

# Kansas Brownfields Program

Kansas Department of Health & Environment  
State Response and Property Redevelopment  
Remedial Section

Ryan Weiser, P.G.  
Brownfields Coordinator



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# What is a Brownfields?

- o Real property of which the expansion, redevelopment, or reuse may be complicated by the presence or *potential* presence of a hazardous substance, pollutant, or contaminant.
- o Property having redevelopment potential; and known, unknown, or perceived environmental obstacles hindering its reuse.

**Misunderstood and “catch all”**



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# Visioning a Kansas Brownfields



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# Obvious Brownfields in Kansas



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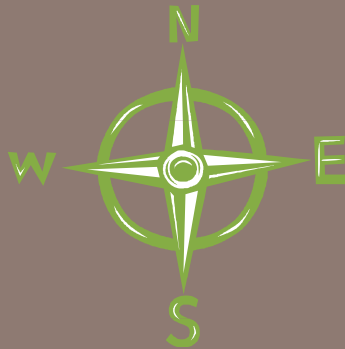
# Not So Obvious



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# Know Your Neighbors



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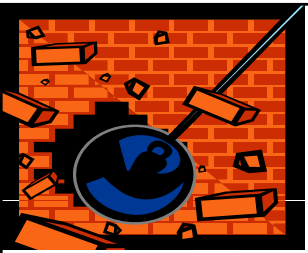


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# The Unforeseen Brownfields



09/03/2010



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# Kansas Brownfields Program

- Federally Funded State-Lead Program
- KDHE conducts Environmental Assessments at properties being considered for reuse, redevelopment, rehabilitation, or expansion
  - ▣ Benefits community need or creates jobs
- Assessments are conducted at “no cost” to eligible applicants.
  - ▣ Grant Funds

# BTA'S

Brownfields Targeted Assessments



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# Eligibility

- City, County, State, Non-for-Profit, any Quasi-Governmental Agency
  - ▣ Local Economic Development, Planning and Zoning, Chamber of Commerce
- Private Applicants welcome
  - ▣ Developers, Property Owners, Real Estate, Bankers
  - ▣ Require a Letter of Support from one of the above-referenced

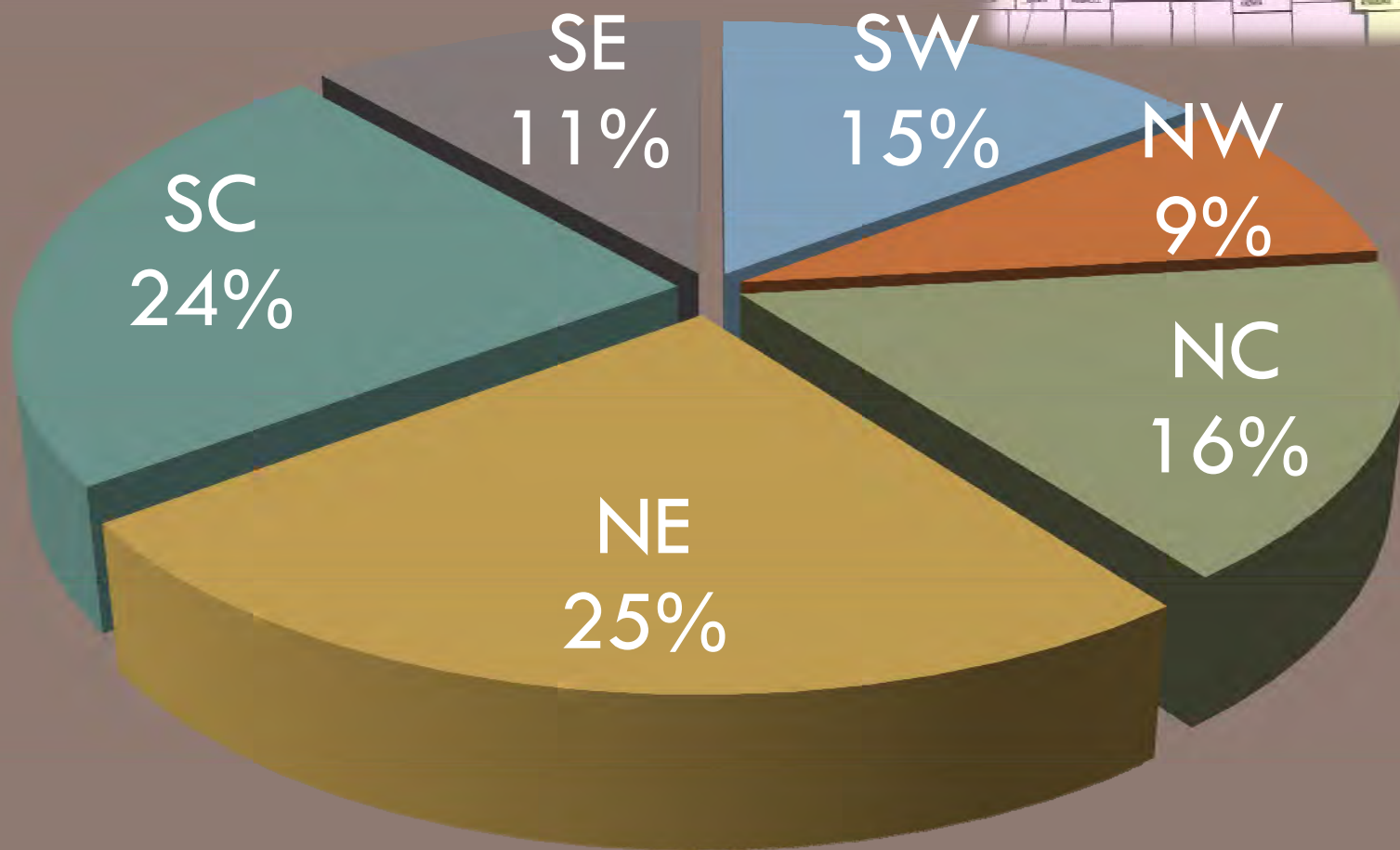
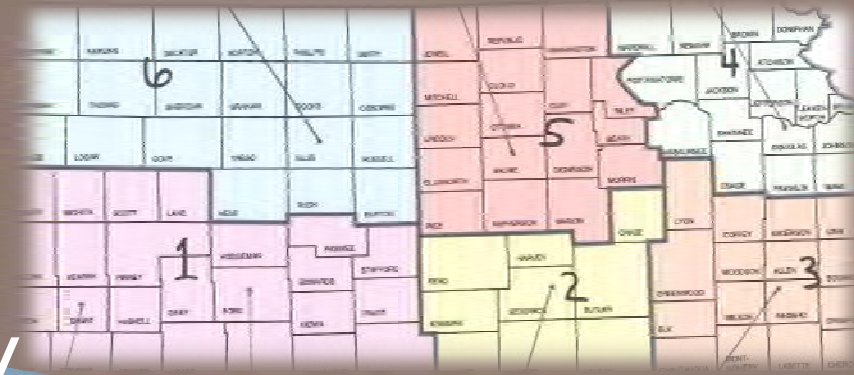
Exception is PRP's



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# Kansas Brownfields



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# Why BTA?

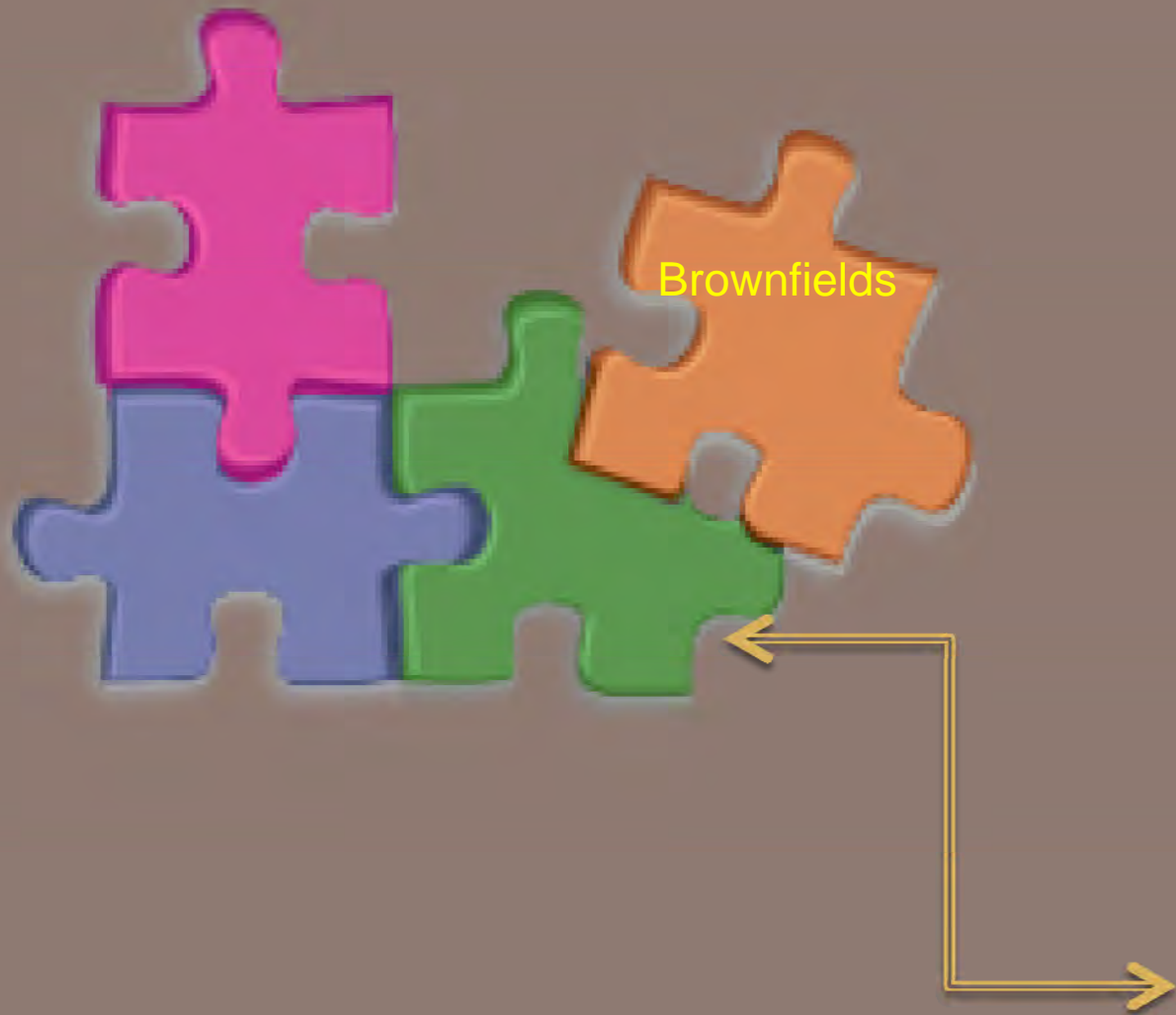


- Due Diligence/Liability
  - ▣ Comfort Letters
  - ▣ Redevelopment approval
- Kick Start a stalled redevelopment project
- Leveraged funding to bridge a gap



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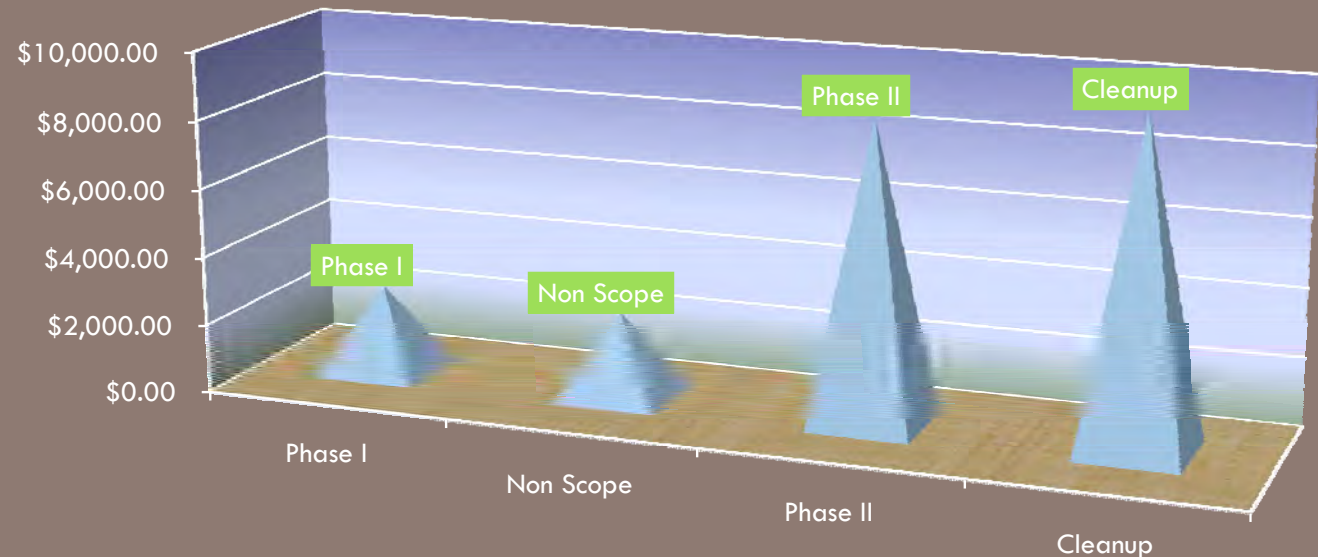


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# Leveraged Funding

- Since 2010-Present
  - 115+ assessments
  - 675 acres cleared
- Average over 20 K in Leverage funding
  - Phase I--\$2,555
  - Non-Scope--\$2,468
  - Phase II--\$8,750
  - Cleanup--\$9,500



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City of Wichita Awarded 200K to Cover Contaminant Soil



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Smith Center Awarded 15K for Asbestos Abatement



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City of Riley Awarded 15K Brownfields Grant to Abate Asbestos



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# Application

- ▣ 2 pages
- ▣ Access Agreement
- ▣ Where to find the application?
  - KDHE Brownfields website: [www.kdheks.gov/brownfields](http://www.kdheks.gov/brownfields)
  - Call or email Brownfields Coordinator
    - [rweiser@kdheks.gov](mailto:rweiser@kdheks.gov)
    - 785-296-5519



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# Application



## KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT BROWNFIELDS TARGETED ASSESSMENT APPLICATION FORM

Use only for Sites within Kansas.



**SECTION 1: Applicant information**

Applicant Name: \_\_\_\_\_  
 Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Type of Eligible Applicant: City  County  Tribe  Not-for-Profit  Private  (must have a letter of support)

Other (Please describe):  \_\_\_\_\_

IS APPLICANT OR ANY OTHER PARTY UNDER ORDER FROM EPA OR KDHE TO CONDUCT SITE ASSESSMENT AND/OR CLEANUP?  
 YES  (Describe Below) NO  UNKNOWN

Briefly describe involvement/role of KDHE in enforcement and/or oversight of assessment/cleanup of candidate site:  
 \_\_\_\_\_

**SECTION 2: Proposed Site information**

Name/Title of Site/Facility: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: KS Zip: \_\_\_\_\_  
 Current Use of Site/Facility (if any): \_\_\_\_\_

Number of Parcels: \_\_\_\_\_ Size of Site in Acres: \_\_\_\_\_

**SECTION 3: Current Site Ownership:**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_

If property is not owned by applicant, the applicant must secure access to the property by having the appropriate property access form signed by the property owner. The property access form is included in the Brownfields Targeted Assessment Package.

**SECTION 4: Site History**

PAST SITE USES (Residential, Commercial, Industrial, Greenspace)		APPROXIMATE DATES:	

BUILDINGS ON SITE (List office, store, guard house, etc.)	SQUARE FOOTAGE	MULTI-STORY (check if any)	CONDITION (usable, gutted, razed, etc.)
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

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## KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT BROWNFIELDS TARGETED ASSESSMENT APPLICATION FORM

Use only for Sites within Kansas.

**SECTION 4: Site History (cont.)**

PRIOR SITE ASSESSMENT ACTIVITIES: NONE  UNKNOWN

Describe Conclusions of prior site assessment activities (or attach relevant portions of reports). If reports are unavailable, identify consultant, client, and approximate date of study.  
 \_\_\_\_\_

**SECTION 6: Future Site Activities**

**SITE ASSESSMENT NEEDS:**  
 Describe difficulties related to perceived contamination that have hindered reuse of the property.  
 \_\_\_\_\_

**ANTICIPATED FUTURE USE:**  
 RESIDENTIAL  RECREATIONAL  COMMERCIAL/RETAIL  INDUSTRIAL

OTHER (Please describe):  \_\_\_\_\_  
 Describe applicant's proposed reuse, redevelopment or expansion plan:  
 \_\_\_\_\_

DESCRIBE ANY FINANCIAL OR PUBLIC INTEREST INCENTIVES PLANNED TO SPUR DEVELOPMENT AND/OR CLEANUP AND PROPOSED FUNDING SOURCES: (Tax incentives, etc.)  
 This program is for site assessment only; cleanup money is not being offered as part of this program.  
 \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PLEASE RETURN FORM TO:  
 RYAN WEISER, Brownfields Coordinator  
 Kansas Department of Health and Environment  
 Bureau of Environmental Remediation  
 1000 SW Jackson, Suite 410  
 Topeka, Kansas 66612  
 786-288-6618  
 rweiser@kdheks.gov

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or save using the button below and e-mail to [rweiser@kdheks.gov](mailto:rweiser@kdheks.gov)

Check if you will be sending additional documentation to the Brownfields Coordinator

Print

SAVE

When "Extract Pages" appears, please choose pages 10-11 then click "OK" to proceed to save dialogue.



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# What Does a BTA Provide?

## ▣ Phase I ASTM 1527-05 Compliant Report

- ✓ Environmental lien/certified chain of title
- ✓ Historical property evaluation
- ✓ Site Visit
- ✓ Identifies Potential Environmental Concerns (RECs)
- ✓ Property owner/applicant provided a Report

REC=the presence or likely presence of a contaminant on a property under conditions that indicate an existing release, a past release, or a material threat of a future release of contaminants into structures on the property or into the ground, groundwater, or surface water of the property.



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# Phase II BTA

- Conducted if potential concerns found in Phase I
- Actual Media Sampling
  - Soil & Groundwater
  - Asbestos
  - CLEARED FOR REDEVELOPMENT



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# Non Scope Considerations

- ▣ Asbestos
- ▣ Lead-Based Paint
- ▣ Radon
- ▣ Mold
- ▣ Indoor Air



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# BTA Process and Timing

- Timing is everything, Plan ahead if possible
  - ▣ Application Review and approval—1 Week
  - ▣ KDHE Consultant conducts Phase I—3 Weeks
  - ▣ KDHE Consultant Prepares Report—2 Weeks
  - ▣ KDHE approval and transmittal—2 Weeks
- If Needed KDHE Contractor conducts Phase II (Soil and/or Groundwater sampling)—1-2 months
- Cleanup under KDHE oversight
- Redevelopment



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# Kansas Brownfields Program

- Other Assistance
  - Brownfields Cleanup Grants
  - EPA Grants
  - Technical Assistance
- Coming Soon
  - PCA's
  - Prospective Purchaser Agreement?



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# Brownfields Assistance

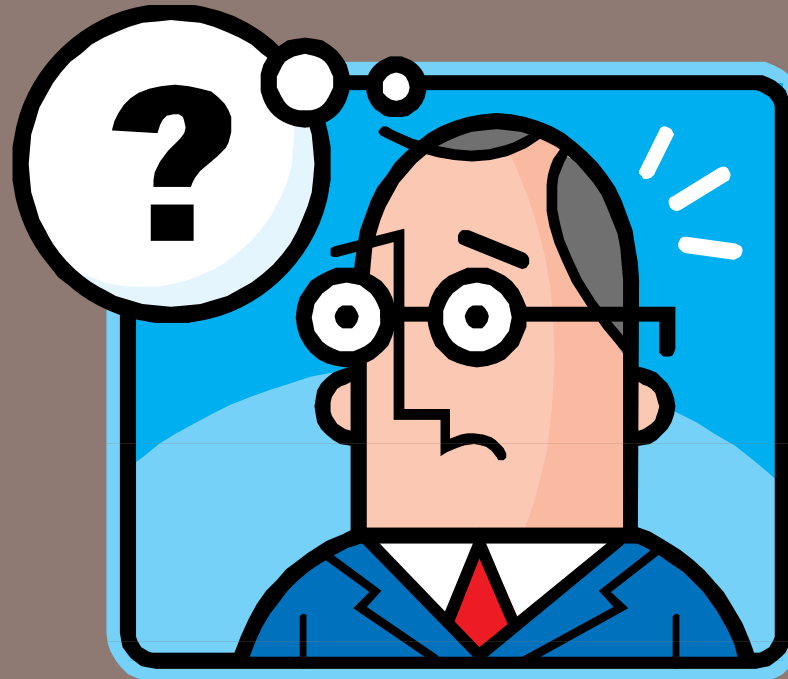
- Web Site: <http://www.kdheks.gov/brownfields/>
  
- Contact Information:
  - Doug Doubek, Program Coordinator  
785-291-3246  
Email: [ddoubek@kdheks.gov](mailto:ddoubek@kdheks.gov)
  
  - Ryan Weiser, Brownfields Coordinator  
785-296-5519  
Email: [rweiser@kdheks.gov](mailto:rweiser@kdheks.gov)



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# Questions



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