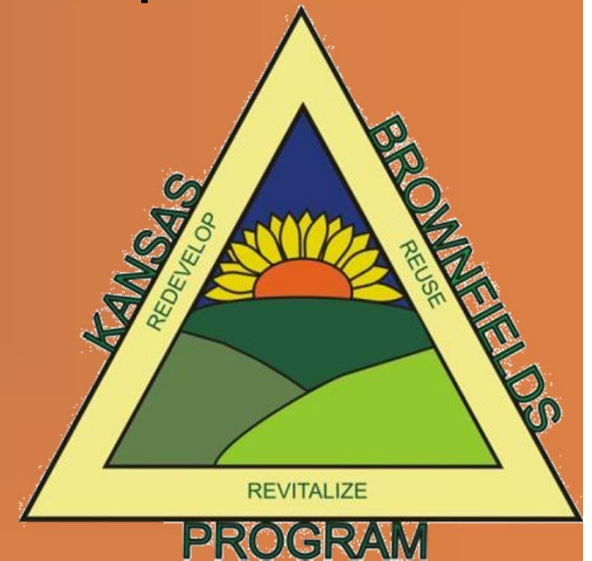


# Kansas Brownfields Program

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

Doug Doubek  
Program Manager



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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.

**Misunderstood and “catch all”**



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# Visioning a Brownfields



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# Obvious Brownfields in Kansas



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# Is this a Kansas Brownfield?



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# Redevelopment Concerns



Photo #15 View northeast of fill port and vent pipe for the 10,000-gallon diesel tank.



Photo #7 View north of the advancement of soil boring P-10.

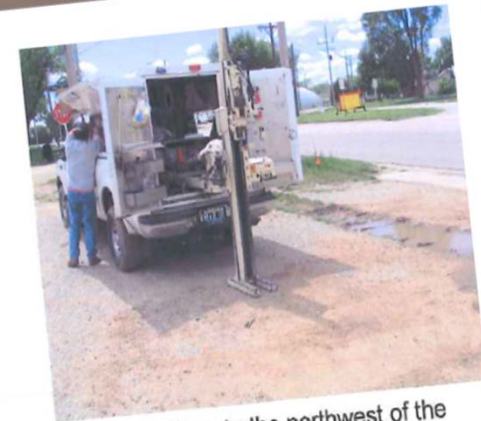


Photo #8 View to the northwest of the advancement of soil boring P-9.



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# The “Not So” Obvious



View of site looking south



View of site looking west

Lyons Industrial Lots, East 4<sup>th</sup> and Industrial Drive



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# The Unforeseen Brownfields



202 S. Broadway, Sterling, Kansas

09/03/2010



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# Sterling, Kansas



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Smith Center and Riley Awarded 15K for Asbestos Abatement



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# Lyons Huffman Airport Property



Cleanup underway



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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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# 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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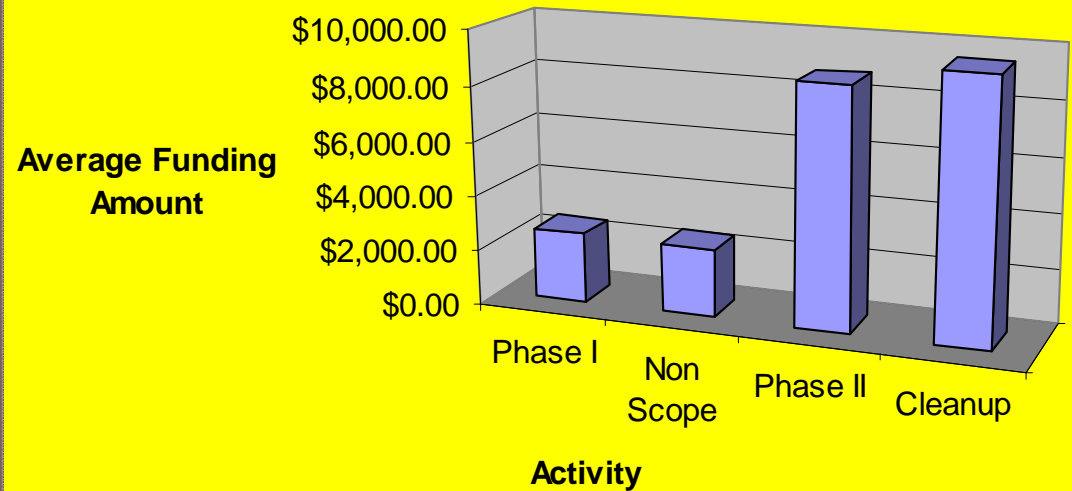




# Leveraged Funding

- Average over 20 K in Leverage funding
  - Phase I--\$2,555
  - Non-Scope--\$2,468
  - Phase II--\$8,750
  - Cleanup--\$9,500

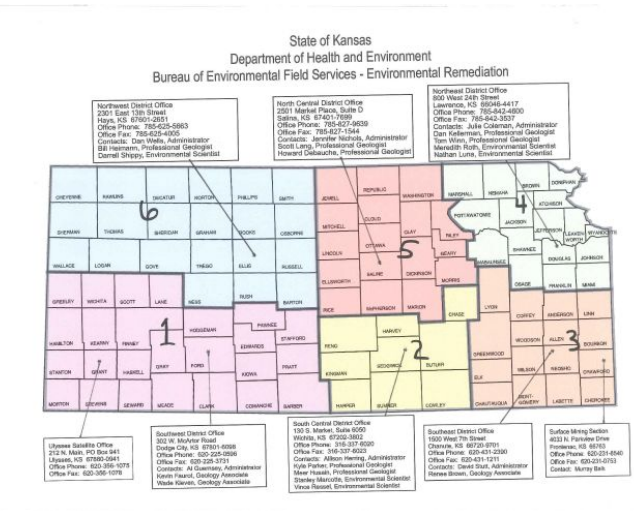
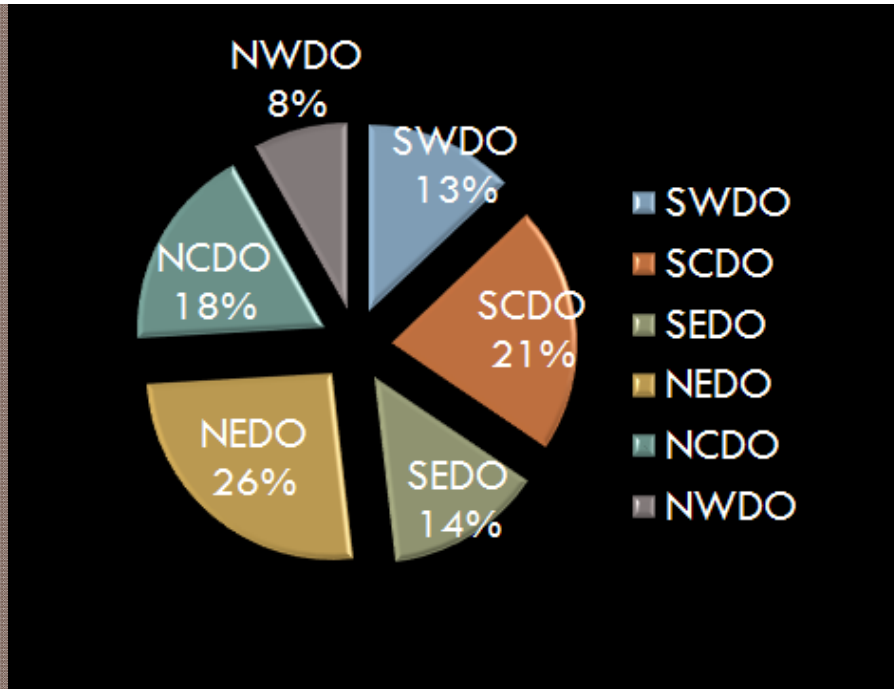
**Kansas Brownfields Leveraged Funding**



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District	DO	Brownfields Sites
1	SWDO	32
2	SCDO	53
3	SEDO	34
4	NEDO	64
5	NCDO	44
6	NWDO	20
		247



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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"/>	

Page 1 of 2

**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 report(s)).  
 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  
 785-296-5619  
 rweiser@kdheks.gov

Page 2 of 2

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 close pages 10-11 then click "OK" to proceed to save dialog.



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# Kansas Brownfields Program

## □ Brownfields Targeted Assessments (BTA)

### ■ Phase I

- ✓ Environmental lien/title search
- ✓ 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



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# What if I find something?

- Is there an RP?
  - State Cooperative
- Tanks Issue
  - Lust Trust Fund
- Dry Cleaning Program
- Voluntary Program
- Environmental Use Control
- Brownfields Cleanup Grants



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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



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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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