TAB Technical Assistance to Brownfields | Kansas State University

Building Your Brownfields Team: Day 2

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

ksutab.org

Technical Notes

If you experience technical difficulties with your connection:

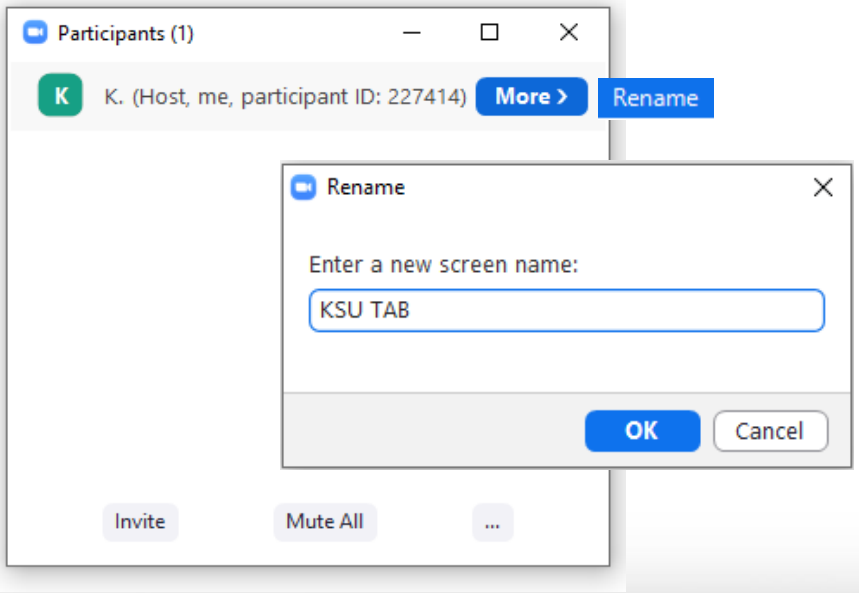
Dial 785.532.0783

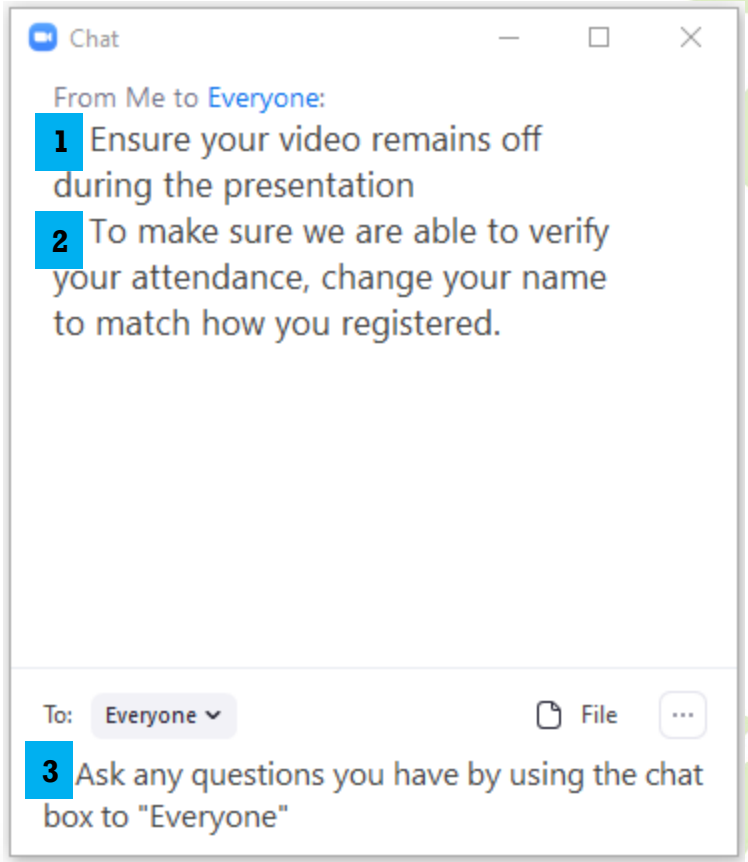
Email chsr@ksu.edu

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

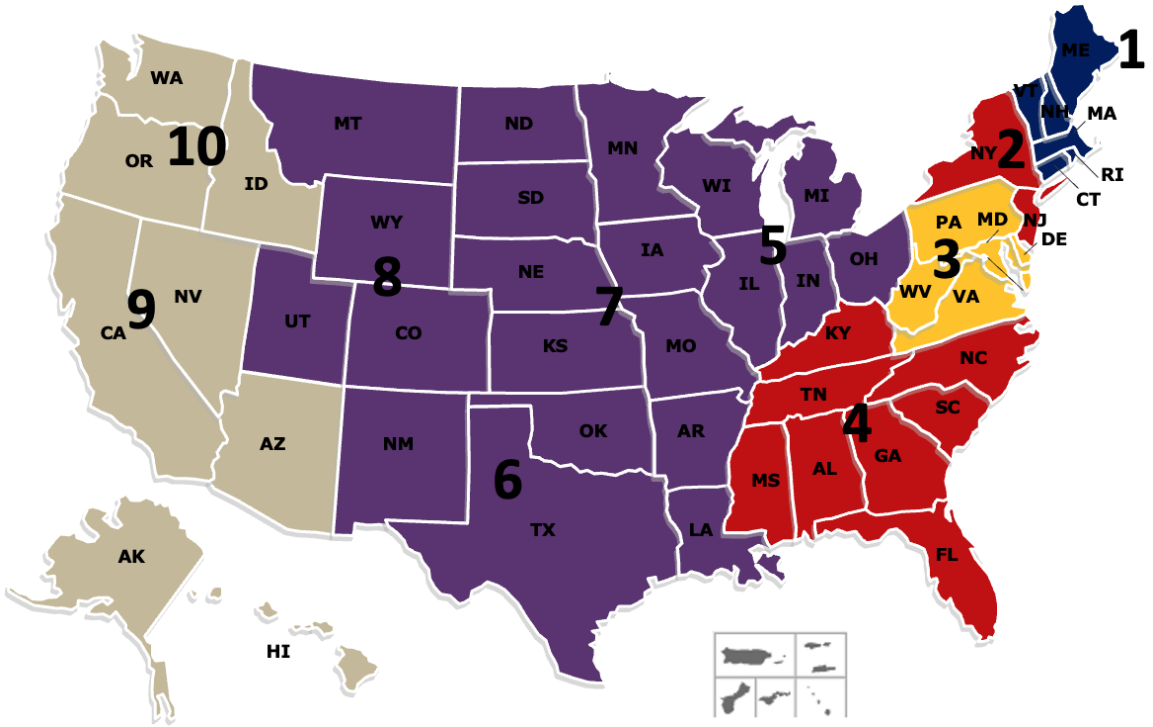




Technical Assistance to Brownfields (TAB)

- Nationally funding program by U.S. EPA
- Technical assistance for communities and tribes revitalizing communities through brownfields redevelopment
- Services provided are free and tailored to meet specific needs

Technical Assistance to Brownfields (TAB)



What is TAB?

- A national program funded by U.S. EPA
- Dedicated TAB services provider for each EPA region & a dedicated TAB services provider for all federally recognized Tribes & Alaska Native villages
- 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 – ITEP – ANTHC – Tribal TAB

Speakers

Kristin Prososki
KSU TAB Assistant Director – Regions 5 and 7

Kate Lucas, AICP
KSU TAB Assistant Director – Region 8

Randy Hafer, FAIA, LEED® AP BD+C
Co-Founder, High Plains Architects
Billings, MT

Amanda Alewine, EDFP
Senior Brownfields Planner
Oklahoma City, OK

Day 1 Refresher: Why You Need a Team Approach

First Things First: Brownfield Basics

- "…real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

- Typically includes sites with low to moderate levels of contamination that can range widely in size

- Common contaminants include petroleum, asbestos, lead paint, heavy metals, PCE, meth lab contaminants, mine-scarred lands, and more

What Does That Mean?

- Brownfield sites often sit vacant for years, waiting to be assessed, cleaned up, and redeveloped
- Your municipality loses out on tax revenue and community benefit
- Eyesore properties bring down property values, act as “attractive nuisances”, and present a potential environmental threat

Common Challenges

- Staff capacity
- Funding constraints
- Regulatory complexity
- Economic conditions
- Difficult owners
- Fear of liability
- Lack of community support
- Lack of development interest
- And more…

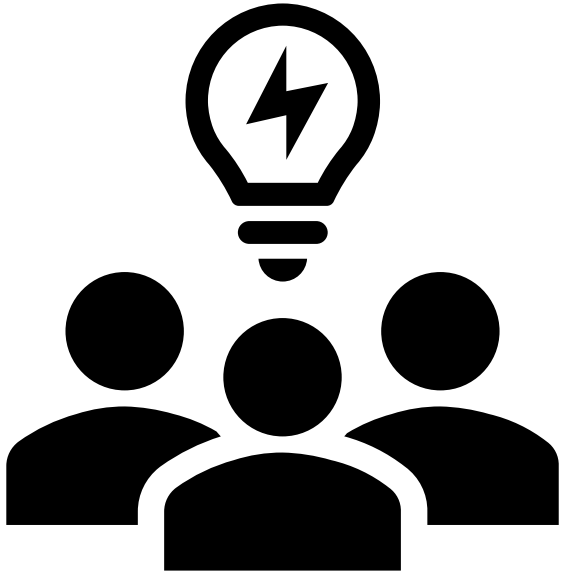
Team Approach

The “ultimate multi-disciplinary profession”

- Local government
- Community stakeholders
- Technical experts
- Legal and financial
- Developers

Tips for Building Your Brownfields Team

- Every project needs a “champion”
  - This can be a local government staff person, an elected official, a community member, etc.
  - Needs to have the support of other team members
  - Can be more than one person, but more than 2 people can lead to conflict, miscommunication, and “too many cooks in the kitchen”



Tips for Building Your Brownfields Team

- Clearly define roles for the team
- Identify gaps early
- Have a clear vision
- Consider regional partnerships

Key Roles: Part 2

Legal Team

- Sites can range from straightforward to legally complex
- Sometimes need attorneys who specialize in environmental or real estate
  - Not likely grant eligible
  - Highly recommended to ask about experience and cost
- Ask your QEP, state brownfields program, or other communities for referrals

Financial Team

- Grant writers/administrators and finance administrators
- Stacking financing options – may need to be creative
- Coordinating with selected lender
  - Consider working with a Community Development Financial Institution (CDFI) instead of a big bank
  - Early communication about what they need and how your community can help

Good recordkeeping is ESSENTIAL!

Developers

- Consider your goals for redevelopment: community benefit, financial return, or a combination of the two?
- This will inform your development approach: parks, infrastructure, and public buildings typically don’t need a developer
- If partnering with a developer, consider who will handle the cleanup
  - Is the local government just connecting the developer to the brownfield site, or are they acquiring the site and cleaning it up before sale?

Removing Unknowns

- Developing on brownfield sites is often more complicated and expensive than on greenfield sites
- If working with a development partner, removing as many “unknowns” as possible can help make a deal pencil
  - Things like environmental characterization, community support, clear property title, a recent survey, an understanding of utility connections, appropriate zoning, and economic feasibility studies can all help remove uncertainty

Removing Unknowns

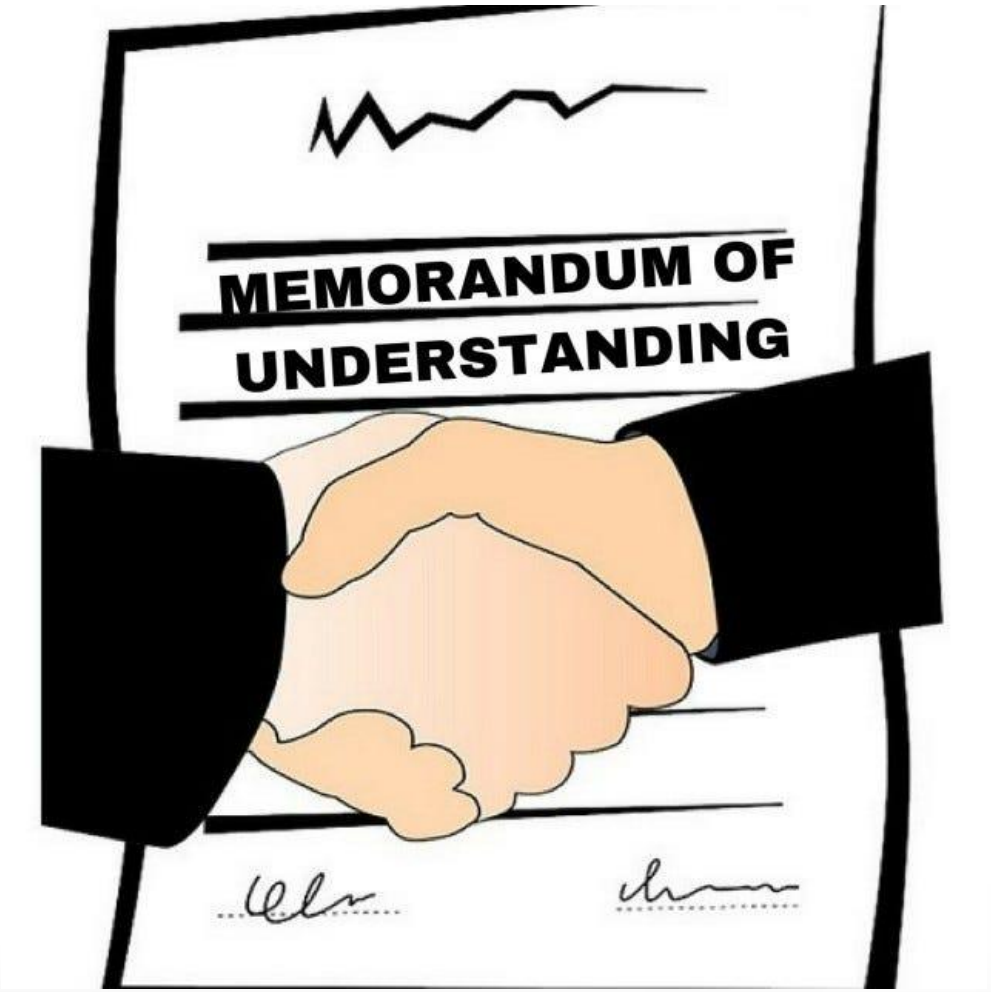
- Decide if your community is willing/able to make concessions or provide incentives to developers, and if you're willing to help them seek grants
  - Incentives include things like tax abatement, tap fee mitigation, land donation/price reduction, etc.
  - You can make providing these incentives contingent on a community benefit from the development

Finding a Developer

- Many small towns won’t be able to attract a large corporation, but that doesn’t mean that you don’t have development interest in your community
  - Existing local businesses, small businesses from nearby communities open to expanding, local contractors, etc. are all good places to start
  - Coordinate with your chamber of commerce or local business lead
- You can also issue an RFP for development
  - May need to reach out to developers in advance to raise awareness

Securing a Developer

- Memorandum of Understanding (MOU) as a middle step
  - Roles, responsibilities, and timeline
  - Everyone on the same page before City or developer further invest time and effort into the project
  - Regular check in meetings can be helpful to talk through progress



Securing a Developer

- Developer Agreement
  - Utilize an attorney to ensure clarity and thoroughness
  - Be realistic with timeframes (allow for cushion, incremental steps with timeline are helpful)
  - If part of a public-owned property, consider protecting the public interest by including a reversionary clause if actions aren't taken within the approved timeframe – lay out options for flexibility/extension for sufficient progress

Case Studies

High Plains Architects
Billings, Montana

Randy Hafer, FAIA, LEED® AP BD+C
Co-Founder

BUILDING YOUR BROWNFIELDS TEAM

DEALING WITH ‘EMPTY LOT (AND BUILDING) SYNDROME’

L&L BUILDING
Billings, MT

HOME ON THE RANGE
Billings, MT

SWIFT LOFTS
Billings, MT

KLOS BUILDING
Billings, MT

BORDEN HOTEL
WHITEHALL, MT

ARVON BLOCK
Great Falls, MT

WIER BUILDING
Roundup, MT

KEYS TO REDEVELOPMENT SUCCESS

L&L BUILDING - BILLINGS

Historic Tax Credit Project | TIF Grant

BEFORE

AFTER

Lesson Learned:
Never assume a building must be torn down

HOME ON THE RANGE - BILLINGS

First LEED Platinum Building in 5 State Region

BEFORE

AFTER

Lesson Learned:
The “green” approach can, and should, save money compared to conventional new construction

FINANCIAL MISCONCEPTIONS

"Why not just tear it down?"

Conventional Approach (Estimates*)			Green Building Approach (HOTR Actual)	
Property	$ 182,500		$ 182,500	Property
Professional Services (10%)	$ 134,790		$ 122,000	Professional Services
Demolition	$ 70,500		$ 15,000	Deconstruction (partial)
New Construction	$ 1,156,700		$ 839,200	Renovation
-			$ 66,200	Renewable Energy Systems
Site Improvements	$ 191,200		$ 165,700	Site Improvements
-			$ 12,800	LEED-related costs & fees
TOTAL CAPITAL COSTS	**$1,735,690**		**$1,403,400**	**TOTAL CAPITAL COSTS**

Net upfront savings: $331,790

*Estimates from 2006 RS Means Building Construction Cost Data based on 8,300 SF commercial office @ $135/SF w/ 1,200 SF basement @ $30/SF

SWIFT LOFTS - BILLINGS

Historic Tax Credit Project | LEED Platinum

BEFORE

AFTER

Lesson Learned:
You can do a successful historic tax credit project at the highest level of sustainability

SWIFT LOFTS - BILLINGS

Historic Tax Credit Project | LEED Platinum

BEFORE

AFTER

KLOS BUILDING - BILLINGS

Historic Tax Credit Project | LEED Platinum

BEFORE

AFTER

Lesson Learned:
Historic Buildings are often well-suited to become high performance buildings: designed for daylighting and natural ventilation

KLOS BUILDING - BILLINGS

Historic Tax Credit Project | LEED Platinum

BEFORE

AFTER

BORDEN HOTEL - WHITEHALL

Historic Tax Credit Project

BEFORE

AFTER

Lesson Learned:
If you build it, they will come!

BORDEN HOTEL - WHITEHALL

Historic Tax Credit Project

BEFORE

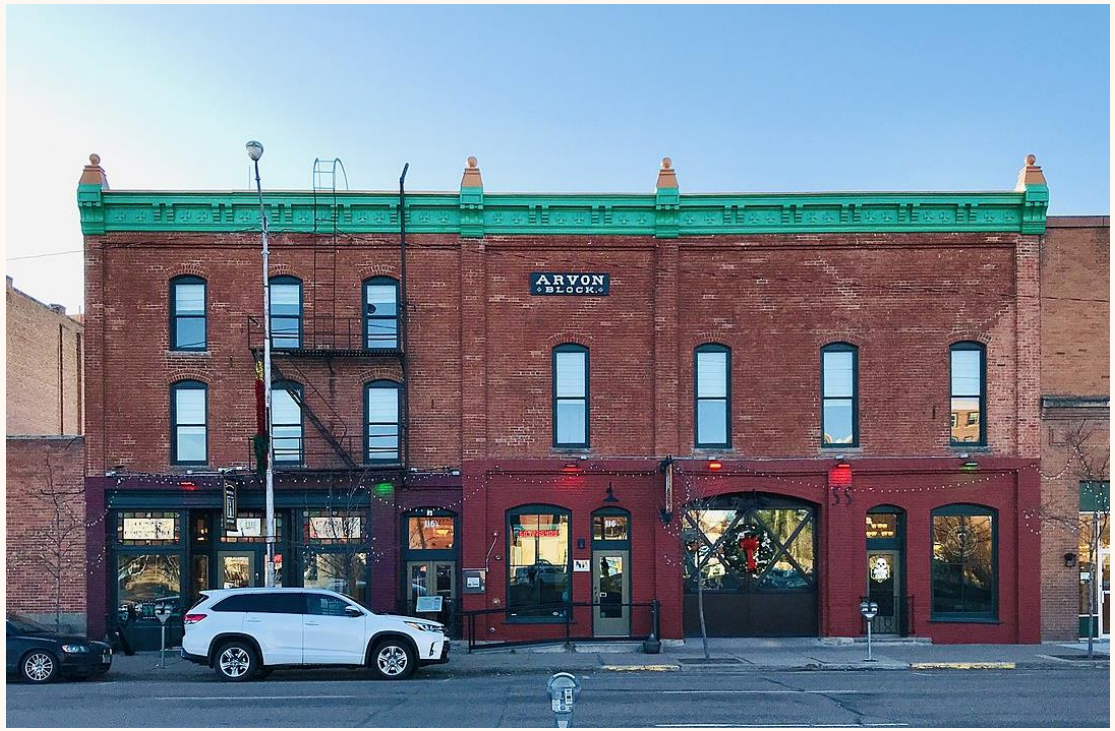
AFTER

ARVON BLOCK – GREAT FALLS

Historic Tax Credit Project

BEFORE

AFTER



Lesson Learned:
A building can be saved even after 40 years of leaking!

ARVON BLOCK – GREAT FALLS

Historic Tax Credit Project

BEFORE

AFTER

WIER BUILDING - ROUNDUP

KSU TAB | Current Redevelopment Project

WIER BUILDING - ROUNDUP

KSU TAB | Current Redevelopment Project

BEFORE

CURRENT (ONGOING)

Lesson Learned:
Historic buildings often provide opportunities to address the current needs of smaller communities

HISTORIC TAX CREDITS

Work with SHPO early and often

OPTIMISM

The project should be done, and can be done

EXPERIENCE

Project partners, consultants, or mentors

REMEDIATION ASSISTANCE

KSU TAB is the ideal starting place

TOOLS FOR SUCCESS

Oklahoma City, Oklahoma

Amanda Alewine, EDFP
Senior Brownfields Planner

Dewey Park

- Long-vacant school site
- Size 4.2 Acres
- Project Cost: $2,914,476
  - Site Acquisition – ARPA – $352,550
  - Site Surveys – CDBG - $17,807
  - Park Construction – ARPA - $2,544,119
- Brownfields Funding: $17, 840
- Amenities include walking paths, public art, shaded areas, exercise equipment, picnic tables, sports court, and a memorial wall honoring community leaders

Takeaways and Action Steps

- Identify a project or priority site
- Assign a lead/champion
- Map existing internal capacity
- Fill gaps with partners/consultants
- Pursue funding (grants, state programs, establish TIF district, etc.)
- Coordinate with a developer or your community to implement the project

Common Pitfalls

- Lack of clarity on project goals
- Lack of clarity on leadership and responsibility
- Infighting
- Unwillingness to make a decision
- “We just need one more study”
- Not maintaining active and regular communications with the team

Questions?

We Want to Hear Your Feedback

Please provide feedback on today's event:

1. Click this link
   https://kstate.qualtrics.com/jfe/form/SV_396XRj7BD3nB1Hg

2. Click the link provided in the chat box

1. Scan this QR image from your smartphone

Contact Info

Let's Connect!

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

SCAN ME!

Randy Hafer, FAIA, LEED® AP BD+C

Co-Founder
High Plains Architects
rhafer@highplainsarchitects.com
406-896-0250

Amanda Alewine, EDFP

Senior Brownfields Planner
Oklahoma City, OK
amanda.alewine@okc.gov
405-297-1766

Kate Lucas, AICP

Assistant Regional Director
KSU TAB Program, EPA Region 8
katelucas@ksu.edu
817-565-2885

Kristin Prososki

Assistant Regional Director
KSU TAB Program, EPA Regions 5 & 7
kp3@ksu.edu
507-340-5799

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

TAB Technical Assistance to Brownfields | Kansas State University

Thank You

For joining us for this webinar. Please get in touch if you have any questions or comments: kp3@ksu.edu

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