

# 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?

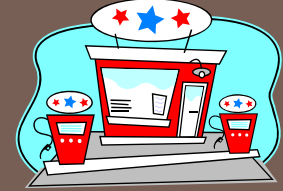
- o Real property of which the expansion, redevelopment, or reuse may be complicated by the presence or *potential* presence of a hazardous substance, pollutant, or contaminant.

**Misunderstood and “catch all”**

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# Visioning a Brownfields



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# Obvious Brownfields in Kansas



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# The Unforeseen Brownfields



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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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# Kansas Brownfields Program

- Federally Funded State-Lead Program
- Over 80 Assessments conducted in 2010
- KDHE conducts Environmental Assessments at properties being considered for reuse, redevelopment, rehabilitation, or expansion
- 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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# Application

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

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# Application

<div style="text-align: center;"> <p><b>KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT</b>  <b>BROWNFIELDS TARGETED ASSESSMENT</b>  <b>APPLICATION FORM</b></p> <p><small>Use only for Sites within Kansas</small></p> </div> <div style="border: 1px solid black; padding: 5px;"> <p><b>SECTION 1: Applicant Information</b></p> <p>Applicant Name: _____          Organization: _____          Address: _____          Contact Person: _____   Fax: _____   Email: _____          Phone: _____</p> <p>Type of Eligible Applicant:          City: _____ County: _____ Tribe: _____ Not-for-Profit: _____ Private: _____  <small>(Private must have a letter of support)</small></p> <p>Other (Please describe): _____</p> <p>IS APPLICANT OR ANY OTHER PARTY UNDER ORDER FROM EPA OR KDHE TO CONDUCT SITE ASSESSMENT AND/OR CLEAN UP?          YES (Describe below) NO UNKNOWN</p> <p>Briefly describe involvement/role of KDHE in enforcement and/or oversight of assessment/cleanup of candidate site:          _____</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p><b>SECTION 2: Proposed Site Information</b></p> <p>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: _____</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p><b>SECTION 3: Current Site Ownership:</b></p> <p>Name: _____          Address: _____          City: _____ State: _____ Zip: _____          Phone: _____</p> <p><small>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 Pac bags.</small></p> </div> <div style="border: 1px solid black; padding: 5px;"> <p><b>SECTION 4: Site History</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 70%;">PAST SITE USES (Residential, Commercial, Industrial, Greenspace)</th> <th style="width: 30%;">APPROXIMATE DATES:</th> </tr> <tr> <td style="height: 40px;"> </td> <td> </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <th style="width: 30%;">BUILDINGS ON SITE (List office, store, guard house, etc.)</th> <th style="width: 30%;">SQUARE FOOTAGE MULTI-STORY (SQUA.F. FT.)</th> <th style="width: 40%;">CONDITION (usable, gutted, razed, etc.)</th> </tr> <tr> <td style="height: 40px;"> </td> <td> </td> <td> </td> </tr> </table> </div>	PAST SITE USES (Residential, Commercial, Industrial, Greenspace)	APPROXIMATE DATES:			BUILDINGS ON SITE (List office, store, guard house, etc.)	SQUARE FOOTAGE MULTI-STORY (SQUA.F. FT.)	CONDITION (usable, gutted, razed, etc.)				<div style="text-align: center;"> <p><b>KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT</b>  <b>BROWNFIELDS TARGETED ASSESSMENT</b>  <b>APPLICATION FORM</b></p> <p><small>Use only for Sites within Kansas</small></p> </div> <div style="border: 1px solid black; padding: 5px;"> <p><b>SECTION 4: Site History (cont.)</b></p> <p>PRIOR SITE ASSESSMENT ACTIVITIES: NONE UNKNOWN  <small>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.</small></p> </div> <div style="border: 1px solid black; padding: 5px;"> <p><b>SECTION 5: Future Site Activities</b></p> <p><b>SITE ASSESSMENT NEEDS:</b>          Describe difficulties related to perceived contamination that have hindered reuse of the property:          _____</p> <p><b>ANTICIPATED FUTURE USE:</b>          RESIDENTIAL RECREATIONAL COMMERCIAL/RETAIL INDUSTRIAL  <small>OTHER (Please describe):</small>          Describe applicant's proposed reuse, redevelopment or expansion plan:          _____</p> <p><b>DESCRIBE ANY FINANCIAL OR PUBLIC INTEREST INCENTIVES PLANNED TO SPUR DEVELOPMENT AND/OR CLEANUP AND PROPOSED FUNDING SOURCES:</b> (Tax incentives, etc.)  <small>This program is for site assessment only, cleanup money is not being offered as part of this program.</small></p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Signature: _____ Date: _____</p> </div> <div style="text-align: center; font-size: small; margin-top: 10px;"> <p>PLEASE RETURN FORM TO:  <b>RYAN WEISER, Brownfields Coordinator</b>          Kansas Department of Health and Environment          Bureau of Environmental Remediation          1000 SW Jackson, Suite 410          Topeka, Kansas 66612          785-296-5519  <a href="mailto:rweiser@kdheks.gov">rweiser@kdheks.gov</a></p> </div>
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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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# 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



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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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