

Augusta Salvage BTA, Augusta
Application Date: December 2005
Status: Redevelopment in progress

The City of Augusta requested Phase I and II BTAs when considering acquiring a former scrap yard and erecting a public works facility on the site. The investigations discovered no significant environmental impacts, and recommended placing an EUC on the property to minimize potential exposure to residual contamination. The EUC was completed in January 2007.

The property has been acquired by the City of Augusta. At present it is being used as a non-hazardous materials storage facility while the City prepares to erect the public works building. They may be in a position to do so within the next few years. Among other services, the City uses the site as a compost and recycling facility.

Views of the salvage yard prior to the City's purchase.



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Views of the salvage yard prior to the City's purchase.

Augusta

The area is now tidy, and contains these temporary buildings used for storage.



Derby Aquatic Park, Derby
Application Date: March 2003
Status: Redeveloped

The City of Derby wished to develop previous agricultural land into a water park. The City applied to the BTA program in order to identify any potential environmental impacts. The Phase I BTA did not discover any recognized environmental conditions or history of hazardous materials at the site. The project was supported by Supporters for the Aquatic center, a grassroots citizen interest group, and financed by an ½ cent sales tax increase approved by a local election. The aquatic park consists of three pools including a “zero entry” pool, a lap/diving pool, a waterslide plunge basin, a 30-foot high water slide, and a “lazy river” float area. There is also a building housing the concession stand, bathhouse, pavilion events building, and filter building. The park is open between Memorial Day and mid-August, employs 115 workers seasonally, and hosts 150,000 visitors every year.

The aquatic park site was formerly agricultural land adjacent to a residential area.





The new park.

Derby Industrial Park 2nd Addition, Derby
Application Date: September 2006

Status: Redevelopment in planning stages

The City of Derby applied for Phase I BTA assessments on vacant lots in the industrial park in preparation for putting the lots up for sale. The Phase I BTA identified one recognized environmental condition (REC); a trichloroethylene plume originating from a dry cleaning operation adjacent to the industrial park. That facility is now being addressed by the Kansas Dry Cleaning Program. No other RECs were found.

The City is actively recruiting small and light manufacturing businesses as tenants. Several contracts are currently pending. One already existing business is considering expanding their facility into the industrial park. *Right: A view of vacant industrial park lots. Mid-Continent Controls is visible in the background.*



A storm water retention pond in the industrial park addition.



*The industrial park addition is ready for redevelopment.
There are several other manufacturing and retail
establishments in the area*

Porter Salvage BTA, Derby
Application Date: March 2003

Status: Redeveloped

In order to better serve local citizens, the City of Derby wished to upgrade the water treatment services.

The City purchased the Porter Salvage property and applied for a BTA grant in order to assess any environmental conditions. The Phase II BTA did not identify any contamination beyond some metals naturally occurring in the environment. The City completed the property transaction and cleared the land. Instead of constructing a new drinking water treatment plant, the City arranged to purchase drinking water from the City of Wichita. The site now contains a water metering station.

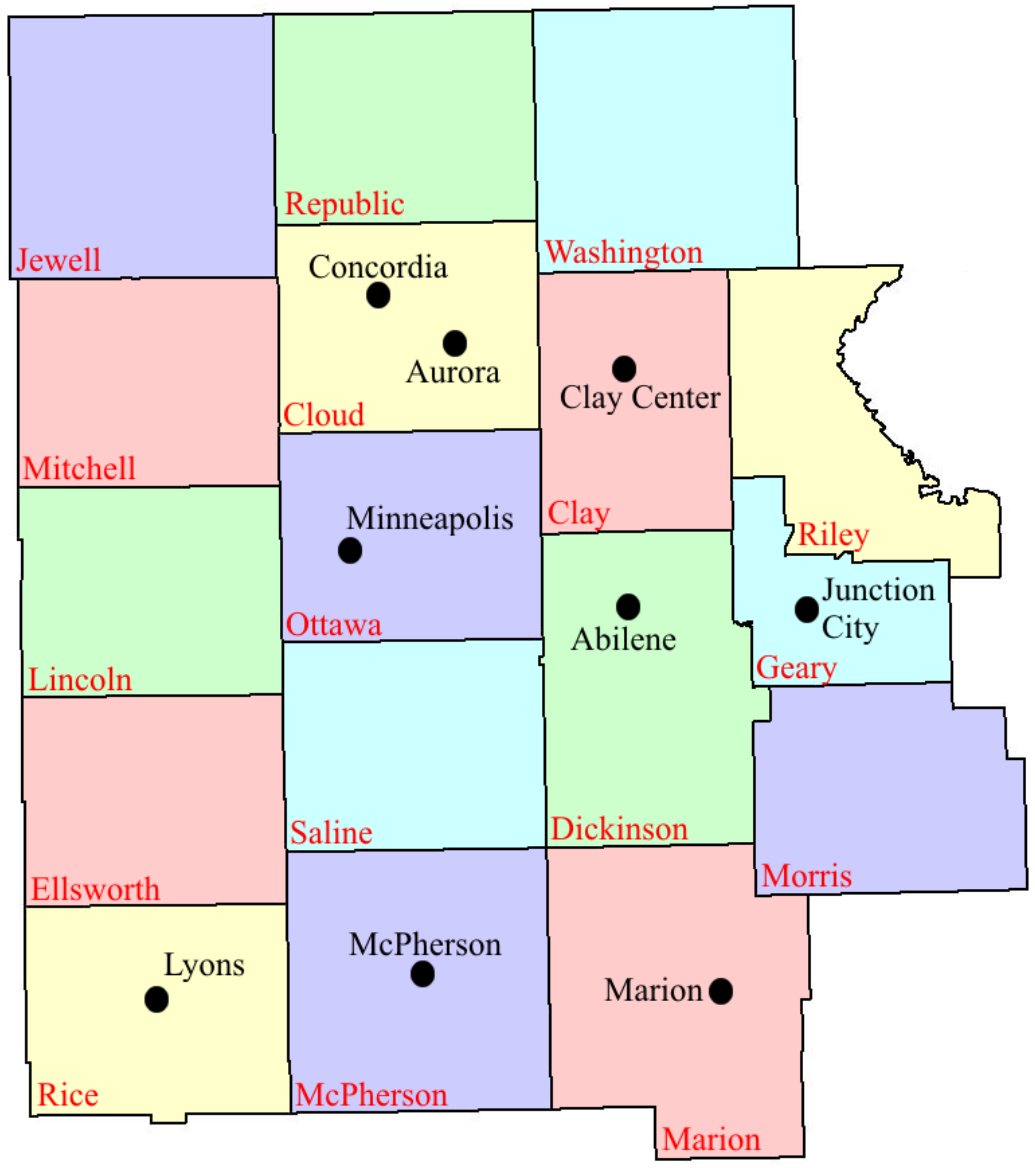


Above: The Porter Salvage Yard before redevelopment.





*The water metering station is an attractive building in the middle of new retail development. The rest of the property is kept as greenspace. **Derby***



LYONS



Above: The exterior of the former truck stop.

Right: At the time of the BTA, the building was full of debris and assorted trash.



City of Lyons BTA, Lyons
Application Date: March 2006
Status: Redevelopment in progress

The City of Lyons applied to the Brownfields Program in order to conduct Phase I and II BTAs at a former truck stop being considered for redevelopment as a hotel. The site investigations discovered no significant environmental concerns apart from the removal of the USTs.

The hotel is under construction and will include a restaurant. The City of Lyons is extremely pleased with the Brownfields process and has enrolled a second site in the program.

The new hotel, under construction, will serve visitors to Lyons and is located across the street from the Celebration Center, which hosts equestrian and agricultural events



Economic Development

201 South Grand

Old Phillips 66 Gas Station

Several Owners

City of Lyons Approximate Costs: \$11,000

KDHE: Potential \$50,000 (+)

Prospective Buyer Has Land Contract to Purchase
Will Purchase Once Environmental Issues (Old Tanks) Resolved
Will Build New Commercial Building 2012 = Accounting Firm



City of Lyons / Rice County Municipal Airport



AIRPORT EXPANSION – FROM 3,000 FEET TO 4,400 FEET
FAA PROJECT



2003

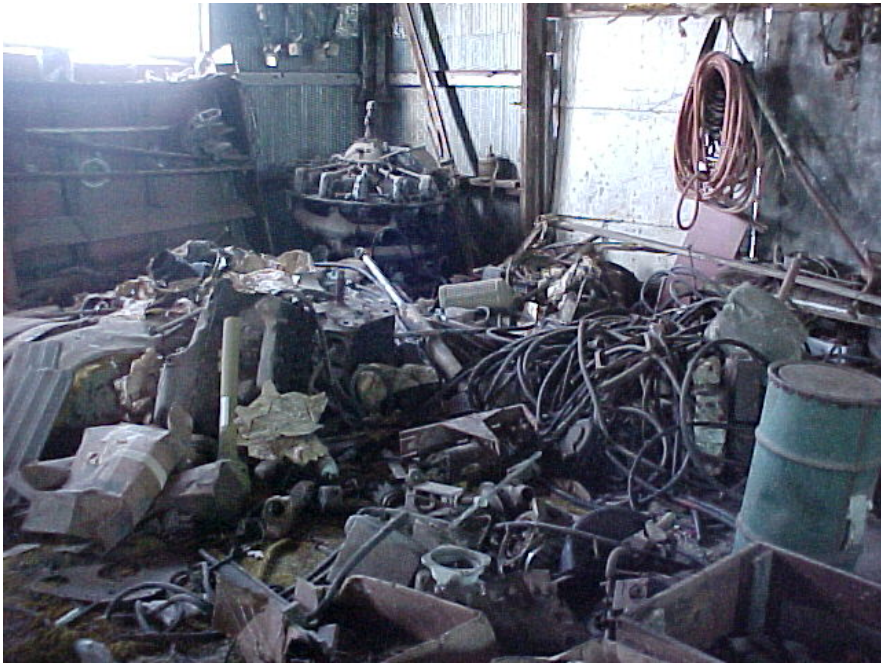
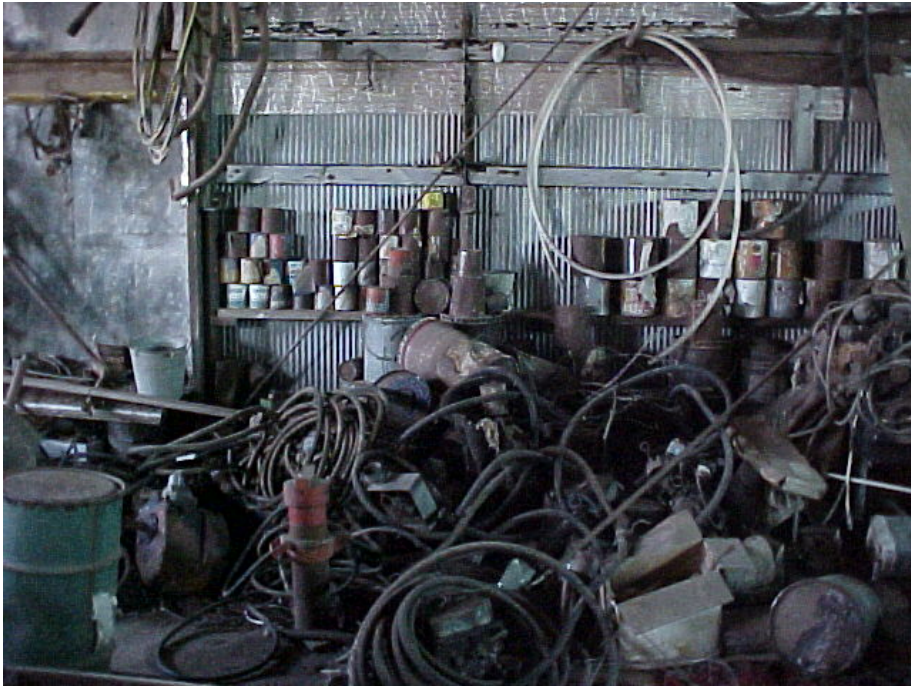


STORAGE TANK TRUST FUND



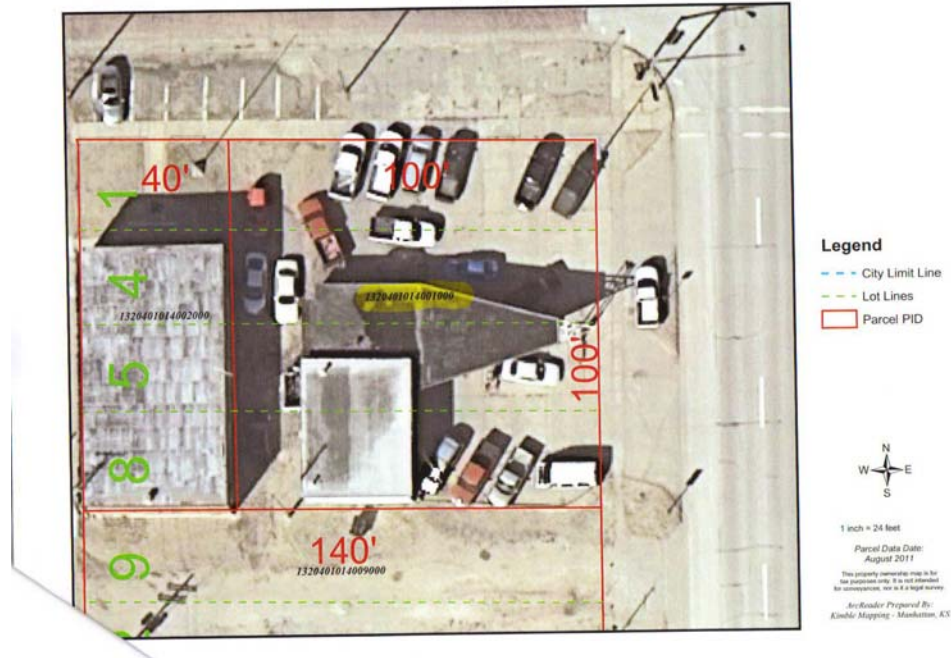


State of Kansas Department of Health and Environment Voluntary Agreement





Rice County Appraiser GIS



Brownfields are *“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.”*

Reuse and redevelopment of abandoned, idled, or underutilized properties is both a challenge and an opportunity.

Putting these sites back into productive use can serve as a catalyst for local economic revitalization



RECOMMENDATION: Approved Submission of Brownfield Application
Approved: _____ // Disapproved _____
Mayor/City of Lyons Council Meeting 5 March 2012



The Kansas Petroleum Storage Tank Release Trust Funds

The Storage Tank Act establishes two separate Trust Funds to assist owners and operators of storage tanks with the cost of remedial actions. Both funds are designed to provide financial assistance to owners and operators of facilities where contamination from petroleum storage tanks has occurred. The Trust Funds are financed from a \$.01 fee placed on each gallon of petroleum (except aviation fuel) product manufactured in or imported into the state. The funds will be abolished on July 1, 2014 by the sunset provision unless reenacted by the Legislature.

Outlined below is a brief summary of the program.

The deductible for each release is \$3,000 plus \$500 for each tank (above and below ground) located at the site of the release.

City of Lyons Absorb These Costs: \$7,000

Costs to Remove 2 – 6,000 Gallon Fuel Tanks: \$4,000

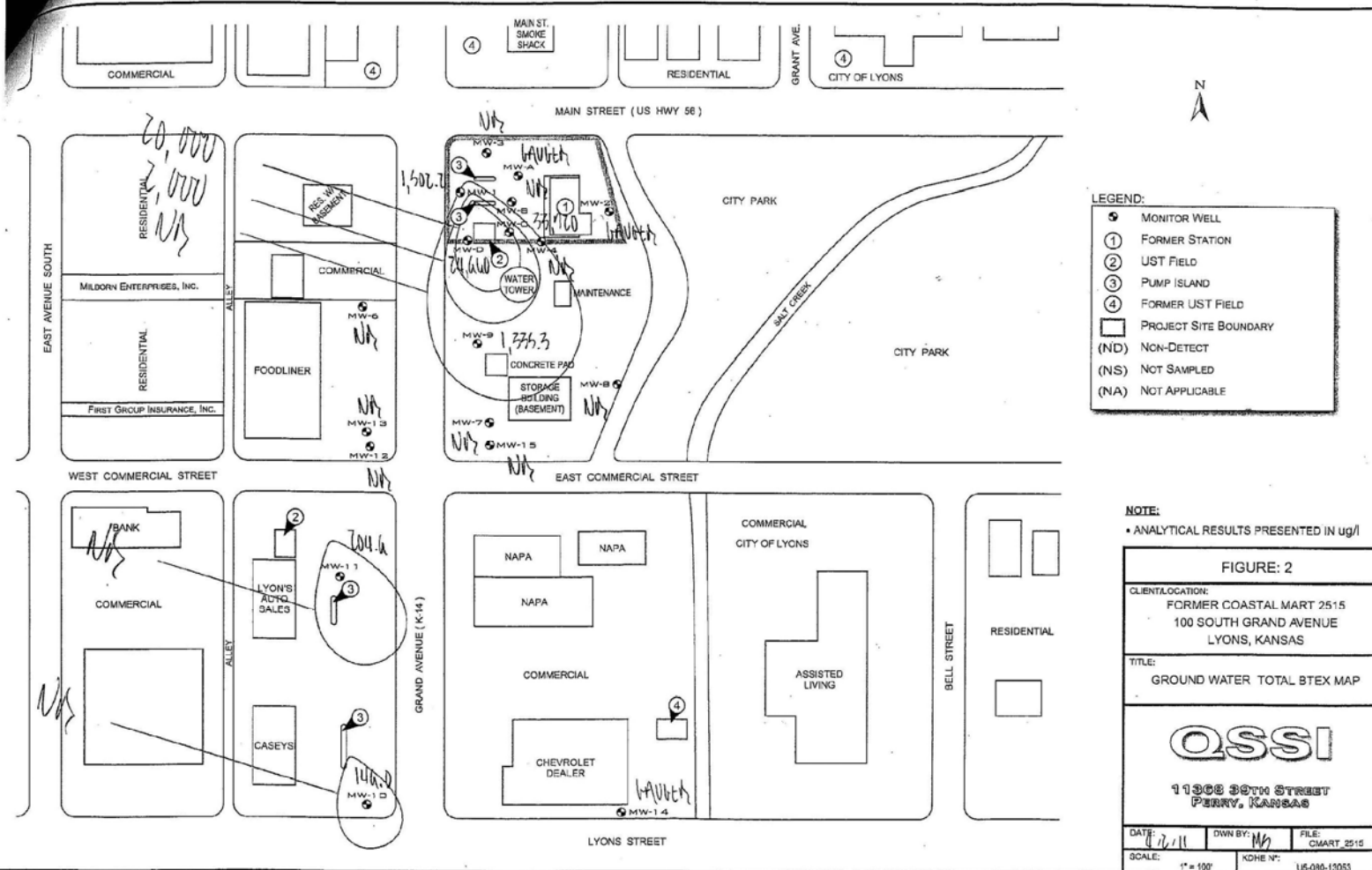
City of Lyons Absorb All Costs

Pay for Kansas Petroleum Storage Tank Release Trust Funds

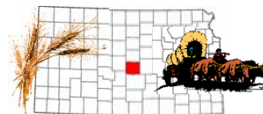
Approved: _____ // Disapproved _____

Mayor/City of Lyons Council Meeting 5 March 2012



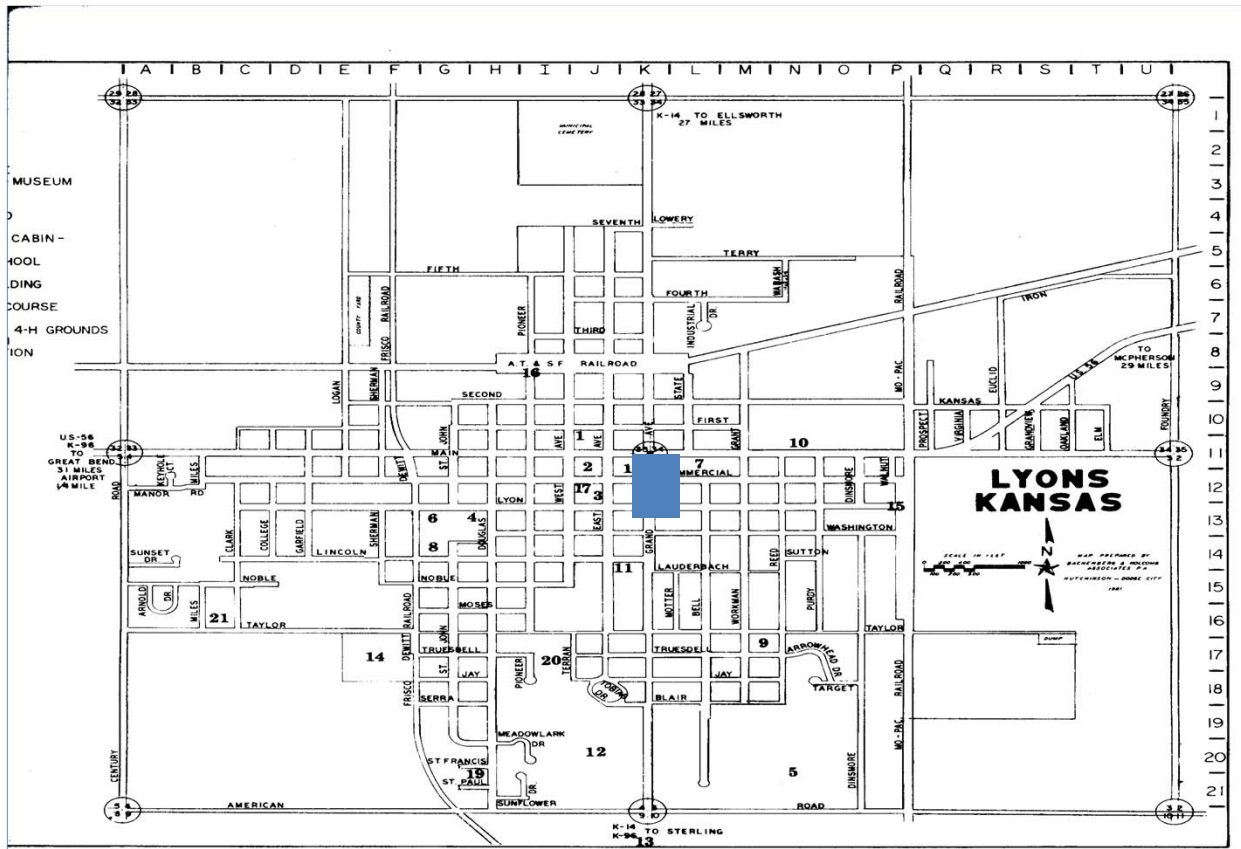


"An Unexpected Pleasure"
 City of Lyons



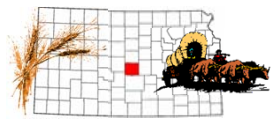
Neighborhood Revitalization Area #9 Commercial





Neighborhood Revitalization Area #9 ■
 -- Highway Service Commercial District --

"An Unexpected Pleasure"
 City of Lyons



Neighborhood Revitalization Area #9
Property Tracts



The minimum investment in the commercial improvements is \$15,000.

The minimum increase in assessed value shall be 15% for commercial and industrial

EXISTING ASSESSED VALUATION OF REAL ESTATE IN THE PROPOSED AREA: \$359,600

EXISTING ASSESSED VALUATION OF LAND WITHIN PROPOSED AREA: \$37,270

The tax rebate applies only to the additional taxes resulting from the increase in the appraised value of the property

Rebate Period:

Commercial ----- 5 Years.

Rebate Amount:

- 1st Year: 85%
- 2nd Year: 75%
- 3rd Year: 65%
- 4th Year: 35%
- 5th Year: 20%

(*) 5% to remain in Neighborhood Revitalization Fund to-cover administrative costs.

Rebate percentages apply only to taxes levied by the City of Lyons, Rice County, Rice County Hospital District #1 and USD 405

Expires on 1 December 2014

PROCESS

Plan (Proposed)

Resolution

Public Hearing

Ordinance

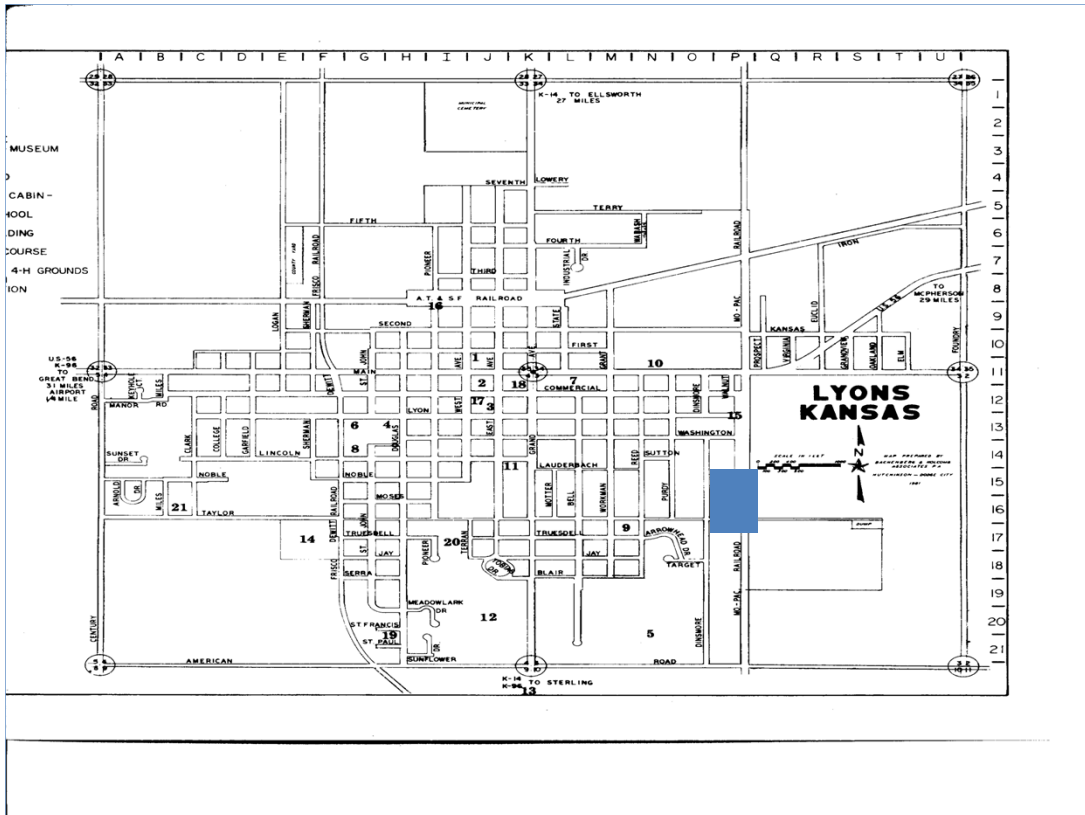
Inters-Local Agreement

Applications

Annual Review

Plan Ends or Extended





Rebate Amount:

1st Year: 85%

2nd Year: 75%

3rd Year: 65%

4th Year: 35%

5th Year: 20%

RECOMMENDATION: Approved Resolution for NRA #9

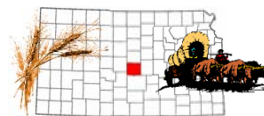
Approved: _____ // Disapproved _____

Mayor/City of Lyons Council Meeting 7 March 2012

Neighborhood Revitalization Area #9

-- Highway Service Commercial District --

"An Unexpected Pleasure"
City of Lyons



**BROWNFIELDS REDEVELOPMENT
SUCCESS IN KANSAS
PREPARED BY THE KANSAS
DEPARTMENT OF HEALTH AND
ENVIRONMENT
JUNE 2008**

http://www.kdheks.gov/brownfields/download/BF_Redevelopment_Success.pdf