducted AAI (or the time period lapsed), you will not be eligible for EPA Cleanup Grant funding.

**Clinton Case Study:** Based on what we know, is the City an eligible applicant?



# Timing: Phase 1/AAI

## Focus on liability protection

- MUST be sole owner of the site by the time of application.
- Fee simple title through a legal document.
- Owner must have conducted all appropriate inquiries (AAI) prior to acquiring the property.
- Phase I ESA must not be conducted more than 180 days before property transfer.
- Owner must not be liable in any way for the contamination at the site or affiliated with any other person potentially liable for the contamination.

### **EPA Cleanup Grant**

All site characterization or assessment activities completed using EPA Brownfields Assessment Grant Funds MUST comply with AAI final rules.

# Due Diligence

Whatever you do...

DO NOT purchase a property without first  
conducting All Appropriate Inquiry (AAI)/Phase  
I Environmental Site Assessment

Failure to do so will make you **ineligible** for EPA cleanup  
grant

**Clinton Case Study:** What information might be missing in  
addition to what's provided in the findings of this Phase I?



# Brownfield Redevelopment Process



Site identification- Where in the community?



Site assessment- Identify potential contaminants.



Site planning & reuse- Creative, yet realistic



Project financing- Finance stack!



Redevelopment- From blight to bright!



# Inventory and the Planning Connection

As technical assistance (TA) providers, we want to emphasize the importance of planning and long-term thinking in the redevelopment process!

- Inventorying potential brownfields is just the first step
- Having a prepared list helps you dig deeper and think about which sites to target first
- Once you target sites, it's time to start thinking about environmental site assessments (ESAs), planning, and cleanup



# Site Planning

## Community Plans that Can Assist Brownfield Redevelopment

Existing community and regional plans  
help strengthen grant applications





# Site Planning

## EPA Eligible Planning Activities

Brownfields Area-Wide Planning

Site Reuse Assessment

Market Study

Infrastructure Evaluation

Community Health Assessment

Resilient Brownfields Planning

Resource Roadmap

Economic Impact Analysis

Source: [EPA Brownfields](#)



# Which Option is Best for You?

## **EPA Brownfield Grants**

- Hard application deadlines – must prepare in advance
- Nationally competitive
- Applicant is responsible for grant oversight
- Assessment grants are usually for multiple sites

## **EPA Technical Assistance**

- Sites are selected locally, on a rolling basis
- Regionally focused
- Process facilitated by EPA
- Could help establish familiarity with EPA process
- Generally targeted at one site or some contiguous sites

Remember: Work with local, state, or Tribal brownfield agencies for their knowledge on brownfield sites and process

# What could they be?



- Recreation
- Boutique Hotel
- Library
- Office





# Brownfields 2025

*Sustainable Communities Start Here*

AUGUST 5-8, 2025 | CHICAGO, ILLINOIS

## Brownfields University 101: Digging for Potential Navigating Engagement, Outreach, and Visioning

August 5, 2025

*Sheryl Gonzales, Sr. Brownfields Revitalization Consultant, Center for Creative Land Recycling*

*Joy Britt, Sr. Brownfields Revitalization Consultant, Center for Creative Land Recycling*

*Kristin Prososki, TAB Assistant Regional Director in EPA Regions 5 & 7, Kansas State University*

#Brownfields2025 | CHICAGO, IL







# COMMUNITY OUTREACH

&

# COMMUNITY ENGAGEMENT

**Keep in mind: *What level of engagement are you capable of?***

**Reach the community where they're at.**

- Do your research and show up prepared
- Understand your target audience
- Identify community hubs and significant places or events
- Host tables, events, share flyers with key information and a straightforward ask

*Reach Out*

**Engage and collaborate with the community.**

- Add to your knowledge of the community and improve your project by learning from them directly
- Host community meetings and share decision making power with those affected by your project
- Ensure physical and language accessibility

*Bring In*

**Outreach leads to short- and long-term Engagement**

# Community Outreach and Engagement Strengthens your Project



Graphic: Blake Belanger. 2021. Adapted from Amstein 1969.

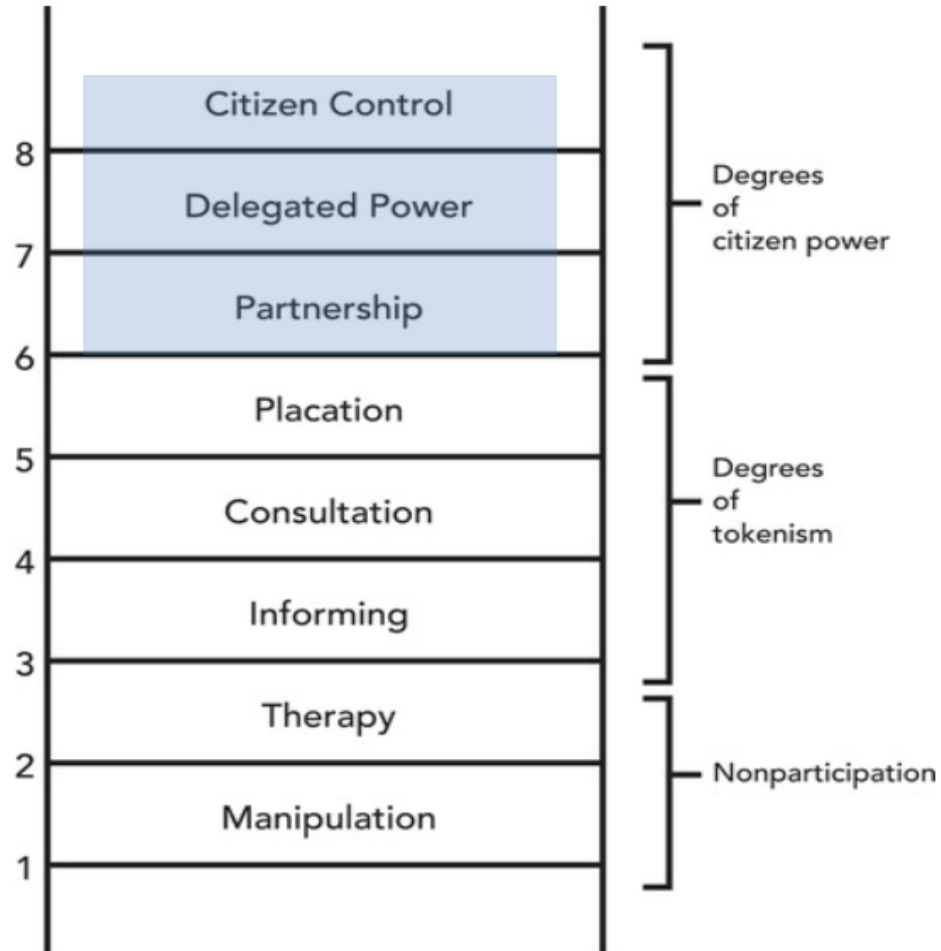
- Keep up with the renewed focus on sensitive populations.
- Tap into a wider array of funding streams
- Save on long term costs and keep up momentum
- Meet your grant requirements and increase your chances of award
- Create a holistic, flexible project
- Build lasting trust with your community partners

# MEANINGFUL COMMUNITY ENGAGEMENT

## What is it and why is it important

Processes and practices designed to ensure that all community members have viable opportunities to meaningfully participate in decision-making and contribute to discussions that affect their lives.

# Community Involvement is Important



## A Ladder of Citizen Participation

Sherry Arnstein (1969)

“There is a critical difference between going through the empty ritual of participation and having the real power needed to affect the outcome of the process.”



# Equitable community engagement aims to include all members of the community and uses appropriate methods to meet the needs of citizens and stakeholders

Equitable Engagement should be inclusive of all sensitive populations:

- use specific engagement methods to include different generations
- accommodations for physical, visual, and hearing disabled
- use methods that are inclusive of and honor racial, ethnic, and religious values
- engagement should reach and include all people regardless of economic status or housing tenure

Native language: translators and interpreters are required for populations that predominantly speak another language

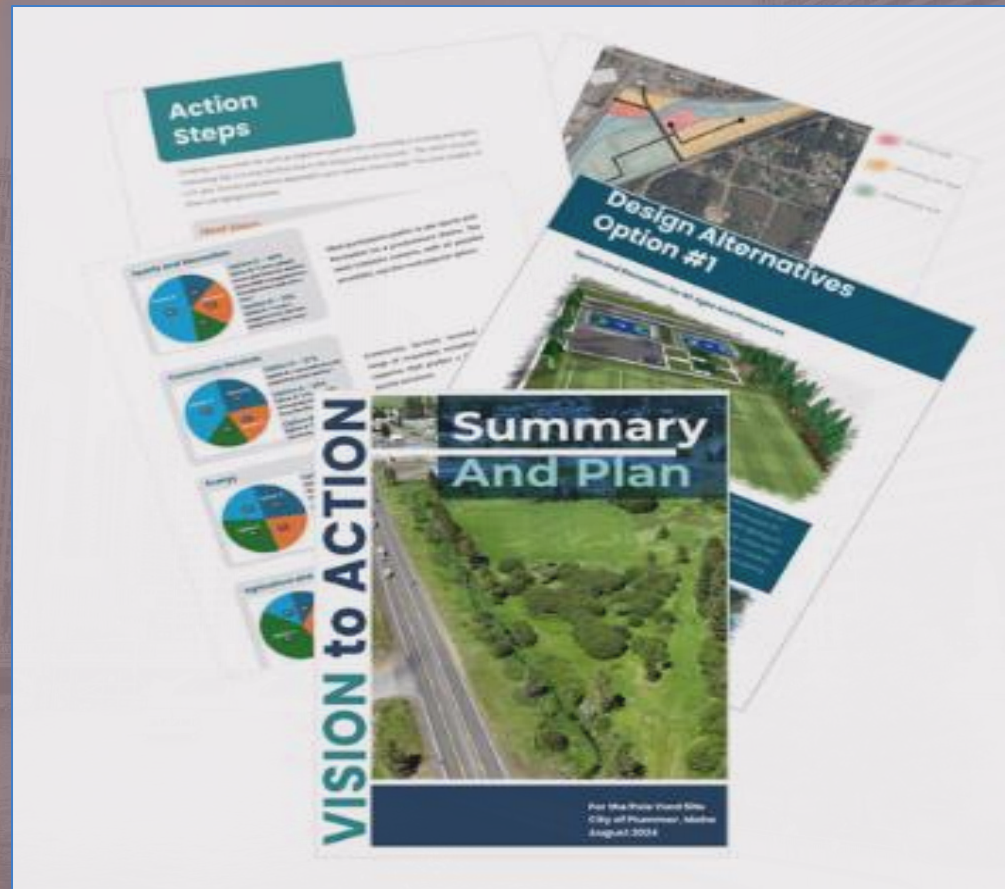
Inclusive: honor, respect, and include all community members

Other: identify specific needs within your community (e.g. childcare, meals, timing)

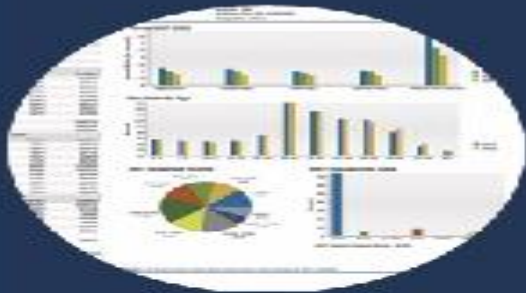
# Equitable Community Engagement is critical to a successful planning effort

- **Establish trust:** all people in the community are (1) confident that they can access information to be aware of potential changes and (2) clearly see how their involvement is integrated with decision-making
- **Partner with local experts:** citizens know aspects of their community better than anyone and often offer brilliant ideas for planning
- **Ownership:** an invested citizenry is more likely to take action toward implementation
- **Stewardship:** involved citizens are more likely to maintain change when they are involved in the process

# Engagement as a Foundation for Visioning







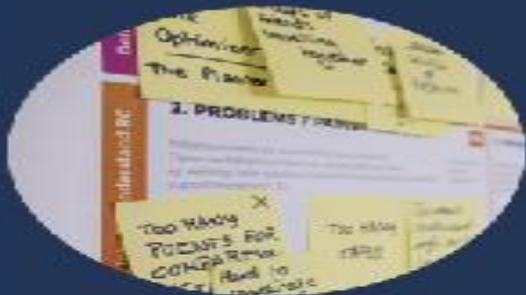
### Analyze

The community develops a data-driven understanding of the area's strengths and opportunities.



### Visualize

The community works together to imagine a new future for the area through interactive workshops.



### Strategize

With a solid vision intact, the community develops a path forward by prioritizing its next steps on a clear timeline.



### Take Action!

With a straightforward implementation plan, the big problems are transformed into "jobs to be done."

**Community visioning** is a participatory process where the community defines its hopes, goals, and priorities for a site.

Visioning is the heart of engagement.



# Visioning Supports:

- Aligning reuse outcomes with community values
- Identifying compatible and aspirational end uses
- Building long-term investment and trust





# IAP2 Spectrum of Participation



# Levels of Public Participation



Purpose	Communicate existing conditions, opportunities & obstacles	Identify collective values - participatory process	Public involvement throughout the process, local concerns understood	Partner in decision, development of alternatives & solution.	Place final decision making in the hands of the public	Support decision and provide resources for implementation
Outcomes	Informed public access to resources	Leaders & professionals informed about the community they serve	Concerns & aspirations are reflected in the alternatives developed	Incorporate community advice & recommendations into project decisions	Implement public decision	Community + project team experiences implementation success and community has sense of ownership of project outcomes
Tools	Websites Social Media Emails Mailers Public Meetings Canvassing	Quest/Surveys Town Hall Meetings Focus groups Visioning workshops Advisory Panels Steering Com.	Charrettes Workshops Online Surveys Webinars Exhibits Open Houses Workshops	Task Forces Community Workshops Partnerships with government, elected officials, universities, nonprofits	Local Community organizations and project champions in partnership with public sector agency	Ground staking/breaking events Tracking & promoting success Public events to continue involvement



# Developing a Community Outreach Plan

*Your turn!*



# Community Outreach Plan Worksheet

---



## STEP 1

Frame the Issue &  
Your Goals

## STEP 2

Identify the Community  
Outreach Team

## STEP 3

Develop the  
Community Profile

## STEP 4

Level of Community  
Involvement

## STEP 5

Possible Barriers  
and Strategies

## STEP 6

Determine Your  
Outreach Tools



# Key Terms & Definitions

## Equitable Development

Meeting the needs of sensitive populations through policies and programs that reduce disparities while fostering places that are healthy and vibrant.

## End-use Vision

The long-term goal or ultimate outcome that the project aims to achieve within the community.

## Project Stakeholders

Individuals, groups, or organizations that have an interest in or are affected by the outcome of a project.

## Community Profile

Description of the community's characteristics, including its demographics, socio-economic status, cultural dynamics, history, key issues & needs.

#Brownfields2025 | CHICAGO, IL

## Community Champion

An individual or group within the community who actively supports and advocates for the redevelopment project.



## Step 1

# Issue, Purpose, & Goals

### Address these points:

- What issue(s) does your brownfield project aim to address?
- What are **three goals** you have for your project in terms of community benefits?

*Your Community Outreach Program will be organized around meeting these goals and addressing current or future community concerns relating to your project.*

## Step 2

# Create your TEAM

Identify your project  
Stakeholders



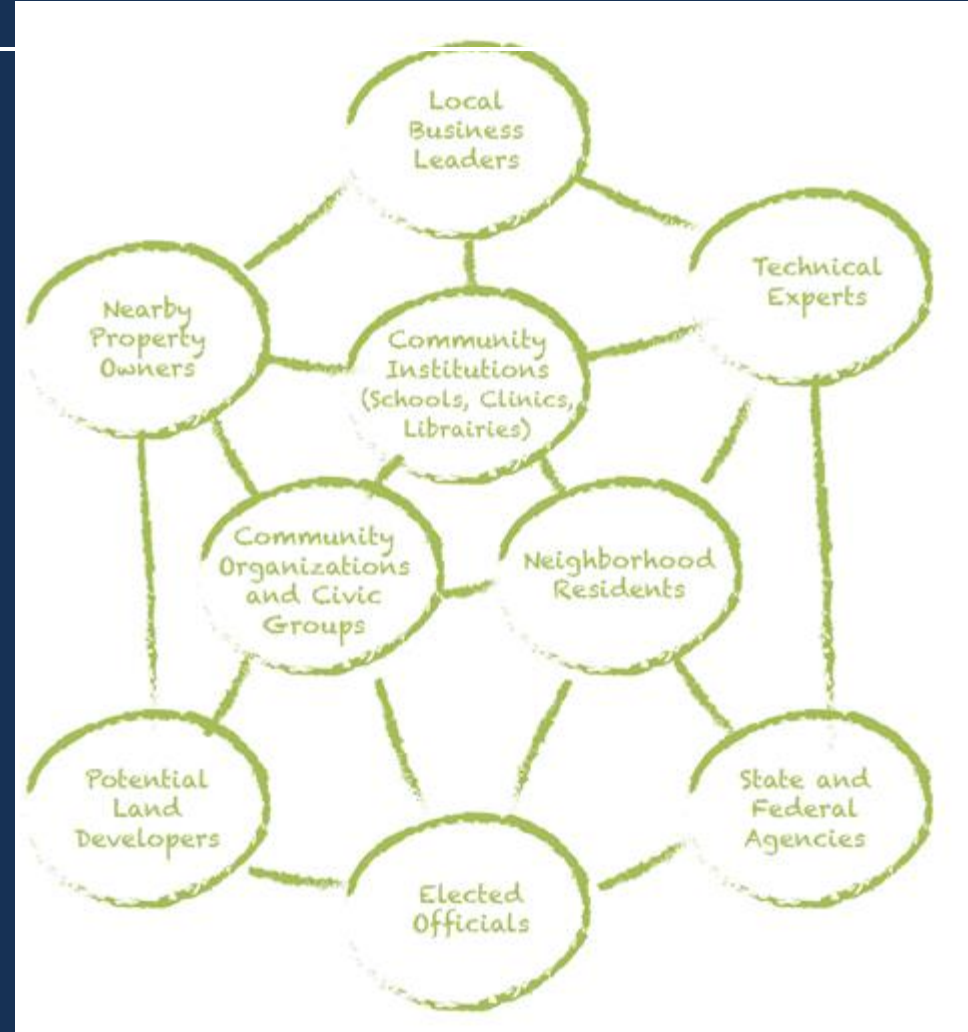
Gather your Team

Who will be impacted by  
the project?

Who can tell you the story  
of their community and  
guide the success of this  
project?

Who is best equipped to  
fairly represent and reach  
the stakeholders you  
identified?

Who can help you to  
identify stakeholders you  
may have missed?



### Step 3

# Building Your Community Profile

## 1. What You Know:

- Free-write about your community. What do you know about your project area and your city or town?

## 2. Do Your Research:

- What else do you need to know?
- What tools exist?

### Data Tools:

- **Maps:** NLC Community Data Explorer,
- **Local:** Annual Strategic Plans, Climate Mitigation Plans, CAPS, local maps, oral histories, and more!

## Step 4

# The Spectrum of Public Participation: *Where are you at?*

## Levels of Public Participation



Purpose	Communicate existing conditions, opportunities & obstacles	Identify collective values - participatory process	Public involvement throughout the process, local concerns understood	Partner in decision, development of alternatives & solution.	Place final decision making in the hands of the public	Support decision and provide resources for implementation
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## Step 5

# Possible Barriers & Strategies

## 1. Identify Possible Barriers

- After developing the community profile, determine what obstacles may prevent you from including all residents.
- What are the three top barriers for maximizing residents participation?

## 2. Address those Barriers

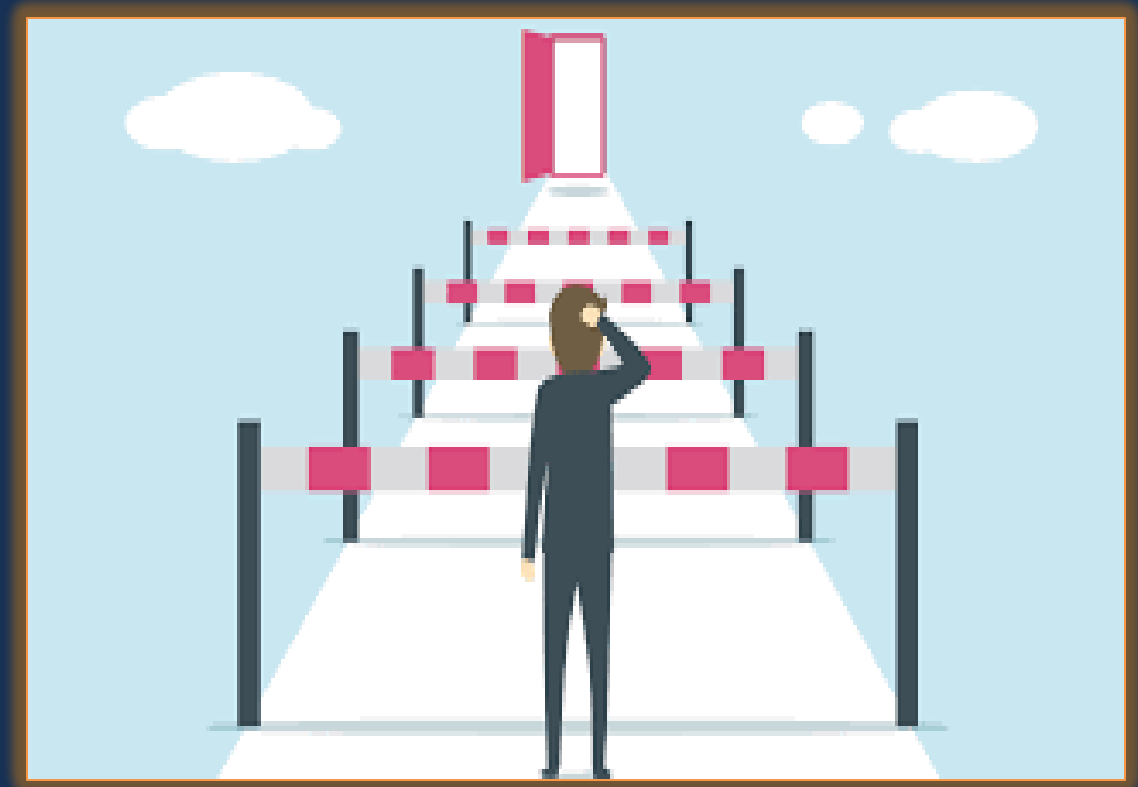
- Inclusive community engagement creates better outcomes.
- What are three strategies you can implement to mitigate the barriers you identified?



## Step 5 continued

# Participation Barriers

Location  
Time  
Language  
Transportation  
Child Care  
Accessibility  
Internet Access



## Step 6

# Outreach Tools

### Newsletters/ Newspapers

- Can be paper or digital
- Video/Pictures

### Social Media

- LinkedIn
- Facebook
- Instagram

### Utility Bills

- Include information about your plans in a utility bill so that more residents are informed

### Flyers at Schools

- Provide flyers to teachers and ask them to include them in students' homework folders

**Be creative & do what works best for your community!**

# *Next Steps to Put Your Plan Into Action*

**Community outreach and engagement is a key part of project success.**

- Find resources to support each step of the way.
  - CCLR + Groundwork USA's Equity Guide
- Check your progress on the Spectrum of Public Participation.
- Stay tuned in to new data tools to keep your research up to date with CCLR's Data Resources Guide
- Reach out to your TAB!

# *Resources to Continue Engagement*

- Advancing Equity in Land Reuse Planning and Visioning: A Practical Guide to Engaging and Activating Community Voices
- International Association for Public Participation (IAP2)
- Building A Community Narrative
- TEMPLATE Community Outreach Plan Worksheet



# Thank You!



info@cclr.org



cclr.org



Center for Creative Land Recycling



@LandRecycling





# **Basics of Brownfields Funding, Financing and Resources**

Kansas State University Technical Assistance to Brownfields Program  
Kristin Prososki, Assistant Regional Director for EPA Regions 5 & 7  
August 2025

# EPA Brownfield Grants

<https://www.epa.gov/brownfields/marc-grant-application-resources>

Likely due Fall 2025

- Multipurpose
- Assessment:
  - Community-wide Assessment
  - Assessment Coalitions
  - Community-wide Assessment Grants for States and Tribes (CWAGST)
- Cleanup

Other grants offered:

- Job Training Grants (open)
- Revolving Loan Funds



# Anticipated FY26 EPA Brownfield Grants

Grant Type	Maximum Project Period	Maximum Amount Per Grant	Estimated # of Awards	Total Per Grant Type	
				Infrastructure Investment and Jobs Act Funds	Regular Appropriated Funds
<b>Multipurpose</b>	5 years	\$1,000,000	20	\$20,000,000	
<b>Assessment (CW)</b>	4 years	\$500,000	70	\$35,000,000	
<b>Assessment Coalitions</b>	4 years	\$1,500,000	39		\$58,700,000
<b>Assessment (States/Tribes)</b>	5 years	\$2,000,000	18	\$35,000,000	
<b>Cleanup</b>	4 years	\$500,000	10	\$5,000,000	
<b>Cleanup</b>	4 years	\$4,000,000	26	\$102,000,000	
			<b>183</b>	<b>\$197,000,000</b>	<b>\$58,700,000</b>
				<b>\$255,700,000</b>	

\*All amounts subject to change

Info found at: <https://www.epa.gov/brownfields/marc-grant-application-resources>

# Multipurpose Grants

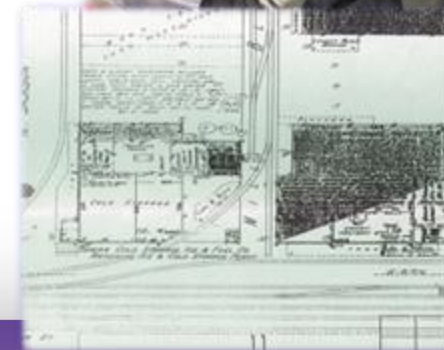
- Utilized to complete assessment and cleanup activities within a targeted area
- Eligible activities:
  - Phase I and Phase II Environmental Assessments
  - Site-specific remediation plans
  - Develop an inventory of sites
  - Redevelopment/revitalization planning
  - Community involvement activities
  - Cleanup planning
  - Site cleanup
- Applicant must own site within targeted area where cleanup will occur

Estimating 20 awards up  
to \$1,000,000 in FY26



# Assessment Grants

- Provide environmental information required for the purchase and/or redevelopment of property
- Eligible activities:
  - Phase I and Phase II Environmental Assessments
  - Site-specific remediation plans
  - Develop an inventory of sites
  - Plan for redevelopment of properties
  - Community involvement activities



# Types of Assessment Grant

- Community-Wide Grant
  - Single recipient which is either a government or not-for-profit
  - 70 awards up to \$500k in FY 26
- Coalition Grant
  - Partnership of one lead member which has experience managing grants and 2-4 non-lead members
  - 39 awards up to \$1.5 million in FY 26
- State and Tribal Grants
  - Only available to States, Tribes, and Alaskan Native Corporations
  - 18 awards up to \$2 million in FY 26



# Cleanup Grants

- Cleanup Grants provide funding for remediation activities at sites contaminated by hazardous substances and/or petroleum
- An applicant may request funding to address either a single property or multiple properties within the same application
- In FY 26:
  - 10 awards at \$500k
  - 26 awards at \$4 million



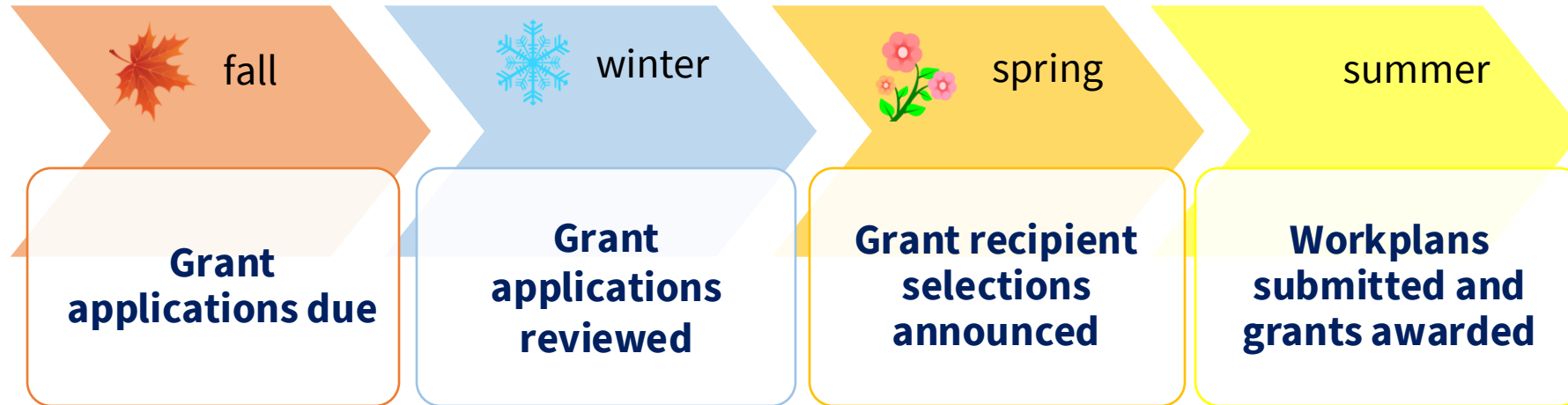
# Cleanup Grants

- Requires substantial pre-application preparation of the property
  - Applicant must own the site
  - Applicant must have a CERCLA liability exemption, exception, or defense
    - Acquired the site through governmental action, acquired the site prior to 1/11/2002, or established a BFPP defense
  - Applicant must have completed Phase II investigation
- Requires additional application steps
  - Cleanup planning
  - Public review and comment prior to submitting application
  - Arrange for Cleanup Oversight
- Consequently, there's a long lead-time between project conception and completed remediation

***Please Contact Your Regional EPA Staff Before Starting Application***



# Anticipated FY26 Competition Timeline



- Guidelines are typically released in early fall
- Selections are generally announced in April – May
- Workplans and grant paperwork finalized are generally submitted in June
- Grants awarded/funds become available in September - October

*Dates are subject to change*



# State Brownfield Grants

- **Targeted Brownfield Assessment (128A Program)**
  - **Community-wide Assessment for States and Tribes**
- *State-funded grants, loans, or tax credits*
  - *State environmental quality department or economic development departments*

Unsure of brownfield grants in your state?

Ask your TAB provider!

# Regional and Local Funding

- *Council of Governments*
- *Regional Development Commissions*
- *Tax Increment Financing*
- *Tax Abatement*
- *County or City Low Interest Loans*
- *Regional or Local Community Foundations*
- *Community Development Block Grant*





# You've Got a Friend

**TAB can fill gaps and help support overall project goals**

- Help inventory & prioritize brownfields sites
- Educational events and training
- Strategic planning and reuse visioning
- Community outreach and input
- Help identify funding sources
- Review of plans and technical reports
- Help in contractor procurement
- Fact sheets and how-to guides on brownfield topics



# Why Communities Use TAB

Save communities  
time and  
resources

Improves success  
in securing EPA  
grants

Brings specialized  
knowledge at no  
cost to community

Builds community  
and stakeholder  
trust

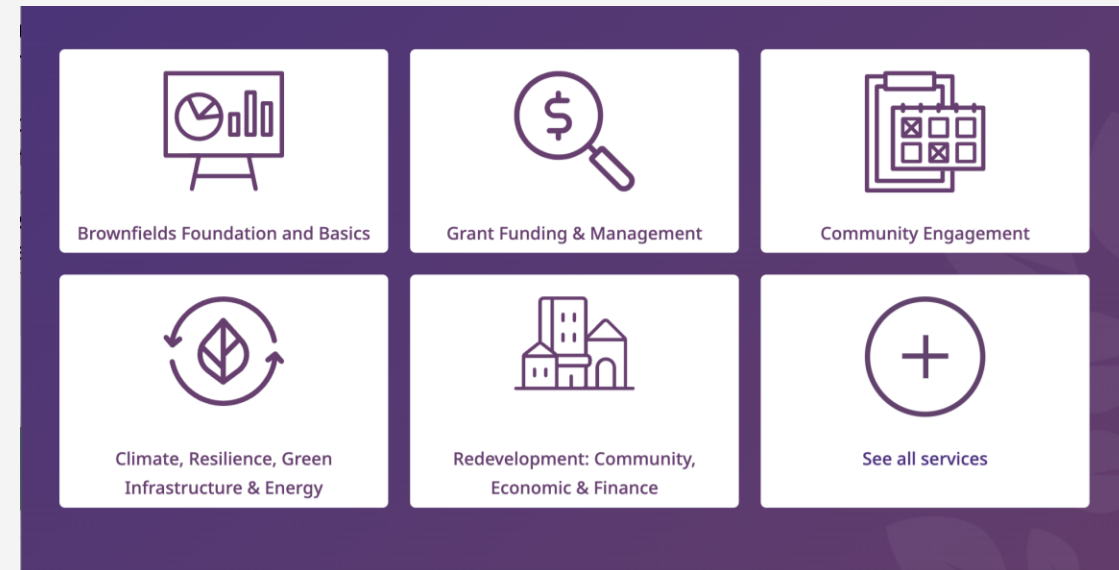
Support long-term  
economic and  
environmental  
goals

Resue plans  
leading to new  
jobs and  
investment



# Other TAB Resources

- Webpages full of resources
  - Hiring a Contractor
  - Writing an RFQP
  - Administrative Tips for EPA Brownfields Grant Recipients
  - Educational Fact Sheets
- Educational Workshops & Webinars
- Brownfields Community Capacity Assessment
- E-Tools Suite (BiT, TAB EZ, Community Benefits Calculator)



# Brownfields Inventory Tool (BiT)

## Stores & Manages Site Data

- 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



**BiT**  
Brownfield Inventory Tool

**In This Section:**

- Site Data
  - Site Information
  - Site Assessment
  - Sampling
  - Cleanup
  - Institutional Controls
  - Redevelopment/Reuse
- Site Admin Info
  - Complaints
  - Inspection/Oversight
  - Enforcement
  - Funding Summary
  - View/Upload Documents
  - Activity Log
  - Back to Site Inventory
- Quick Links:
  - BIT Tutorial
  - Data Search / Export
  - Generate Reports
  - Import Data (Tables)
  - Site Inventory Data
  - View Sites on Map
  - BIT-ACRES Interface
  - View Scheduled Imports

**KSU Email Site: Site Information**  
BIT Home > BIT Toolbox > Site Inventory Data > Site Data > Site Information

**Instructions:** Items marked in *dark blue* are not required Property Profile Form fields and are optional. [Click here](#) for more helpful hints.

Site Details	Ownership	PPF Status and Approvals	Comments
Site Name	KSU Email Site		
Site Status	In Assessment Phase		
Site Type	Petroleum Site		
ACRES Property ID (if available)	109902		
<b>Address</b>			
Street Address/P.O. Box	523 W Indiana		
City	Elkhart		
State	Indiana		
Zip Code	46517		
County	Brown		
<b>Parcel/Allotment Number(s)</b>			
<a href="#">Add To List</a> <input type="text"/>			
<a href="#">Remove Selected</a>			
12-07-22-109-005.001-003			
<b>Legal Description (Optional)</b>			
Township <input type="text"/>			
Name/Number of Principal Meridian <input type="text"/>			
Part of Section <input type="text"/>			
Section <input type="text"/>			
Range <input type="text"/>			
<b>Current Use/History/Past Ownership</b>			
The property has been used for numerous purposes including a dry cleaner and a print shop			
<b>Prominant Past Use(s)</b>			
Acres <input type="text"/> Square Feet (if multi-story building) <input type="text"/>			
Greenspace <input type="text"/>			
Residential <input type="text"/>			

Let us help you  
take the next step  
in turning a  
brownfield into a  
community asset.

**No Cost**

**No Commitment**

**Just expert help to move your  
brownfield project forward**

# TA Lounge

Questions?

Brainstorming?

Need Resources?

Near registration area. No appointment needed.

Stop in anytime on Wednesday or Thursday!





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UNIVERSITY

# Thank You

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

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# **Brownfields Case Study & Group Work**

Kansas State University Technical Assistance to Brownfields Program  
Beth Grigsby, Assistant Regional Director for EPA Region 5  
August 2025

**ksutab.org**

# A Legacy of Italian Heritage: Clinton, IN

## **Population & Location**

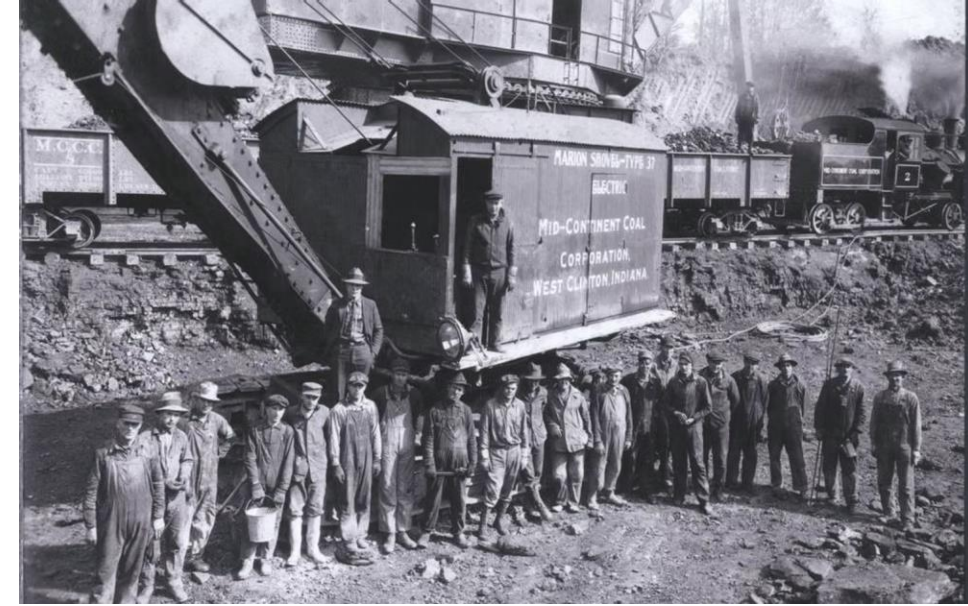
- Clinton: pop. 4,831 in 2013) nestled along the Wabash River in western Indiana

## **Coal Mining & Immigration**

- 1850's: Booming coal industry
- Spurred early growth with immigrant Italians

## **Little Italy: A Cultural Anchor**

- Italians settled even after coal decline
- Established “Little Italy” neighborhood and many Italian-owned businesses.



# Flood Impacts & Housing Urgency

## **Flooding & Economic Strain**

- Three major floods deepened economic hardship and housing instability

## **Housing Scarcity & High Demand**

- 95–100% occupancy in affordable and senior housing amid rising need

## **Rent Burden & Redevelopment Priority**

- 29% of renters overspending on housing
- Redeveloping vacant properties housing became top city priority



# Instructions

## **First 10 minutes:**

- Each participant should review the Clinton Case Study
- Ask your Table facilitator questions about the content
- Each participant should then answer the Case Study Exercise Questions individually

## **Last 20 minutes**

- Identify a person at the Table to Report Out
- As a group, come up with one answer for each question and be ready to Report out !





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# Case Study: Reporting Out

Kansas State University Technical Assistance to Brownfields Program  
Beth Grigsby, Assistant Regional Director for EPA Region 5  
August 2025

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



# Workgroup Case Study - Questions

1. Are there additional engagement strategies that you recommend for the reuse of the Garment Factory?
2. Why wasn't the site found on any State environmental records?
3. Given the Initial Phase I Recognized Environmental Conditions summarized, is a Phase II environmental assessment necessary? Why or Why not?



# We Want to Hear Your Feedback

Please provide feedback on today's event:

- ❖ Click this link  
[https://kstate.qualtrics.com/jfe/form/SV\\_eXn2ErGgOgIT800](https://kstate.qualtrics.com/jfe/form/SV_eXn2ErGgOgIT800)
- ❖ Scan this QR image from your smartphone



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# MEASURABLE RESULTS

The **City** emptied thousands of items stuffed inside the former Garment Factory and salvaged items that could be re-used and donated goods, equipment, books, appliances to residents and nonprofits. The clearance of the hoarded goods required ***dozens of 40-yard trash containers and 20 truckloads of scrap metal for recycling.***

**Developer** removed:

- 170 tons of soils impacted with cadmium, lead and mercury from the environment
- Potential for 56,600 square feet of friable asbestos to become airborne
- Potential for 495 gallons of petroleum based liquid to be released into the environment rather than recycled



**EPA On-Scene Coordinators** (Emergency Response) removed 55 drums total:

- 1-cyanide
- 2- Oxidizers
- 1 Caustic Liquid
- 1-Acid Liquid
- 1 Non-hazardous Liquid
- 30 gallon drums of NALCO Treatment and Caustic Liquid
- 85 gallon drum of Organic Liquid.

**EPA Brownfields Assessment Funding -\$30,000**

**EPA Emergency Removal - \$32,500**

**Neighborhood Garage Sale and Donations – Enhanced Community Awareness and Support and 37.5% materials diverted from landfill**

**County Public Works hauling junk out of building to the dump**

**State Brownfields Program: Technical Assistance/Closure Letters for Developer, Facilitated EPA Emergency Removal**

**County contributed \$381,000 for infrastructure improvements—sidewalks, lighting**

**State Housing and Community Development Authority - \$8MM**

**Herman & Kittle Development – Taking on Risk as Developer**

**Community Action Program: \$400,000 for new residential construction in neighborhood**

**Clinton  
Success:  
Leveraging  
Local,  
State  
and  
Federal  
Resources**





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# QUESTIONS?

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

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**Joy Britt**  
CCLR, Regions 9 & 10



**Sheryl Gonzalez**  
CCLR, Regions 9 & 10

# Thank You!!



**Beth Grigsby**  
KSU, Regions  
5, 6, 7 & 8



**Kristin Prososki**  
KSU, Regions  
5, 6, 7 & 8



**Katie See, AICP**  
Mid-Atlantic,  
Region 3

# We Want to Hear Your Feedback

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[https://kstate.qualtrics.com/jfe/form/SV\\_eXn2ErGgOgIT800](https://kstate.qualtrics.com/jfe/form/SV_eXn2ErGgOgIT800)
- ❖ Scan this QR image from your smartphone



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**ICMA**  
INTERNATIONAL CITY/COUNTY  
MANAGEMENT ASSOCIATION



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