

Steps for Successful Brownfields Redevelopment, Resources, and TAB



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Technical Assistance to Brownfields (TAB) Program

Kansas State University

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The Big Picture

- The Brownfields Law and Incentives help with the “environmental” part of economic development
- Environmental requirements exist for all property purchases, and most major improvements and expansions
- Any time financial assets involved:
 - Loans
 - Federal or State government
 - Shareholders

BF Redevelopment Steps

- **Identify Brownfields & Redevelopment Planning / Goals**
- **Investigate** – Phase I/II site assessments (environmental due diligence)
- **Clean-up**, if necessary
- **Redevelop**

Identify Brownfields

- Make a list of potential sites
- Are environmental unknowns a barrier to redevelopment?
- Is current owner viable/liable for ongoing state or federal environmental actions?
- Determine eligibility for brownfields or other incentives and funding

Identify Brownfields (Continued)

- Record information about suitability for redevelopment
 - Zoning and compatibility with surrounding land uses
 - Existing infrastructure
 - Increase local tax base
 - Improve community image
 - Mitigate blight
 - Mitigate public health and safety concerns
 - Reduce the need to develop greenfields

Identify Brownfields (Continued)

- Use excel spreadsheet list your potential brownfields

PART I - Property										
Cooperative Agreement Recipient Information						Property Background Information				
Note: This report was generated by the Brownfields Inventory Tool (BIT)										
Recipient Name	Cooperative Agreement Number	Type of Cooperative Agreement	Type of Funding	Initial or Updated Form	ACRES Property ID (for updated form only)	Property Name	Street Address	City	County	State
Happville BF Program	2223	Cleanup	Both	Initial Form	x	Easy Money		Happville		CO
Happville BF Program	2222	Assessment	Both			Easy Money				
Happville BF Program	2222	Assessment	Both	Initial Form	x	Easy Money				
Happville BF Program	2222	Assessment	Both	Initial Form	x	EM	x		x	x
Happville BF Program	2222	Assessment	Both	Initial Form		Lafin				
						Lafin				

Brownfields Inventory Tool



BiT
Brownfield Inventory Tool

Free Database www.tab-bit.org

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In This Section:

Site Data

- Site Information
 - Site Assessment
 - Sampling
 - Cleanup
 - Institutional Controls
 - Redevelopment/Reuse
- ### Site Admin Info
- Complaints
 - Inspection/Oversight
 - Enforcement
- ### Funding Summary
- View/Upload Documents
 - Activity Log
 - Back to Site Inventory

Quick Links:

- BIT Tutorial
- Data Search / Export
- Generate Reports
- Import Data (Tables)
- Site Inventory Data
- View Sites on Map

Ice Skating Park Development: Site Information

BIT Home > Bit Toolbox > Site Inventory Data > Site Data > Site Information

Site Details Ownership PPF Status and Approvals Comments

Ice Skating Park Development

In Cleanup Phase

Petroleum Site

Legal Description (Optional)

Range

Township

Site Name	Site Status	Street Address/P.O. Box (Address)
Plant B Site	In Assessment	5100 Upper Metro Place
Plant C Site	In Assessment	Lower Metro Place
Plant F Site	In Assessment	

Street Address/

City

State

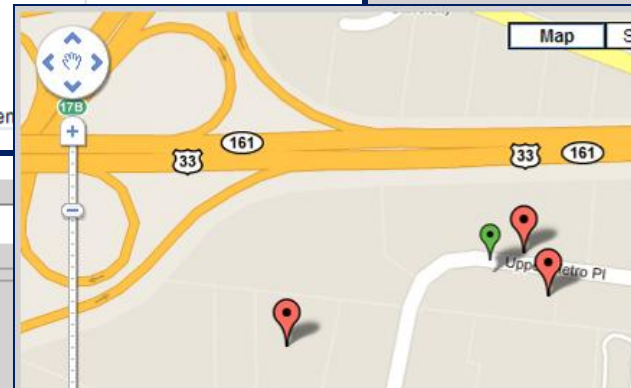
Zip Code

County

Green

Parcel/Allotment Number(s)

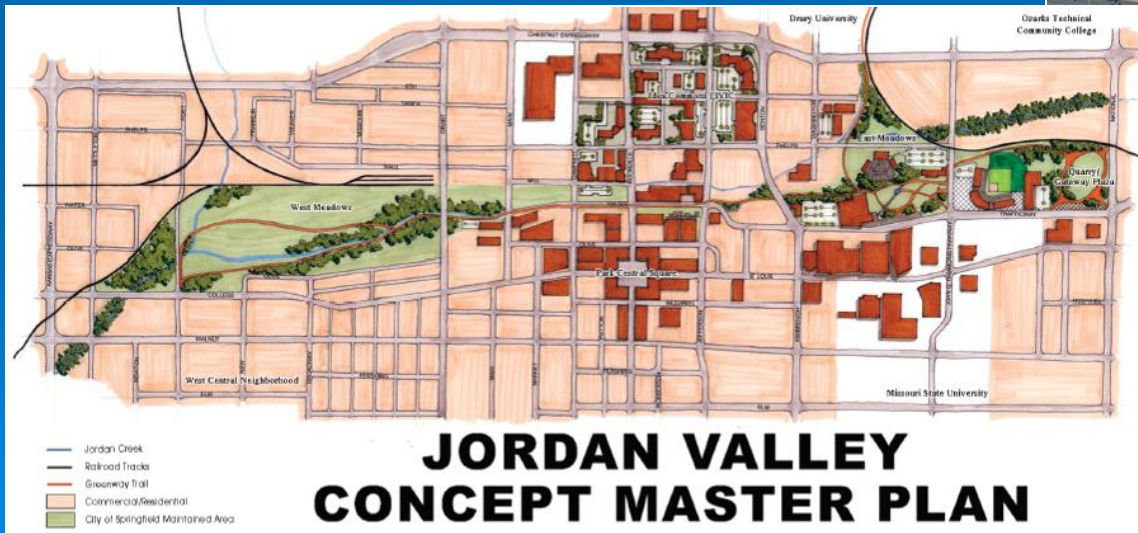
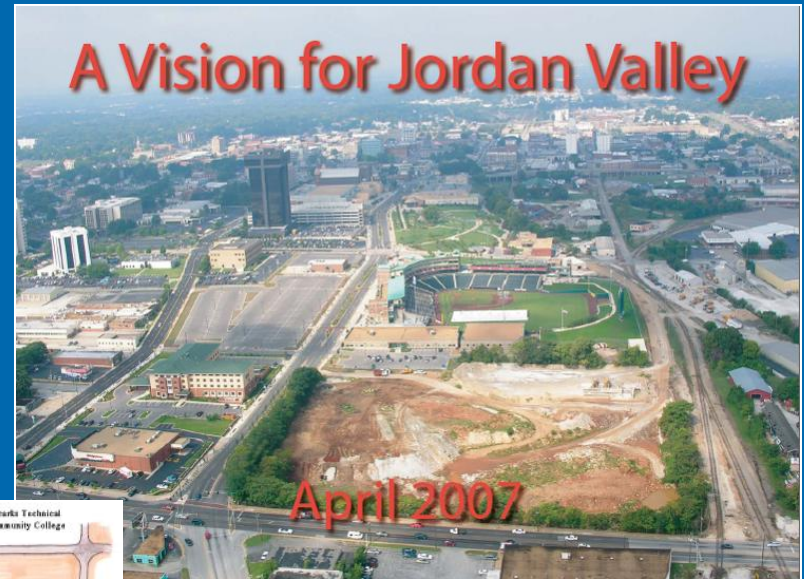
Add To List



Greenspace

Importance of Redevelopment Planning Goals

- Vision development
- Stakeholder coordination
- Eligibility for incentives
- Long-term Implementation



City of Springfield, MO

Visioning and Planning



Visioning/Planning – Muncie, IN




Visioning/Planning – Muncie, IN

PREMIERE

Outdoor Destination Park

MIXED USE



MINOR LEAGUE

- LINEAR VELODROME
- INLINE/SKATE PARK
- FRANCHISE SPORTS PARK - BASEBALL
- YEAR-ROUND USE (ICE RINK)
- NATURAL AREAS - HABITAT - PARK-LIKE SET
- * NEEDS TO BE REVENUE-POSITIVE (\$\$ MAKER)
- LEAVE AREAS FOR POTENTIAL COMMERCIAL GROWTH
- Initiation of neighborhood revitalization and re-use

2/8/2

Redevelopment Planning Output

- Conceptual rendering capturing main ideas

Potential Redevelopment Scenario #1: Leelanau County Resort Center

County-wide focused redevelopment.



The scenario plan and concept sketches are based on public input, are intended to be flexible, and provide a tool for continued dialog.

Main Lodge & Condos



Retail & Spa Center


Bunkhouse/Kitchenettes



Control Tower & Air Strip

recreation four seasons jobs agricultural heritage green construction local economy
 Technical Assistance to Brownfields Communities Program at Kansas State University. Summary of Leelanau County Visioning Sessions August 2009

BF Process

- **Identify** Brownfields & Redevelopment Goals
 - **Investigate** – Phase I/II site assessments
(environmental due diligence – performed by contractors)
 - **Clean-up**, if necessary
 - **Redevelopment**
- 

Investigate

- Perform Phase I/II Environmental Site Assessments (ESAs)
 - to identify environmental risks before purchase
 - evaluate whether environmental risks are worth accepting / correcting in a case where contamination is discovered
 - avoid responsibility for cleanup under CERCLA as an “innocent landowner”

BF Process

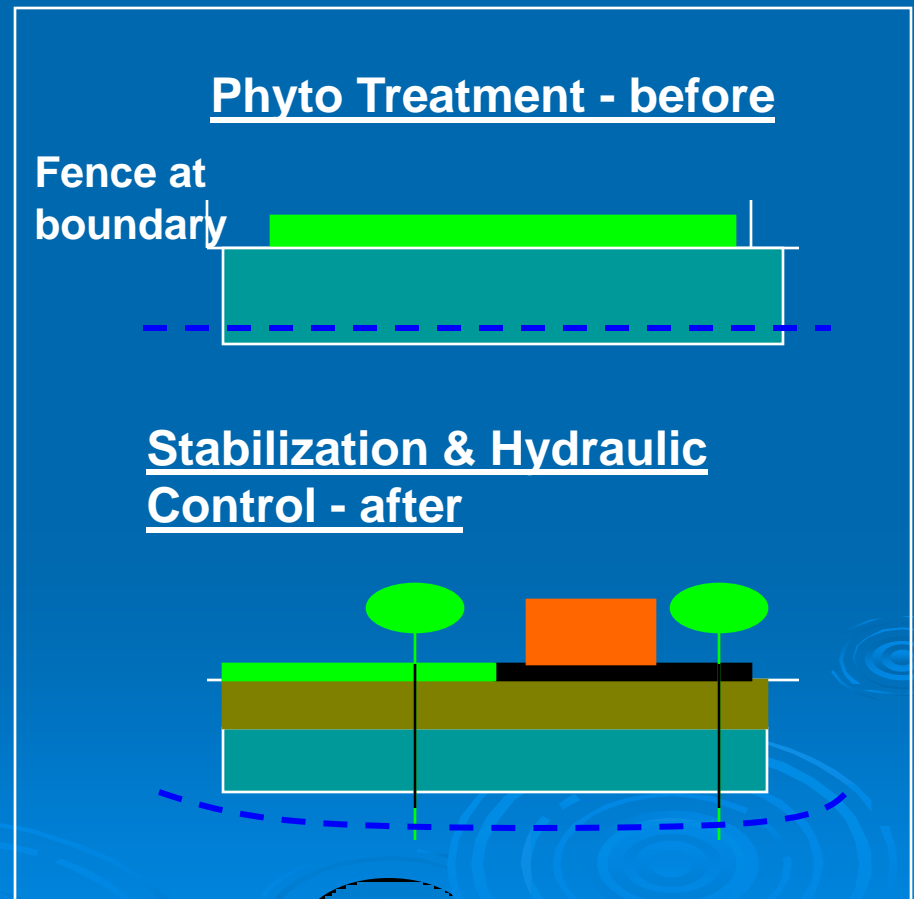
- **Identify** Brownfields & Redevelopment Goals
- **Investigate** – Phase I/II site assessments
- **Clean-up, if necessary**
(contracted)
- **Redevelopment**

Brownfields Cleanup

- Low to moderate levels of contamination
- Risk-based cleanups to standards for future use and/or resource protection
 - Industrial
 - Commercial
 - Residential
 - Soil and Soil to Groundwater
 - Surface Water
 - Groundwater
- Prevent contaminant exposures to receptors
 - Treatment, removal, containment
 - Land use controls (if residual contaminants remain)

Brownfields Cleanup

- **Time available?**
 - Yes - treatment during interim use?
 - No - Integrate construction and final site elements with remedies



BF Process

- **Identify** Brownfields & Redevelopment Goals
- **Investigate** – Phase I/II site assessments
- **Clean-up**, if necessary
- **Redevelopment**

Redevelopment

- Gather resources and partners needed to redevelop
- According to:
 - Master plans and community input
 - To address various needs and opportunities
 - Economic
 - Transportation and infrastructure
 - Quality of Life
 - Other
 - Smart growth & livable community principles for sustainable communities

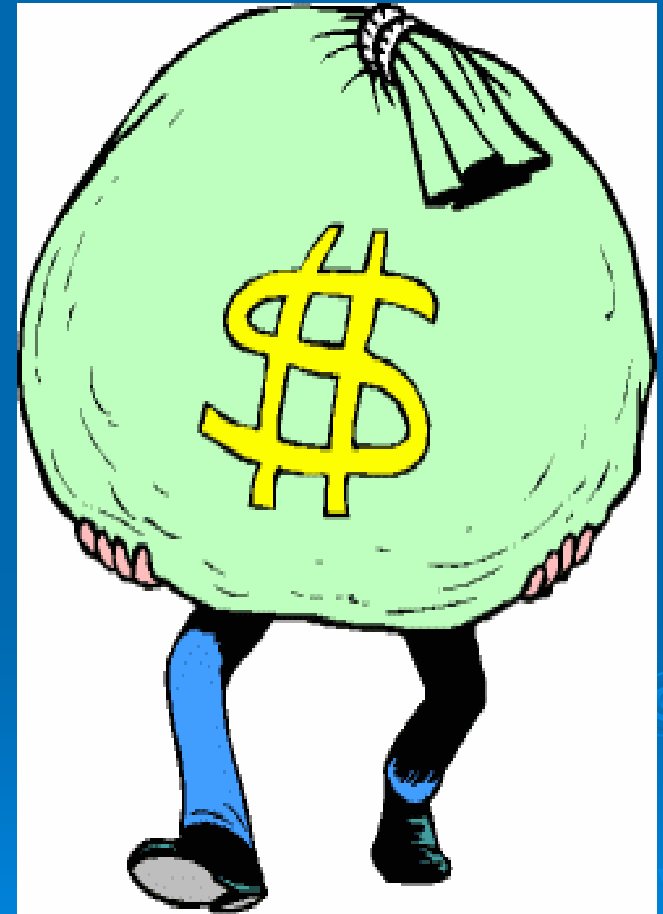
http://www.epa.gov/smartgrowth/basic_info.htm

So How Does this Get Paid For?

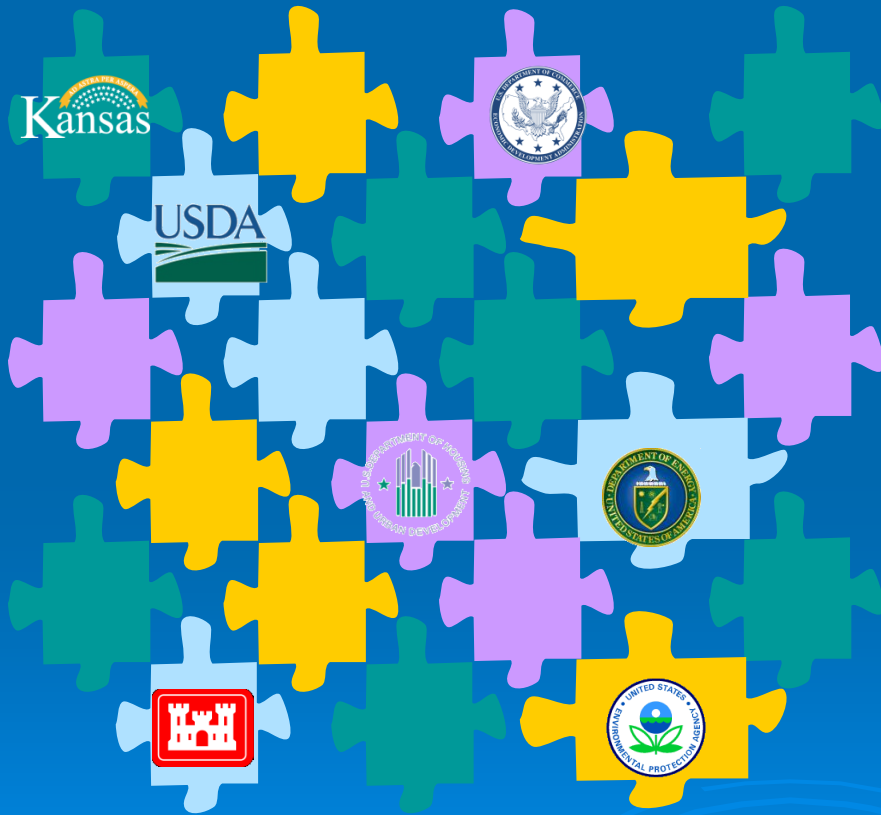


Local, State, and Federal Funds

- **Phase I / II Site Assessments**
 - Free TBAs (Targeted Brownfields Assessments) by KDHE & EPA
 - EPA Assessment & RLF Grants
 - Including for Coalitions
- **Cleanup, if necessary**
 - State Trust Funds, EPA Cleanup Grants
- **Redevelopment (Construction, etc.)**
 - EDA, USDA, DOT, HUD, etc.



Get Advice as you Go to put the Puzzle Together



- KDHE
- USDA
- Consultants
- Technical Assistance to Brownfields (TAB)

Technical Assistance to Brownfield (TAB) Communities

- A national program
- Funded by EPA headquarters via grants to 4 different entities
- **Free** to communities
- K-State assists communities in EPA Regions 5 and 7



TAB Assistance to Communities

- Tailored to specific community needs
- Typically coordinated through the city, tribal or non-profit brownfields project manager
- May include:
 - Help identifying funding sources for revitalization projects
 - Review of EPA and other grant applications
 - Help finding a consulting firm
 - Review of project plans, technical reports
 - Assistance with community outreach/involvement
 - Visioning
 - Other assistance, as needed and agreed upon
- **Communities accepted on a 'first come' basis**
- **Depends on staff/funding availability**

TAB EZ – Grant-writing Software

- On the web:
www.tabez.org

- For EPA
Assessment
and Cleanup
grants

- Easy to use

The screenshot displays the TAB EZ web application interface. At the top, there is a navigation bar with links for HOME, GRANT APPLICATIONS, RESOURCES, SEARCH, and HELP. The main content area is titled "assess14" and contains instructions for submitting proposals, including a checklist and a note that the section requires approval. A table lists application areas with columns for Last Contributor, Date, Status, and Char #. A rich text editor is overlaid on the page, showing a toolbar with various editing tools and a "Budget Table" button. A white arrow points to the "Budget Table" button. At the bottom of the editor, there are buttons for "View Revisions", "Back To Outline", "Save", and "Save And Back To Outline". The status is set to "Not Finished".

Logout
Edit Account
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HOME GRANT APPLICATIONS RESOURCES SEARCH HELP

In This Section:
Grant Applications Home
Start New Application
Edit Existing Application

Quick Links:
Sample Grant Applications Tutorial
My Grant Applications
Define Character Count
Across

assess14
Home > Grant Applications > **assess14**

Before you submit your proposal(s) for assessment grants, please ensure all necessary documents are included in your submittal package. See the **checklist** for assessment grants. Mailing instructions for your submittal can be found on page 20 of the guidelines.

* Section Requires Approval

Application area/section:	Last Contributor:	Date:	Status:	Char #:	
Assessment, important information, READ ME					VIEW
III.C Threshold Criteria for Assessment Grants					VIEW
III.C.1 Applicant Eligibility	S.W	07/28/2011	●	106	EDIT
III.C.2 Letter from the State or Tribal Environmental Authority			●	0	EDIT

Character Count: 0 Characters (including Spaces)

Source


Styles Format Font Size Budget Table ?

[View Revisions](#)

Status:

[Back To Outline](#) [Save](#) [Save And Back To Outline](#)

Getting Our Help

- Contact us
 - We'll set up a meeting to discuss assistance needs
 - Review needs and TAB capability
 - Agree on a course of action
 - Get started
- 

TAB Contacts

Dr. Sabine Martin (Program Coordinator)

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785-532-6519

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**No Question is Too Big
or Small – Just Call -
We'll Help or Find
Someone Who Can!**

Blase Leven

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