



**TAB**  
Technical Assistance  
to Brownfields

**KANSAS STATE**  
UNIVERSITY

# From Data to Development: E-Tools that Drive Brownfields Reuse

**THANK YOU** for joining us for this webinar. We will get started in a moment.

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

# Technical Notes

**If you experience technical difficulties with your connection:**



Dial 785.532.0783



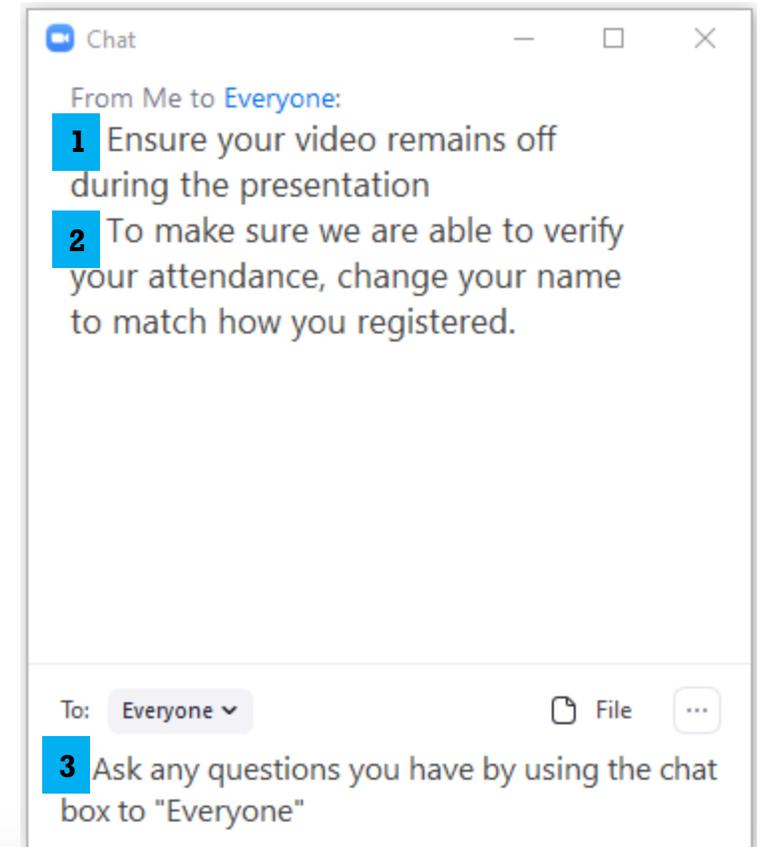
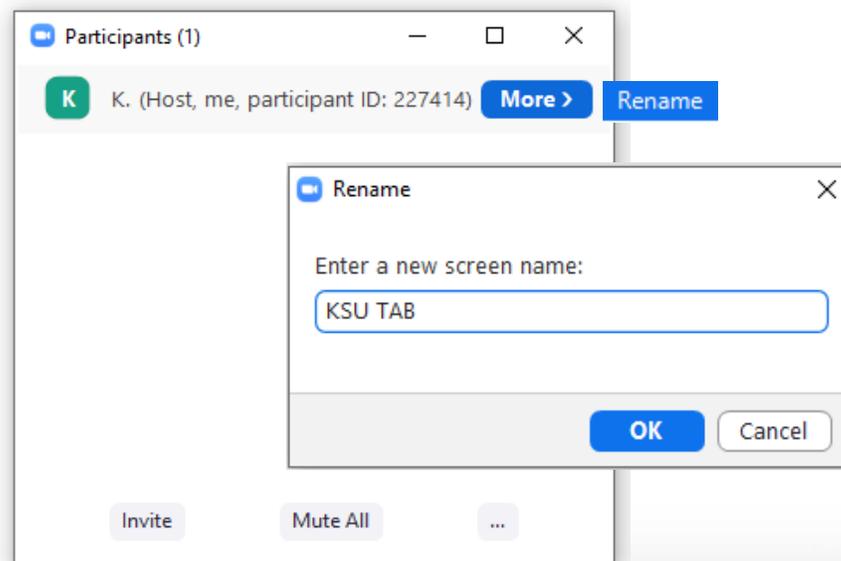
Email [chsr@ksu.edu](mailto:chsr@ksu.edu)

**Additionally, please note:**



The presentation is being recorded and will be available on the website. The link has also been placed in the chat box.

# Using Zoom – The Basics



# Speakers



**Maggie Belanger**

*CHSR Senior Director & TAB  
Program Director*



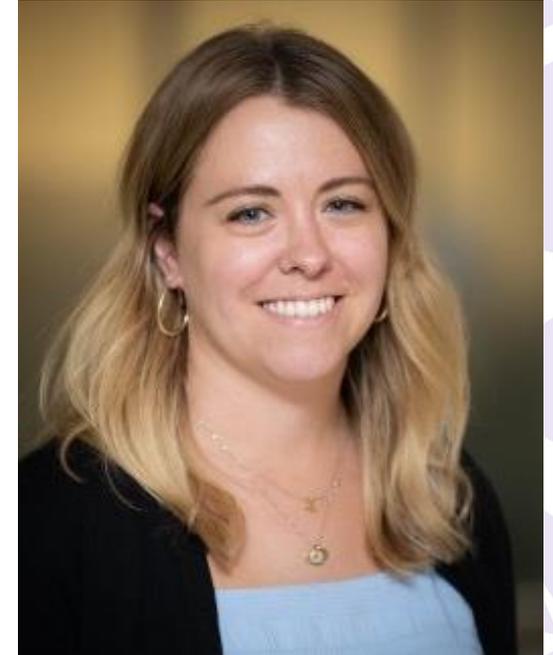
**Jacob Rohter**

*Assistant Regional Director, EPA  
Region 7*



**Dr. Cynthia Annett**

*Research Associate Professor  
Center for Hazardous Substance  
Research*



**Leslie Etzel**

*Assistant Regional Director, EPA  
Region 6*

# Agenda

- *Introduction to KSU TAB E-Tools*
- *BiT: Programs & Administration Functions*
- *BiT: Sites Tracking Progress/Activities - Open Dumps*
- *BiT: Import/Export - Maps, Mobile*
- *TAB EZ Grant Writing Tool*
- *Community Benefits Calculator*
- *Q & A*



# Introducing E-Tools

*BiT, TAB EZ, and CBC*

# KSU TAB E-Tools

## **Brownfields Inventory Tool (BiT) - Site Inventory Tool**

- Data management tool to keep track of properties, environmental work, and funding
- Completely private
- Free and user friendly

## **TAB EZ – Grant Writing Tool**

- Framework follows EPA grant guidelines
- See ranking criteria, evaluation criteria, and helpful hints for each section all in one place
- Document export supports Word and PDF formats
- Multiple users that allows for track changes and comments within the tool

## **Community Benefits Calculator (CBC)**

- Helps communities evaluate the community benefit of a public investment
- Estimates net financial cost or gain of a project relative to investment of public money



# **BiT:**

## **Administration, Program & Funding**

*Overview by Maggie Belanger*

# BiT Administrative Functions

1. Create a Program
2. Invite Collaborators
3. Manage Funding Sources
4. Edit Default Menus

### Welcome to BiT

This is your space to store, organize, and submit information about your Brownfield redevelopment and other environmental programs, sites that you are tracking or actively redeveloping, related documents and images, and funding source information.

To get started, you need to set up at least one **program**.

**Select a Program**

Select...

**Create a New Program**

New Program Name

Go

#### What is a Program?

A program serves as a repository for tracking and maintaining funding sources and site information, from inventory to cleanup and redevelopment. A program may have multiple sites and multiple funding sources, such as state or federal grants, local investments, private contributions, etc.

#### What is a Site?

A site is any property with known or perceived environmental conditions that are hindering the property's reuse and redevelopment.

Brownfield sites are underused or abandoned industrial or commercial properties that may contain hazardous substances, pollutants, or contaminants. Examples of brownfields include old factories, vacant warehouses, defunct gas stations or former dry cleaning establishments.

#### Tutorials

Quick Start Guide  
Getting started: Setting up a program and entering sites (Coming Soon!)

Setting up and tracking funding sources  
What's r

## Funding Allocation

Select a Site to see the funding allocation:

Burger King

### Funding Allocation by Site

Search Filters

Clear

Funded Activity	Start	Complete	Cost Share	Funded Record	Date of Award
Phase I Environment...	03/01/2021	03/09/2021	\$2,400.00	FY22 Community Wi...	2018-10-01
Removal of Material...	04/01/2021		\$15,000.00	128(a) 2020 - 2023	
Phase II Environmen...	02/08/2025	02/05/2025	\$9,999,999.00		

## Manage Participants

Tip: Yc  
pr

Users may add other registered BIT users as collaborators to a designated program. Program collaborators may be granted Admin, Collaborator, or View Only permissions. An Admin has full access to edit, add, and/or delete data within any section including programs, site data, funding sources, participants, default menus, and can import or export data. A Collaborator can edit, add, and/or delete all site data and site activities but cannot add/delete programs, manage participants, edit default menus, add/edit/delete funding sources, nor import or export data. View Only permission allows other users to view data within a BIT program but are unable to manipulate any of the data. Please be mindful of the permission level granted to ensure it is appropriate for the designated collaborator.

To add a collaborator, type their email, select a permission level, then click Send Invitation. The collaborator will receive an email inviting them to join the BIT program. Collaborators may be added or removed at any time.

### Add Users

Email

Admin  Collaborator  View Only

Send Invitation

### Edit Default Menus

This feature allows users to add or delete new entries from a default list of items shown in each dropdown menu found on different sections of BIT. Additions may be made by selecting a menu from the dropdown list below, clicking the Add Item button, then typing the name of the item to be added. Click Save. To delete an added item, select the appropriate menu from the dropdown and click the X button next to the item.

**Note:** Default entries cannot be deleted.

The default menus contain many entries needed for reporting in the EPA ACRES database. New values added to the dropdown menus may not be recognized by EPA. Please review all entries on the ACRES interface and edit accordingly before exporting to ACRES.

Select Menu To Edit:

Add Item

Activity

Ownership Entity

Receptors / Targets

Reference Point

Relationship to Property

Site Status

Site Type

Source of Funding

## Collaborators

# Bit Administration, Program & Funding – Demo Video

The screenshot displays the Bit Administration interface. On the left is a navigation sidebar with the following menu items: All Sites Map, Site Setup, Import Data (Tables), Export Tool, Edit Default Menus, Manage Participants, Nearby Facilities, BIT API, Manage Funding Sources (with sub-items: Funds/Grants, Funding Distribution, Funding Allocation, Comments), and a 'Program' dropdown menu currently set to 'Magistown Corridor #2'. The main content area is titled 'Manage Participants' and contains the following text: 'Users may add other registered BIT users as collaborators to a designated program. Program collaborators may be granted Admin, Collaborator, or View Only permissions. An Admin has full access to edit, add, and/or delete data within any section including programs, site data, funding sources, participants, default menus, and can import or export data. A Collaborator can edit, add, and/or delete all site data and site activities but cannot add/delete programs, manage participants, edit default menus, add/edit/delete funding sources, nor import or export data. View Only permission allows other users to view data within a BIT program but are unable to manipulate any of the data. Please be mindful of the permission level granted to ensure it is appropriate for the designated collaborator. To add a collaborator, type their email, select a permission level, then click Send Invitations. The collaborator will receive an email inviting them to join the BIT program. Collaborators may be added or removed at any time.' Below this text is an 'Add Users' form with an 'Email' field containing 'maggie@kzu.edu', radio buttons for 'Admin', 'Collaborator' (which is selected), and 'View Only', and a 'Send Invitation' button. At the bottom of the main content area is a 'Program Collaborators' section. On the right side of the interface is a map view showing the location of 'Partnership Abbot' with coordinates 37.0902, -95.7129. The map includes a 'Map' and 'Satellite' toggle, a 'United States' label, and buttons for 'Upload Images' and 'Upload Documents'.

# **BiT:**

## **Site Tracking and Open Dumps**

*Overview by Jacob Rohter*

# BiT: Adding & Tracking Sites

1. Create a blank Site
2. Add Site Information: Details, Ownership
3. Upload Files (Documents and Photos)
4. Compile notes for Tracking Site Assessment and Reuse Planning
5. Open Dump Characterization and Cleanup Cost Estimate Tool

**Transport Costs** This profiled data comes from the [Hazard Factors](#) page.

Actions	Transport Category	Number Of Loads	Hours Per Load	Hourly Transport Rate	Transport Cost
<a href="#">Edit</a> <a href="#">Delete</a>	Appliances	12	3	\$80.00	\$3,240.00
<a href="#">Edit</a> <a href="#">Delete</a>	Regular	142	2	\$80.00	\$22,720.00
<a href="#">Edit</a> <a href="#">Delete</a>	Hazardous	9	4	\$120.00	\$4,320.00
<a href="#">Edit</a> <a href="#">Delete</a>	Tires	7	6	\$70.00	\$2,940.00

Items per page: 10 | 1 of 4 | [1](#) [2](#) [3](#) [4](#) | [Total: \\$33,220.00](#)

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**Disposal Costs**

Actions	Name of the Disposal Method	Weight In Pounds	Price Per Ton	Disposal Cost
<a href="#">Edit</a> <a href="#">Delete</a>	Hazardous Landfill	42000	\$66.00	\$1,386.00
<a href="#">Edit</a> <a href="#">Delete</a>	Tire Recycling	11000	\$225.00	\$1,237.50

Items per page: 10 | 1 of 2 | [1](#) [2](#) | [Total: \\$2,623.50](#)

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**Restoration Costs** This profiled data comes from the [Redevelopment/Reuse Funding Activities](#) page.

**Estimated Cleanup Cost**

Cleanup Resources	\$0.00
Transport	\$33,220.00
Disposal	\$2,623.50
Restoration	\$0.00
<b>Total Cleanup Cost</b>	<b>\$38,243.50</b>

[Generate Report](#)

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**Health Threat Score**  
 0 **Low health threat**

**Contents (check all that apply)**

- Abandoned automobiles
- Abandoned trailers
- Abandoned carcasses
- Appliances white goods
- Construction and demolition waste
- Drums/containers of unknown pesticide containers
- Electronics
- Fluorescent light bulbs
- Furniture
- Lead acid batteries
- Medical wastes
- Meth-lab wastes
- Municipal solid waste
- Sewage sludge/septic-tank pumpings
- Spare tires
- Suspected asbestos or lead containing materials
- Suspected RCRA Subtitle C hazardous wastes (treated woods, paints, solvents)
- Waste oil/oily wastes
- Yard/green wastes

Contents Subscore: 33

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**Hazard Factors (check one)** **Subscore**

<b>Rainfall (check one)</b> <input checked="" type="radio"/> Low (<10 in/yr) <input type="radio"/> Medium (10 - 25 in/yr) <input type="radio"/> High (> 25 in/yr)	2
<b>Flooding Potential (check one)</b> <input type="radio"/> No potential for flooding <input type="radio"/> Debris movement from flooding unlikely <input checked="" type="radio"/> Debris from flooding likely	3
<b>Frequency of Burning (check one)</b> <input checked="" type="radio"/> Burning does not occur <input type="radio"/> Burning less frequently than weekly <input type="radio"/> Burning more frequently than weekly	1
<b>Controlled Access (check one)</b> <input checked="" type="radio"/> Effectively Controlled Access <input type="radio"/> Ineffective controls or poorly restricted access <input type="radio"/> Unrestricted access	1
<b>Site Drainage and Leachate Potential (check one)</b> <input type="radio"/> Site drainage protects ground or surface water <input type="radio"/> Limited ponding, drainage effects largely neutral <input checked="" type="radio"/> Site drainage increases ground or surface water contamination	6
<b>Frequency of Cover (check one)</b> <input type="radio"/> Daily <input type="radio"/> Monthly <input checked="" type="radio"/> Never <input type="radio"/> Weekly <input type="radio"/> Yearly	----
<b>Fenced Site</b> <input checked="" type="radio"/> Yes <input type="radio"/> No	0
<b>Public Concern (check one)</b> <input type="radio"/> No concern voiced <input type="radio"/> Little concern voiced by the public <input checked="" type="radio"/> Concern frequently voiced by the public	----

Hazard Factors Subscore: 13

**Site Information**

Site Name: Jake's Junkyard

Site Address: 38.999533276557, -96.0205171875

**Site Assessment/Reuse Planning**

**Assessment Activities**

Actions required to address Cultural/Historical features?  Is Cleanup required?  Yes  No  Unknown

If it is unknown whether or not a cleanup is necessary, indicate the appropriate reason:

**State & Tribal Brownfields/Voluntary Response Program Information**

Is this property enrolled in a State or Tribal Voluntary Response Program?

**Resiliency Strategies**

[Generate Report](#) [Save](#)

## Cleanup Cost Estimate Report

Jake's Junkyard

*Report totals include Cleanup Activities, Resources, Transport, Disposal, and Restoration.*

**Total Estimated Cleanup Cost: \$38,243.50**

### Cleanup Activities

Name	Funded Amount
General Contractor and Project Management	Subtotal \$9700.00

### Resources

Category	Cleanup Resource	Units	Unit Type	Hourly Rate	Processing Rate	Calculated Cost
Hazardous	Large Loader	2	Heavy Equipment	\$1,400.00	2.00	\$1,400.00
Regular	Volunteer Match	100	Labor hours	\$50.00	5.00	\$1,000.00
					<b>Subtotal</b>	<b>\$2,400.00</b>

### Transport

Waste Type	Number of Loads	Hours per Load	Hourly Transport Rate	Transport Cost
Appliances	12	3.00	\$90.00	\$3,240.00
Regular	142	2.00	\$80.00	\$22,720.00
Hazardous	9	4.00	\$120.00	\$4,320.00
Tires	7	6.00	\$70.00	\$2,940.00
			<b>Subtotal</b>	<b>\$33,220.00</b>

### Disposal

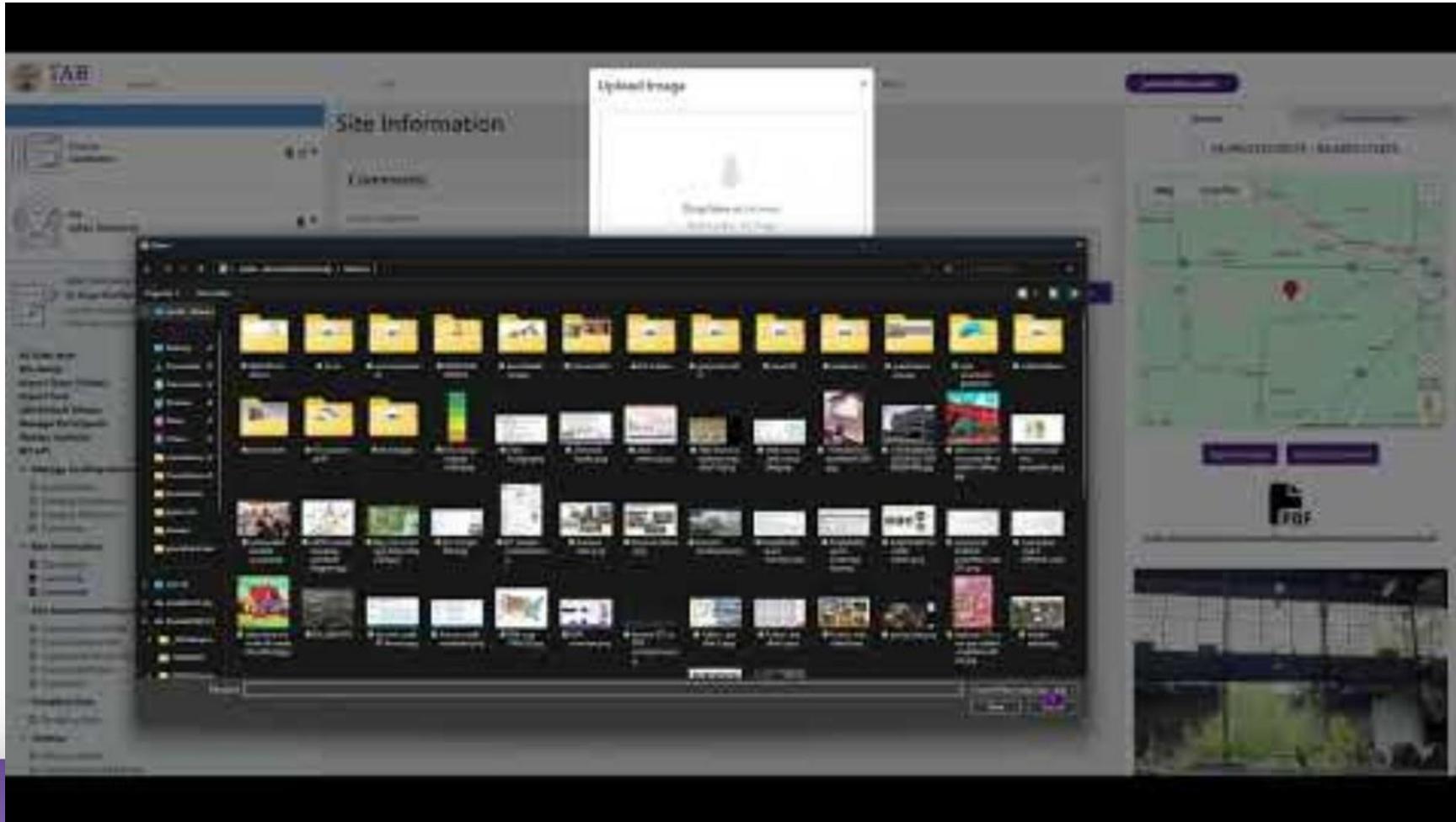
Disposal Method	Weight (lbs)	Price / Ton	Disposal Cost
Hazardous Landfill	42,000	\$66.00	\$1,386.00
Tire Recycling	11,000	\$225.00	\$1,237.50
		<b>Subtotal</b>	<b>\$2,623.50</b>

### Totals

Section	Amount
Cleanup	\$9700.00
Resources	\$2,400.00
Transport	\$33,220.00
Disposal	\$2,623.50
Restoration	\$0.00
<b>Total Cleanup Cost</b>	<b>\$47,943.50</b>

# BiT Site Tracking & Open Dumps

## Demo Video



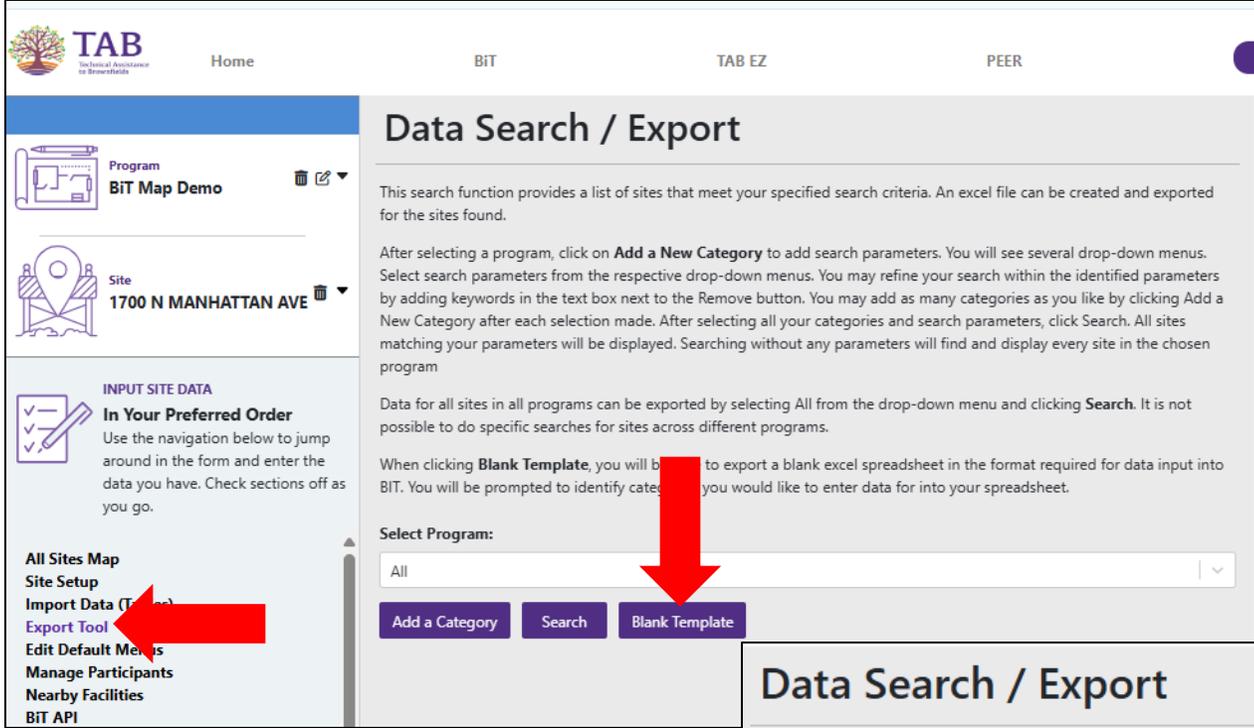
# **BiT:**

## **Data Import & Export, Mapping, and BiT Mobile**

*Overview by Dr. Cynthia Annett*

# BiT Data Import/Export Tool

- Export all of your data as an Excel Spreadsheet
- Select specific sites for export
- Search for specific kinds of sites to export
- Export a blank template for use in formatting data for import into BiT



**TAB** Technical Assistance to Brownfields

Home    BiT    TAB EZ    PEER

## Data Search / Export

This search function provides a list of sites that meet your specified search criteria. An excel file can be created and exported for the sites found.

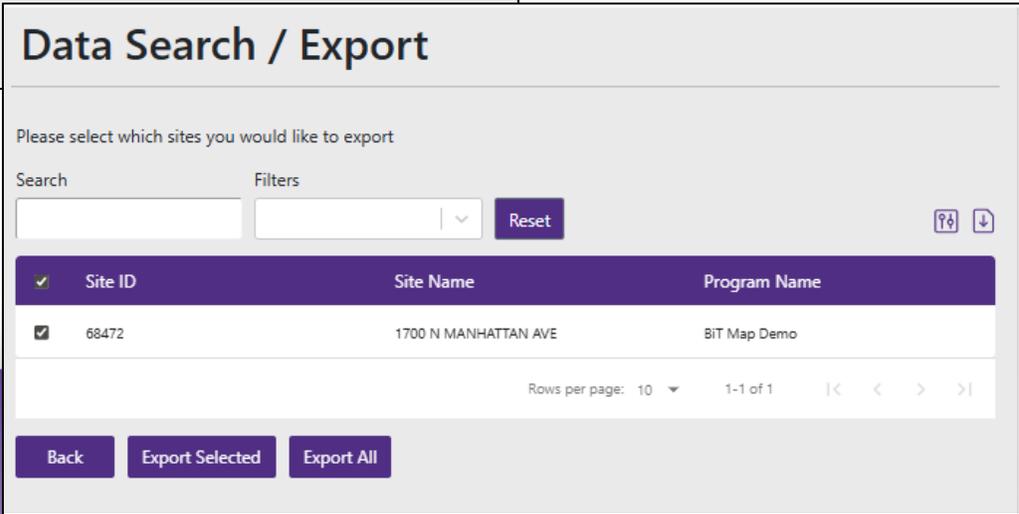
After selecting a program, click on **Add a New Category** to add search parameters. You will see several drop-down menus. Select search parameters from the respective drop-down menus. You may refine your search within the identified parameters by adding keywords in the text box next to the Remove button. You may add as many categories as you like by clicking Add a New Category after each selection made. After selecting all your categories and search parameters, click Search. All sites matching your parameters will be displayed. Searching without any parameters will find and display every site in the chosen program

Data for all sites in all programs can be exported by selecting All from the drop-down menu and clicking **Search**. It is not possible to do specific searches for sites across different programs.

When clicking **Blank Template**, you will be prompted to identify categories you would like to enter data for into your spreadsheet.

Select Program:

**Add a Category**    **Search**    **Blank Template**



## Data Search / Export

Please select which sites you would like to export

Search     Filters     **Reset**

Site ID	Site Name	Program Name
<input checked="" type="checkbox"/> 68472	1700 N MANHATTAN AVE	BIT Map Demo

Rows per page: 10    1-1 of 1    << < > >>

**Back**    **Export Selected**    **Export All**

# BiT Data Import/Export Demo Video

**Welcome to BiT**

This is used to create, manage, and administer data for your research, education, and other environmental programs. Sites that you set up can be used for monitoring, record keeping, and budgeting, and feeding survey information.

To get started you will need to set up at least one program.

**Select a Program**

**Create a New Program**

**Create**

**What is a Program?**

A program serves as a repository for tracking and administering facility records and site information. It provides a central place for all data and information. A program may have multiple sites and multiple facilities located within the same geographic area. Examples of programs include: water quality, air quality, and other environmental data.

**What is a Site?**

A site is any property with either an existing environmental condition that we monitor or the potential to have an environmental condition. Examples of sites include: water quality, air quality, and other environmental data.

**Tutorials**

**Quick Start Guide**

Setting up a new program and entering data (Setting Up)

Setting up and tracking funding sources

What's new with the user interface?

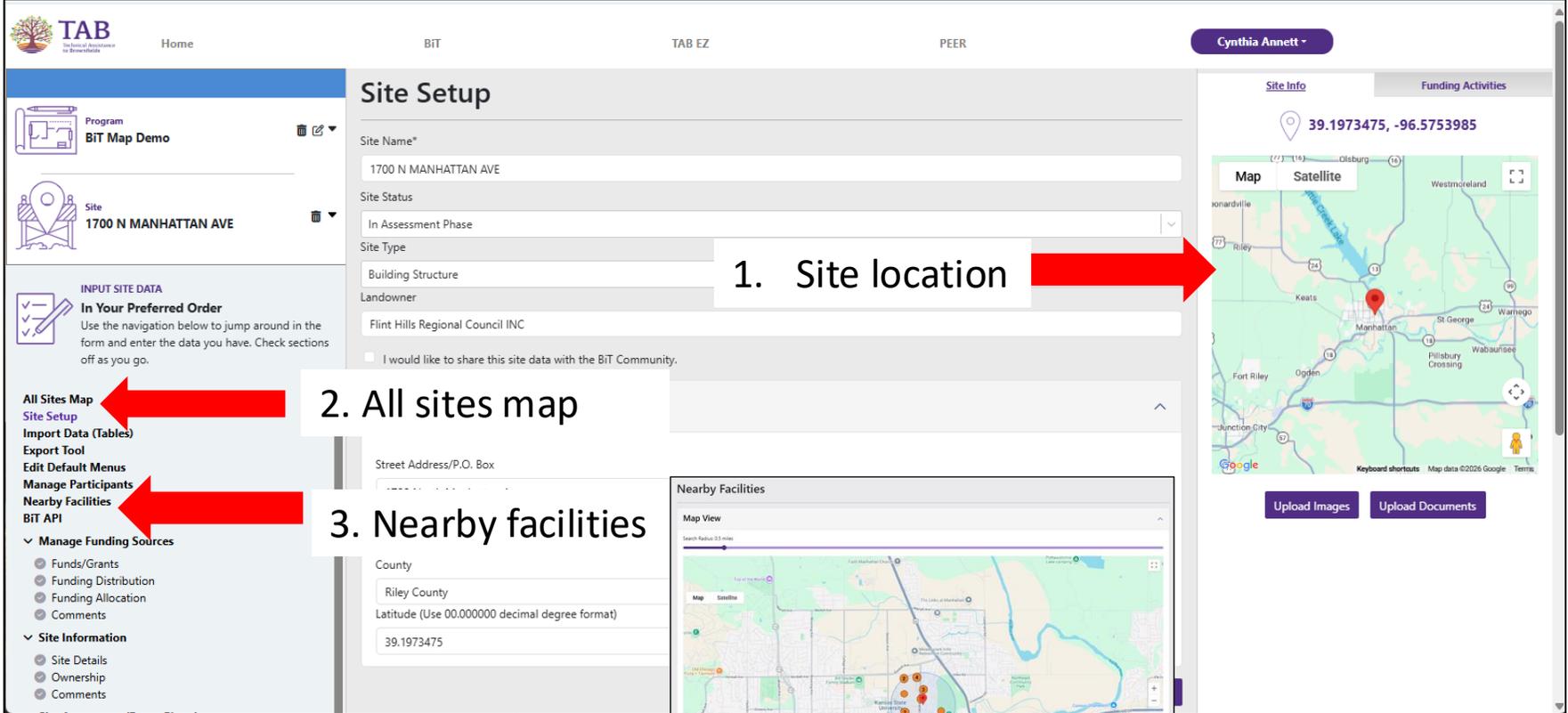
**Tip:** You can change your program name later. Click on the 'Edit' button in the 'Programs' list.

Kansas State University | CABEM

# BiT Maps

There are 3 types of maps

1. Site location – satellite view, street view, lat/long
2. All Sites – all of the sites in your program on the same map
3. Nearby facilities – sites in EPA FRS database within a specified range of your site



The screenshot displays the 'Site Setup' page in the BiT application. The interface includes a navigation menu on the left, a main form for site details, and a right-hand panel with map views. Three red arrows point from text labels to specific elements in the interface:

- 1. Site location** points to the 'Map' view in the right-hand panel, which shows a satellite view of the site at 1700 N Manhattan Ave with coordinates 39.1973475, -96.5753985.
- 2. All sites map** points to the 'All Sites Map' link in the left-hand navigation menu.
- 3. Nearby facilities** points to the 'Nearby Facilities' link in the left-hand navigation menu.

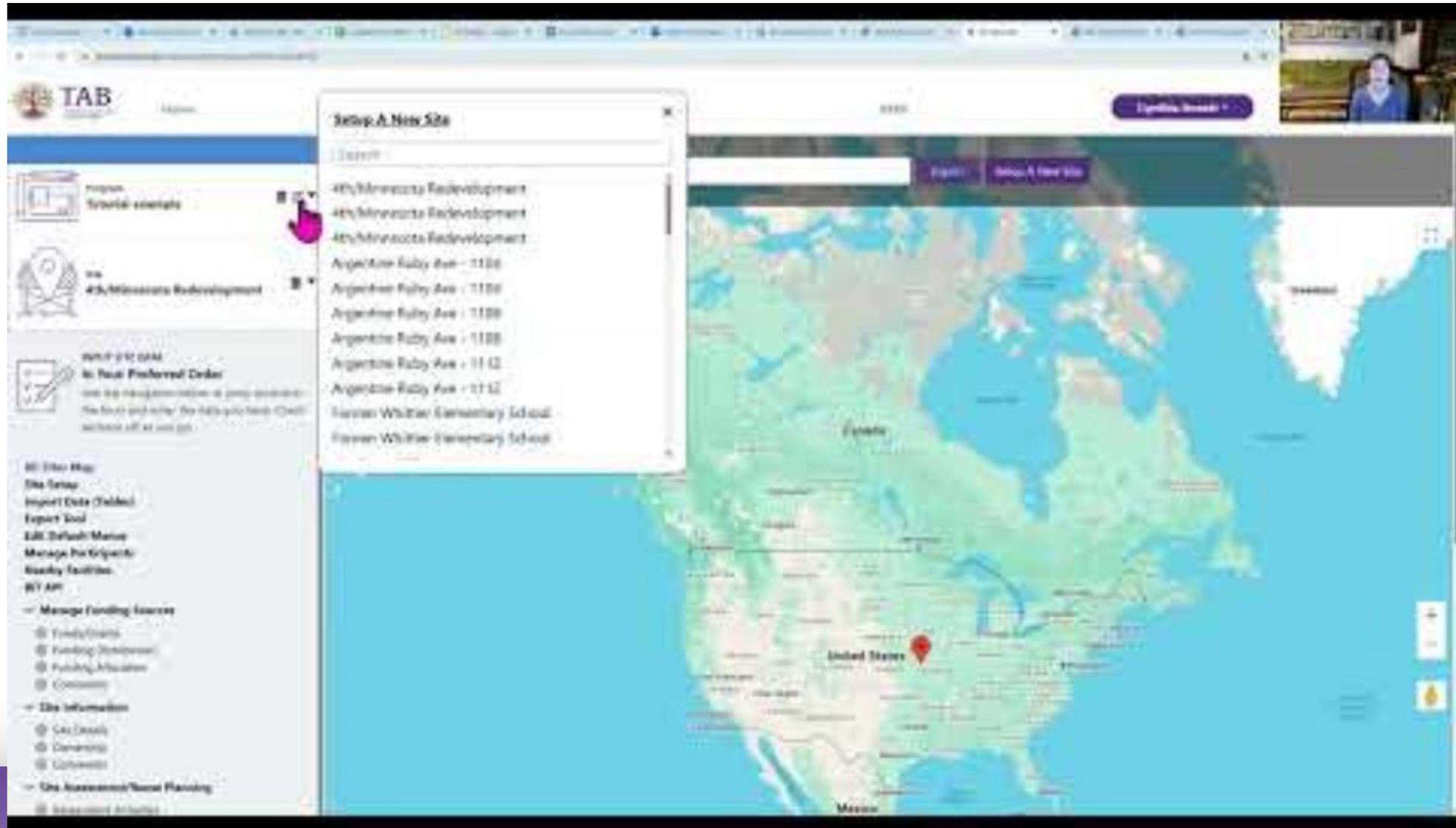
The 'Site Setup' form contains the following fields:

- Site Name\*: 1700 N MANHATTAN AVE
- Site Status: In Assessment Phase
- Site Type: Building Structure
- Landowner: Flint Hills Regional Council INC
- Street Address/P.O. Box: [Empty]
- County: Riley County
- Latitude (Use 00.000000 decimal degree format): 39.1973475

The 'Nearby Facilities' section shows a map view and a table view. The table view displays the following data:

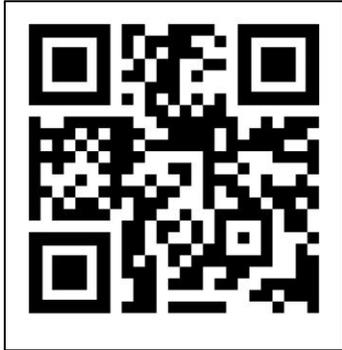
Facility Name	Address	City	State	Zip Code	Latitude	Longitude	Risk	Environment	Facility Page
Kenasa State Prison	1640 Grand Dr. N.	Warrensburg	MO	65758	38.16042	-92.67876	High	Environment	10/1/20
Procter Hospital	1000 State Street	Warrensburg	MO	65752	38.16275	-92.67804	Medium	Administration	10/1/20

# BiT Mapping Demo Video

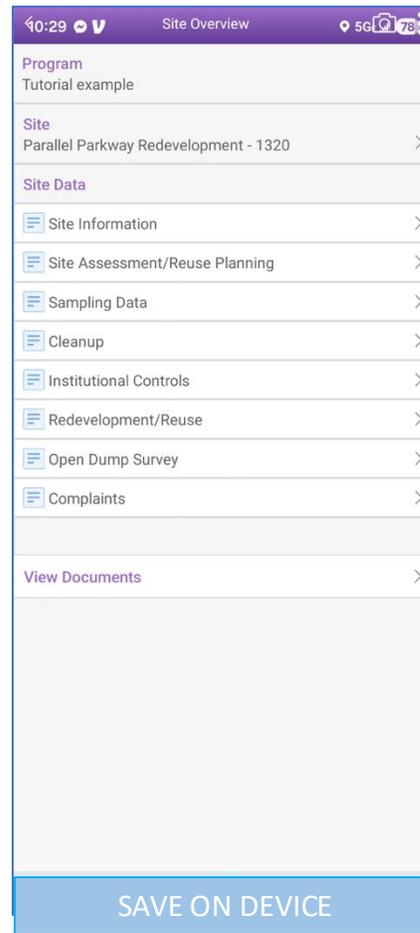


# BiT Mobile

Google Play QR Code



Apple App Store QR Code



Site Overview

Program  
Tutorial example

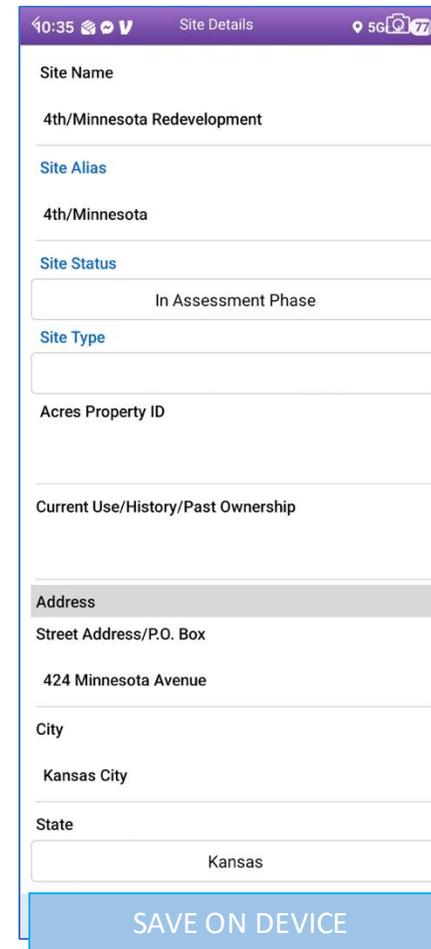
Site  
Parallel Parkway Redevelopment - 1320

Site Data

- Site Information
- Site Assessment/Reuse Planning
- Sampling Data
- Cleanup
- Institutional Controls
- Redevelopment/Reuse
- Open Dump Survey
- Complaints

View Documents

SAVE ON DEVICE



Site Details

Site Name  
4th/Minnesota Redevelopment

Site Alias  
4th/Minnesota

Site Status  
In Assessment Phase

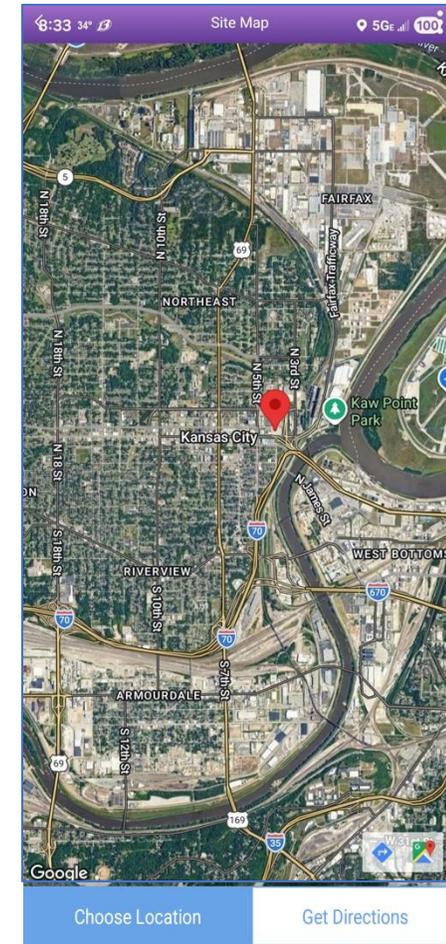
Site Type

Acres Property ID

Current Use/History/Past Ownership

Address  
Street Address/P.O. Box  
424 Minnesota Avenue  
City  
Kansas City  
State  
Kansas

SAVE ON DEVICE



## BiT Mobile: Data on the Go

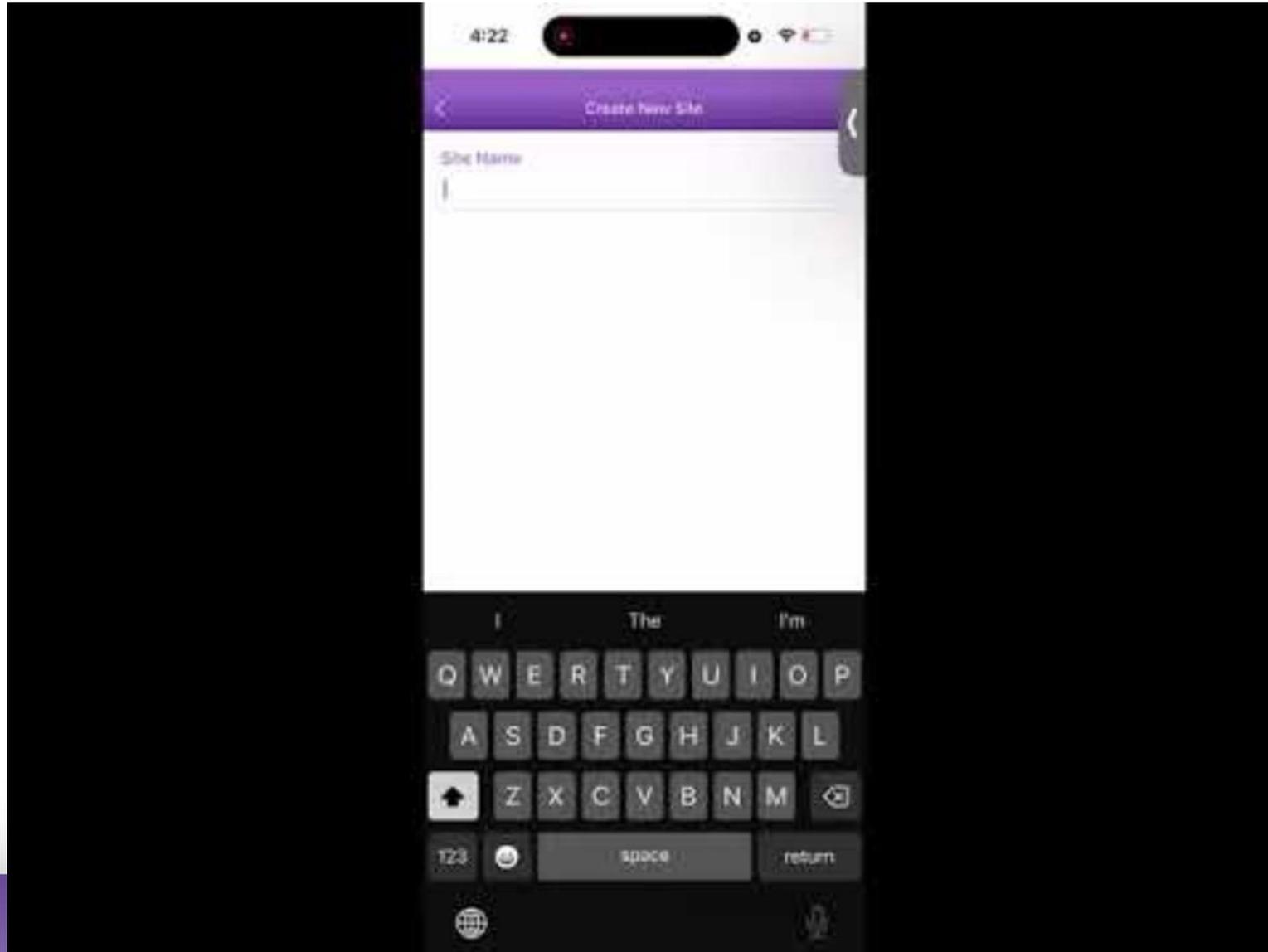
The BiT Mobile App allows users to gather and update brownfield data seamlessly on their smartphones and tablets.

- **Collect Data in the Field:** Capture critical information directly at the site.
- **Effortless Synchronization:** Save your data offline and sync it effortlessly when you're back in the office with Wi-Fi or cellular data.

## Download Now:

- **Apple App Store:** Search for "BiT Mobile"
- **Google Play Store:** Search for "'BiT Mobile"

# BiT Mobile – Demo Video



# **TAB EZ:**

## **Grant Writing Tool**

*Overview by Leslie Etzel*



# Benefits of TAB EZ

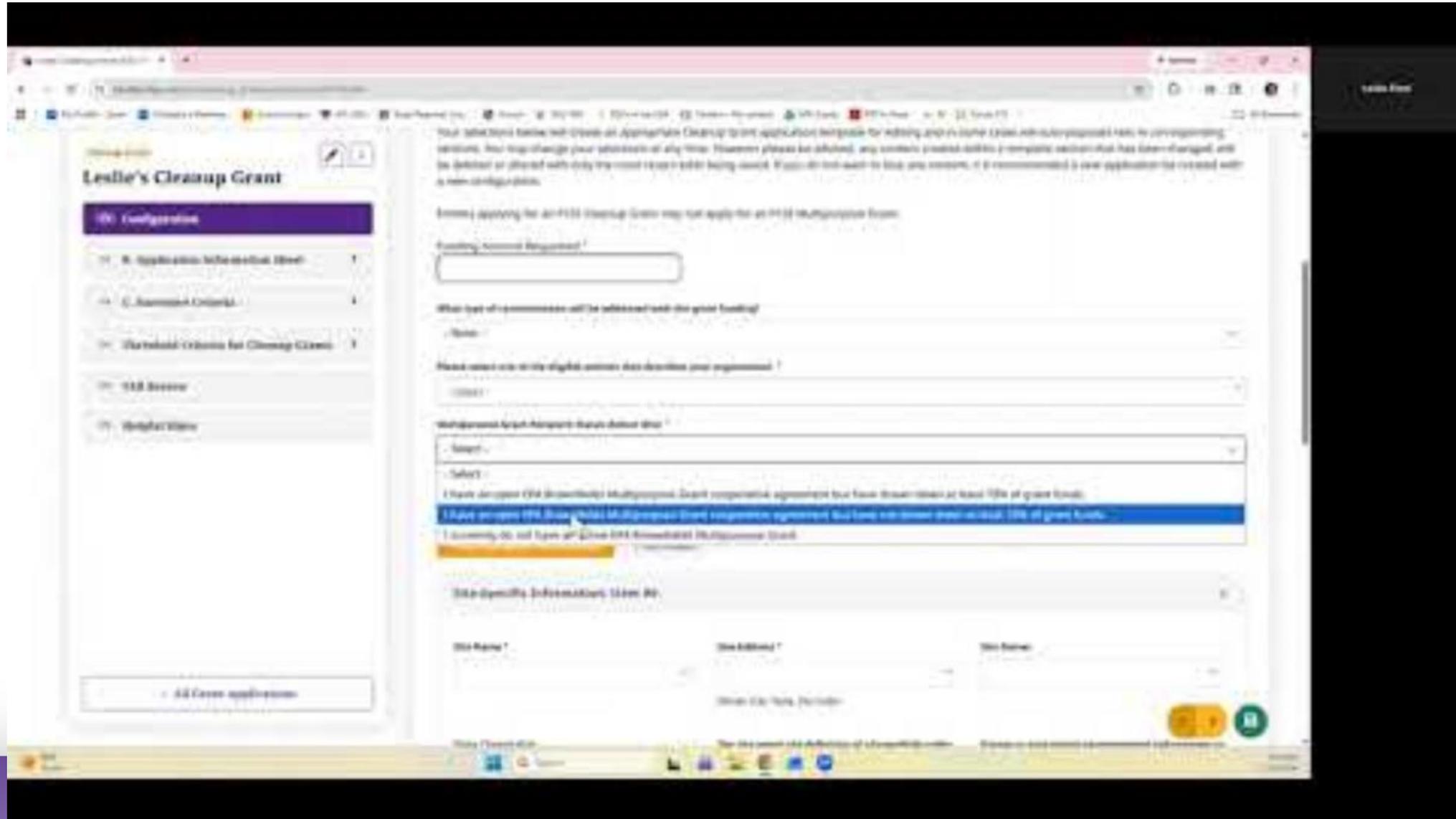
- Free and user friendly
- Helpful tips and resources
- Examples of successful proposals
- Framework follows EPA grant guidelines
- Document export supports Word and PDF formats
- Collaborative for multiple users
- Password-protected to prevent unauthorized access

***Note:***

- TAB EZ cannot write a specific and compelling proposal on its own.
- TAB EZ is not a substitute for reading the EPA grant guidelines.



# TAB EZ – Demo Video



# Community Benefits Calculator

*Overview by Maggie Belanger*

# Community Benefits Calculator

A tool to begin evaluating if redevelopment benefits to a community are worth the costs & risks.

The Calculator Evaluates or Documents Results of Redevelopment Projects Based On

- Net financial cost or gain to a community
- Alignment with community goals
- Risks that could threaten a project

**Note:** This is a screening-level calculator. Additional, professional advice is needed before making final decisions.

Project Benefits		
Project Monetary Community Benefit Over Life of Project		
Net Present Value (Negative or Positive Value)		
<small>al cash flows for the proposed project. It factors in the community's initial investment and all future c y way to see if a project is economically viable. If the PV is positive, there is a financial benefit. If the ns. It is critical to consider non-monetary benefits as well. Even if the present value is zero or below is well worth the cost. Always make sure your evaluation considers risk as well.</small>		
Non Monetary Benefit Score		
0 - 5	6 - 10	11 - 15
Benefit 1		
Benefit 2		
Benefit 3		
Risk Score		
0 - 5	6 - 10	11 - 15
Risk 1		
Risk 2		
Risk 3		

Project Summary	
<small>The proposed project is a [park, retail center, grocery store, industrial building, rec center, pool, office building, build-to-suit office for XYZ company, etc.]. The proposed location is [111 Sunset Court in Anytown, USA]. The site [is, is not] a brownfield. The environmental issues include [ none, former dry cleaner, petroleum spill, groundwater contamination, etc.]. The proposed site is approximately .....[acres, sf]. The project is being proposed by [city, non-profit, developer, owner-user, etc.]. Potential community-funded sources include [ land donation, TIF, PILOT, sales tax sharing, CDBG funds, grants, etc..].</small>	
Total Project Cost	\$0.00
Municipality Costs	\$0.00
Time to Completion	0 years
Permanent Jobs Created	0
New Annual Visitors	0
New Annual Retail Sales Volume	\$0.00
New Assessed Property Values	\$0.00
Incremental Sales Tax	0
Incremental Property Tax	\$0.00
Adjacent Assessed Property 5 Year Increase	0.00%
Life of Project	0
Community Risk Score	0
Community Benefit Score	0
Community Economic Benefit	\$ Net Present Value

This tool was developed with the help of KSU TAB Partner, Adaapta.

# CBC – Demo Video

The screenshot displays a spreadsheet application window titled '200 Year Community Benefits (Worksheet: 1.0.0.0)'. The spreadsheet is organized into several sections:

- Non-necessary and Social Benefits:** This section includes a detailed text box with instructions on how to rate the impact of a project on various community priorities. A yellow cell in the 'Score Total' column for this section contains the number '7'.
- Other Categories:** Below the first section are rows for 'Land Use', 'Habitat and Wetlands', and 'Wildlife', each with a corresponding score of '1'.
- Risks:** A large blue-shaded area lists numerous risk categories such as 'Public Health', 'Environmental', 'Land Use', 'Historic Preservation', 'Cultural', 'Historic Preservation', 'Resisting Building Materials', 'Accessibility', 'Crime Reduction', 'Affordable Housing', 'Tax Revenue', 'Public and Recreation', 'Climate Change', 'Hazard Environment', 'Resilience', and 'Transitional Justice'. A green cell in the 'Score Total' column for this section is visible at the bottom.

The spreadsheet interface includes a standard menu bar (File, Edit, View, etc.) and a toolbar with various icons for editing and navigation.

# Contact Info

## Maggie Belanger

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## Leslie Etzel

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864.404.5421

**Let's Connect!**

Scan to get in touch with a TAB member or to join our mailing list



*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**

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# Thank You

For joining us for this webinar. Please get in touch if you have any questions or comments: [leslieetzel@ksu.edu](mailto:leslieetzel@ksu.edu)

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