



TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY

Building Your Brownfields Team: Day 1

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

Technical Notes

If you experience technical difficulties with your connection:



Dial 785.532.0783



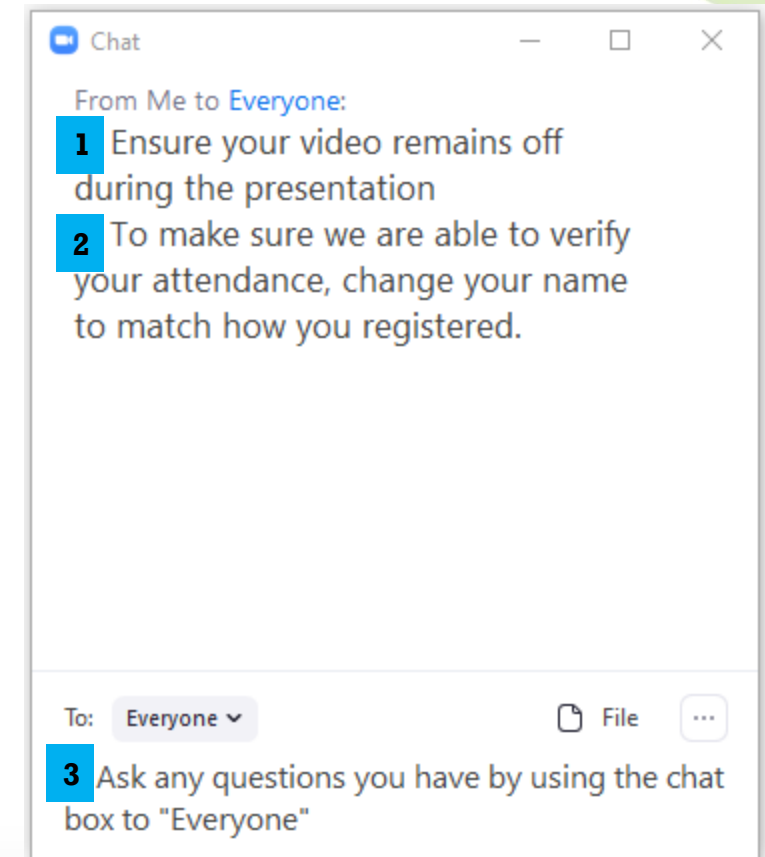
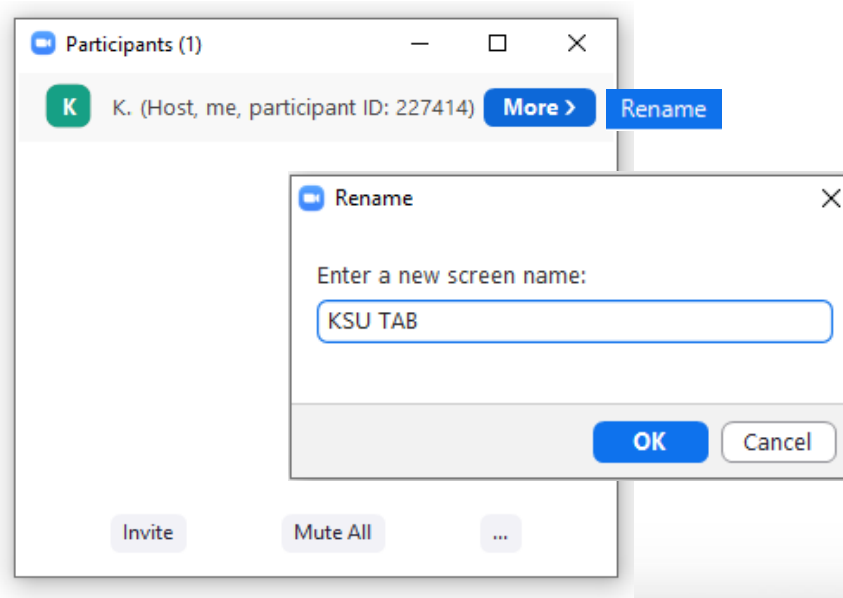
Email chsr@ksu.edu

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

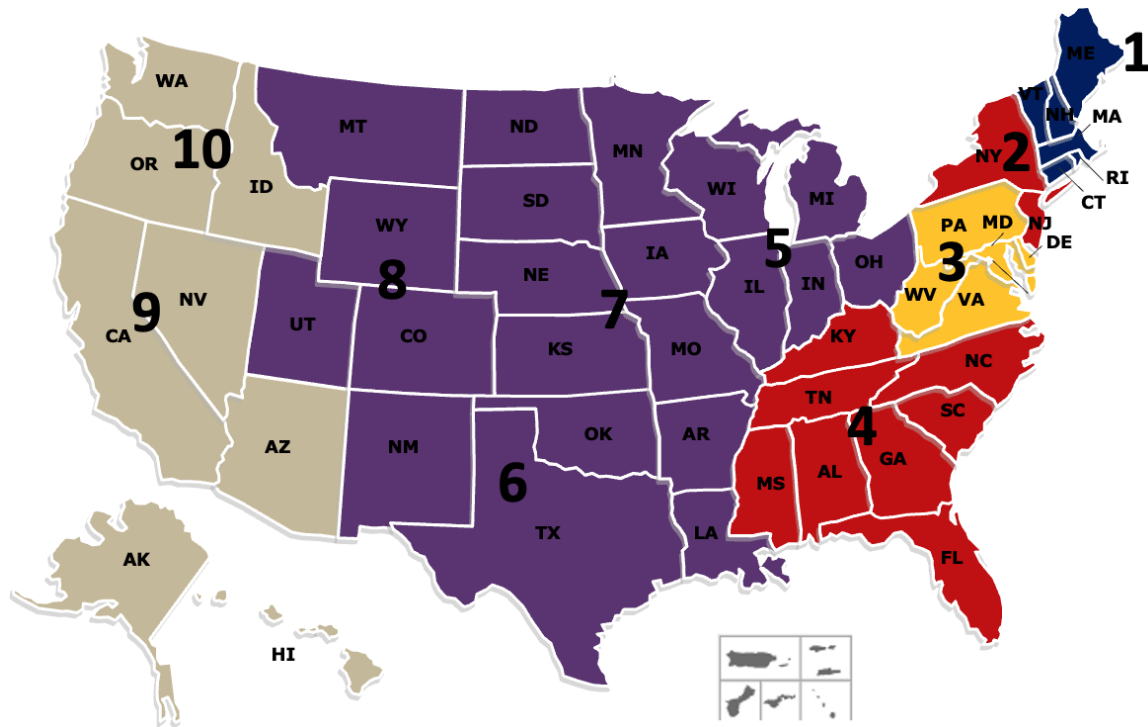


Technical Assistance to Brownfields (TAB)

- Nationally funded 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

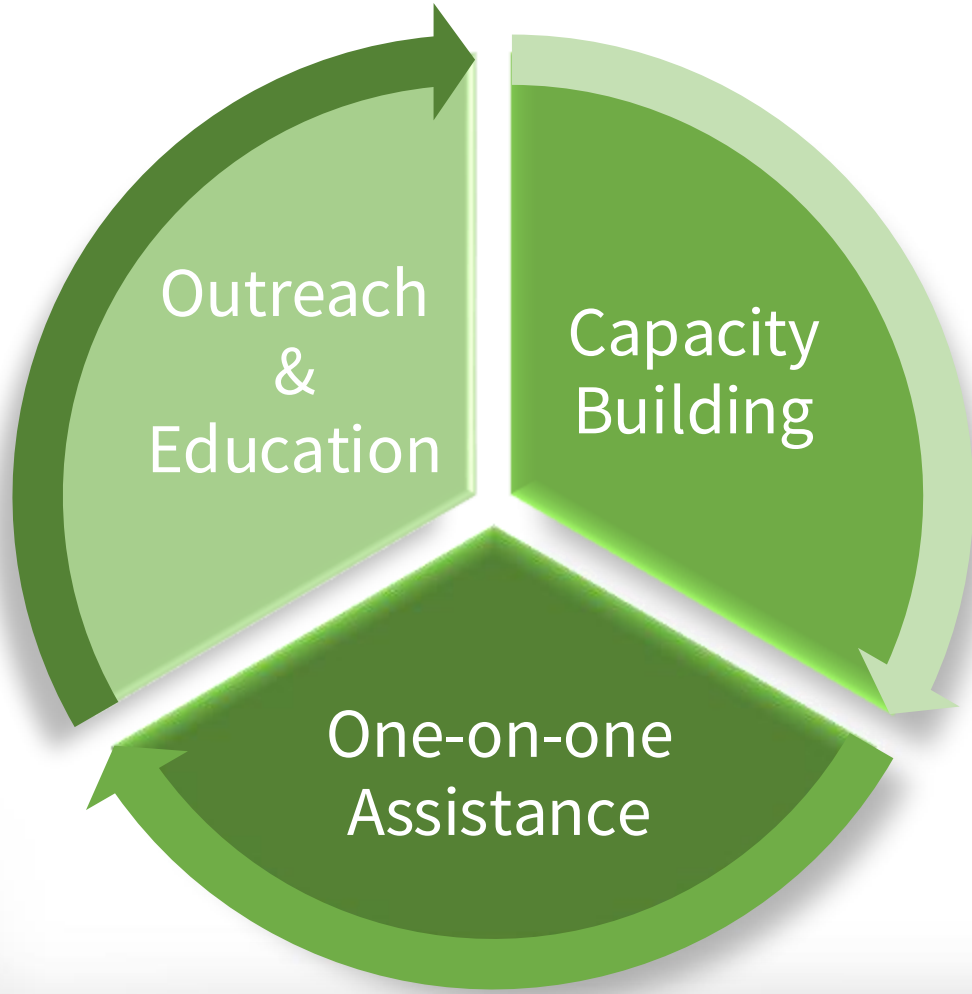
[The West Virginia University](#) – EPA Region 3

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

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

[KSU – ITEP – ANTHC](#) – Tribal TAB

KSU TAB Resources & Assistance



All services are FREE

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

Three main categories of services

Empower communities to realize tangible change through engagement, education, tools and resources.

You've Got a Friend in TAB

TAB providers can fill gaps and help support overall project goals.

- Help inventory additional sites brownfields
- Strategic planning and reuse visioning
- Economic feasibility and highest/best use market analysis
- Community outreach and input
- Educate property owners and facilitate dialogue
- Help identify funding sources
- Review of plans and technical reports
- Be a member of your overall brownfields team



Speakers



Kristin Prososki

KSU TAB Assistant Director –
Regions 5 and 7



Kate Lucas, AICP

KSU TAB Assistant Director –
Region 8



Mark Gaul

Community Development Director
City of Le Mars, IA



Crystal Lorimor

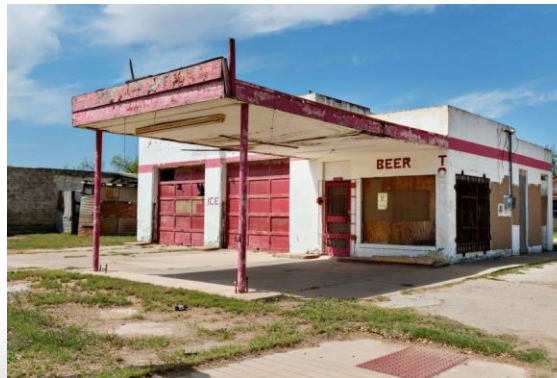
Executive Director
Community Improvement Corporation
Belmont County, OH

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...



So What Do I Do??



The “ultimate multi-disciplinary profession”

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

Building Your Brownfields Team

- No single person or department can do it alone
- Coordination with your team results in faster development, reduced risk, and more successful projects



Key Roles: Part 1



Who Can Lead a Brownfield Project?



LLC



COMMUN...
DEVELOPMENT



NON-PROFIT

URBAN RENEWAL
AGENCY



Remember...Nothing Happens in a Vacuum



Where Do I Find Partners?



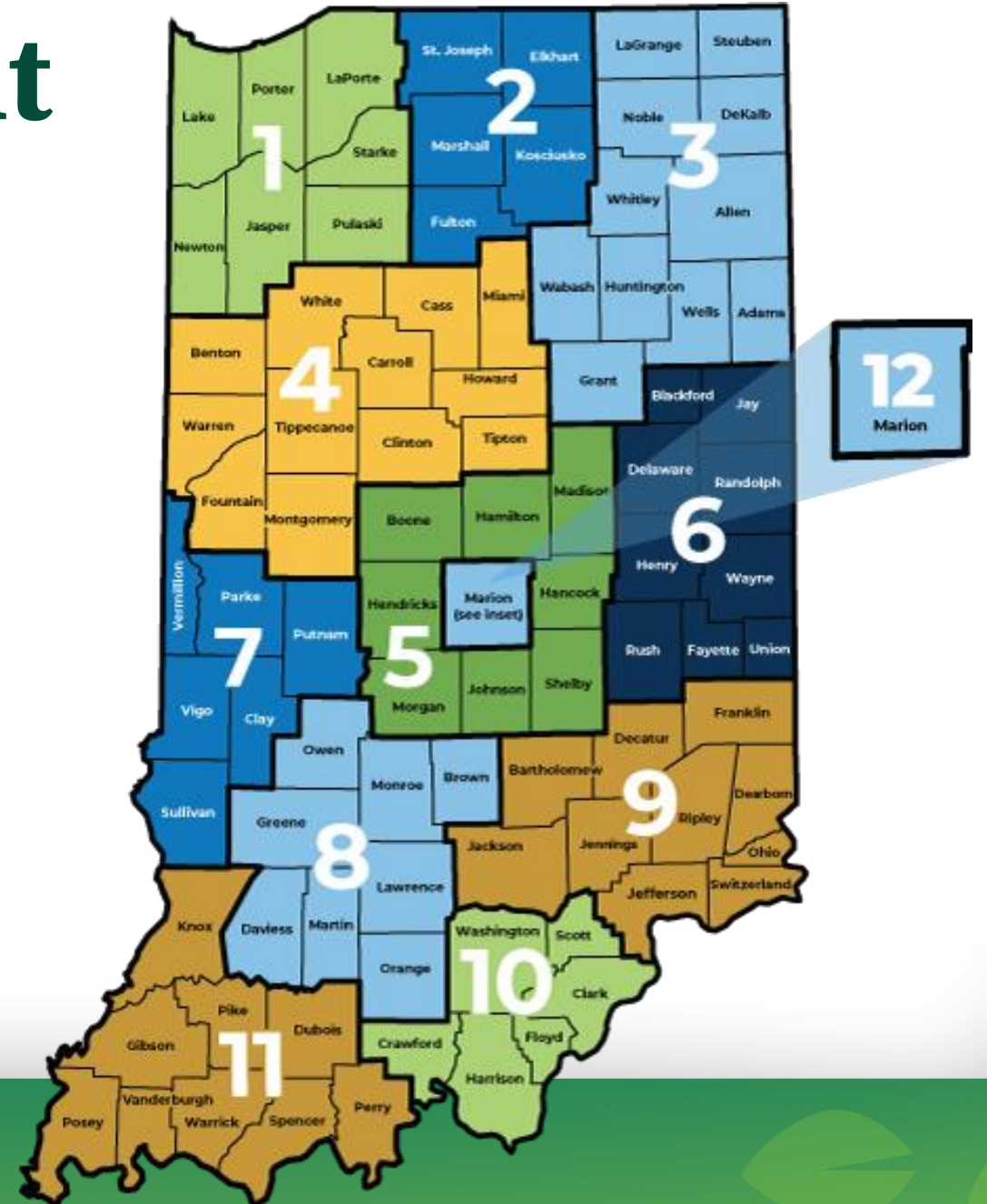
Local Government Staff

- Economic Development
- Planning/Community Development
- Public Works
- City Administration
- Public Safety
- These may all be the same person!
- Tribal or local elected officials are key partners too



Regional Government and Other Partners

- Local or State Universities
- County Government
- Extension Offices
- Regional Government
- State Government (including elected officials)
- Federal Government (including elected officials)
- Legal and financial experts (Part 2!)



Who are Community Stakeholders?



- Residents
- Local businesses
- Commercial property owners
- Non-profits
- Special interest groups (watershed protection, outdoor recreation, etc.)
- Other government entities (school districts, urban renewal districts, counties, regional governments, etc.)
- And more!

Engaging Community Stakeholders

- Consider reaching out to your school district and/or youth organizations – today's kids are your future residents!
- Creative engagement activities are usually appreciated
- Provides an opportunity to ensure future redevelopment is aligned with community priorities
- Engaging community members may lead to identification of resources or new partners
- Don't forget that there may be significant emotion tied to your brownfield site, both positive and negative.



Your Local and Government Partners are On Board...



What are Technical Experts?

- Environmental consultants
 - Technical advisors and interpreters
 - Regulatory advisors and interpreters
 - Conduct assessment, cleanup planning, and cleanup implementation
 - “Qualified Environmental Professional”



Acquiring Technical Experts

- If you're hiring a QEP directly, you can start with a Google search for "Qualified Environmental Professional [your community/state]"
- Your state brownfields program may have lists of contractors
- If working with grant funding, you may need to issue a Request for Proposals to comply with EPA procurement requirements



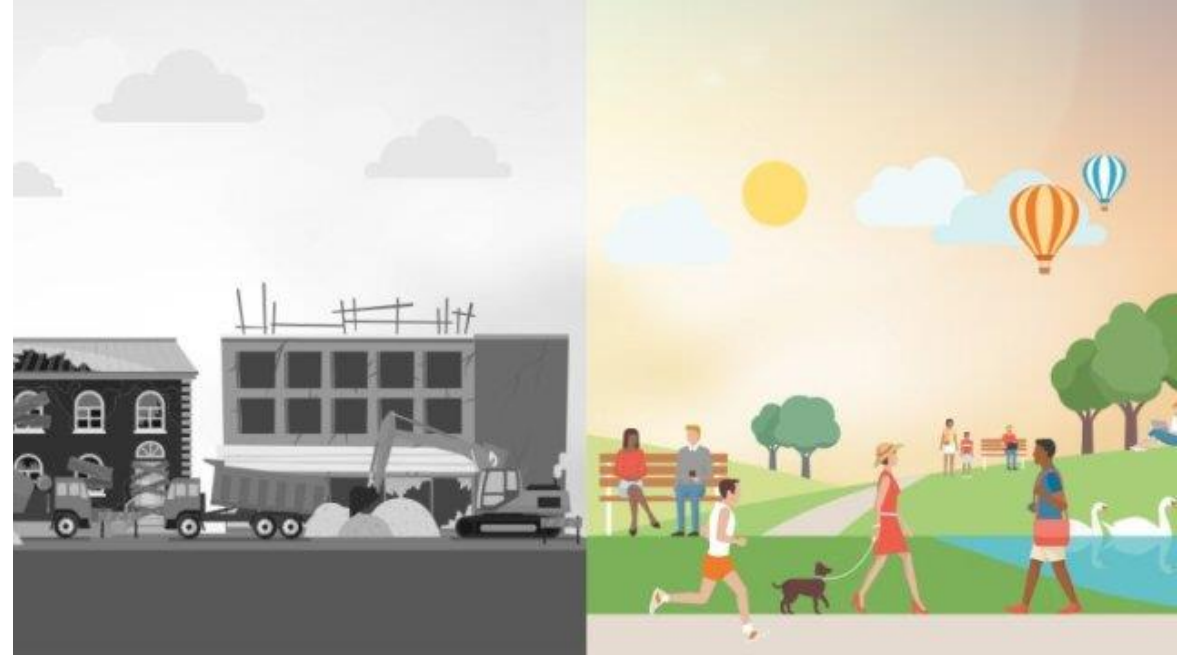
Request for Qualifications/Proposals

- Allows for fair, open competition
- KSU TAB has templates for different RFQP options
- **Upcoming Webinar:** "From Grant Award to Contract Award: Procurement Best Practices for EPA-Funded Brownfield Projects"
 - Tuesday, July 21 – 2:00-3:30 CT



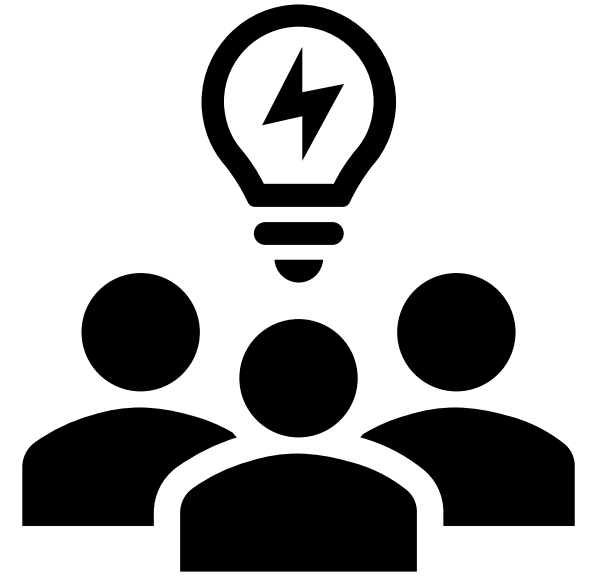
Other Technical Experts

- State regulatory agencies are excellent resources – the brownfields program is usually voluntary, and they want to see your projects succeed
- Your EPA regional brownfields office is likely also able to answer questions and provide guidance and resources
- KSU TAB does not conduct environmental assessment or cleanup, but we can help you interpret environmental reports, regulations, and provide RFP resources for acquiring a QEP



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



Case Studies



Community Improvement Corporation of Belmont County, OH

**Crystal Lorimor
Executive Director**



City of Le Mars, IA



Mark Gaul
Community Development Director

Questions?



**Join us tomorrow for
Building Your Brownfield Team – Day 2
Legal, Finance, and Developers**



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

Crystal Lorimor

Executive Director
Community Improvement Corporation
of Belmont County, Ohio
lorimor@belmontcic.com
740-695-9678

Kate Lucas, AICP

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

Mark Gaul

Community Development Director
City of Le Mars, Iowa
mgaul@lemarsiowa.com
712-548-4947

Kristin Prososki

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

Let's Connect!

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

**SCAN
ME!**



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



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