



KANSAS STATE
UNIVERSITY

Introduction to

Redevelopment Through a Brownfields Lens

**NADO Conference in New Orleans, LA
October 2024**

ksutab.org

Room Survey

- **Has anyone encountered environmental issues during a redevelopment project?**
- **Who is familiar with the term 'brownfield'?**
- **Who has used brownfield funds to address environmental issues at a site?**



Today's Speakers



Blase Leven, PG
Director, TAB Program
Kansas State University



Rebecca Otte
Brownfields Program
Manager
Louisiana Department of
Environmental Quality

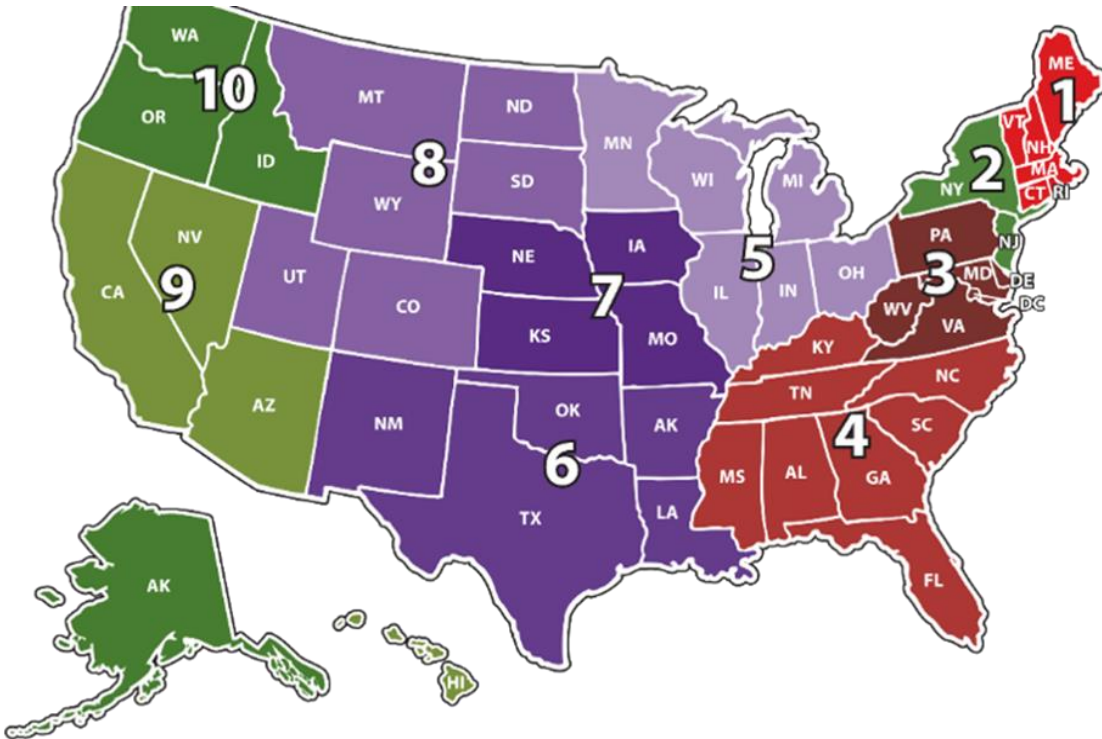


Adam Tatar
Brownfields Program Manager
New Orleans Regional
Planning Commission



Leslie Etzel
Asst. Director in EPA R6
TAB Program
Kansas State University

Technical Assistance to Brownfields (TAB)



What is TAB?

- A national program funded by U.S. EPA
- Services provided are **FREE** and tailored to address specific community needs
- Assist communities and tribes with the brownfield assessment, cleanup and redevelopment process

Who are the TAB Service Providers?

EPA Region 1

University of Connecticut

EPA Region 2 & 4

New Jersey Institute of Technology

EPA Region 3

West Virginia Research
Corporation

EPA Regions 5, 6, 7 & 8

Kansas State University

EPA Regions 9 & 10

Center for Creative Land Recycling

Agenda

Brownfields 101

Kansas State University Technical Assistance to Brownfields

Get to know your State Brownfields Program!

Louisiana Department of Environmental Quality

Regional Partnerships for Brownfields Redevelopment

New Orleans Regional Planning Commission

TAB Assistance and Resources

Kansas State University Technical Assistance to Brownfields





TAB
Technical Assistance
to Brownfields

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Brownfields 101

What is a Brownfield?



“A real property in which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminate.”

Generally, Brownfield properties:

- Have liability concerns (or fear of the unknown)
- Have low acquisition costs
- Can be repurposed to meet important needs
- Are eligible for various grant funds/tax incentives

What is the Brownfields Law?

Small Business Liability Relief and Brownfields Revitalization Act (1/11/2002)

- Provides liability protections
- Provides funding for brownfield assessment and cleanup
 - Local governments & nonprofits (including Development Organizations)
 - Requires community involvement
 - Redevelopment must benefit community (e.g. creates jobs/provides housing).



How do we tackle Brownfields?

▼ **Get funding for assessments and cleanups**

Non-competitive funding

- Regional EPA Targeted Brownfields Assessment Programs
- State Brownfields Programs (*example: Louisiana DEQ*)
- Local Brownfields Programs (*example: New Orleans RPC*)

Competitive grant funding

- Funds given directly to the applicant to hire contractors to perform assessments/cleanups

▶ **Do your Environmental Due Diligence**

▶ **Get help from your TAB provider**



Types of Brownfield Grants

Community-Wide Assessment (CWA) or Assessment Coalition (AC) Grants

- Phase I ESAs and Phase II ESAs, cleanup planning, other planning activities (revitalization plans, community engagement, market studies), and program management

Multipurpose Grants

- Same as above, but also provides funding for cleanup of brownfield sites

Cleanup Grants

- Cleanup activities, health monitoring, environmental insurance, monitor/enforcement of institutional controls

Revolving Loan Fund (RLF) Grants

- Provide low or no interest loans and/or subgrants for cleanup of Brownfield sites



How do we tackle Brownfields?

▶ **Get funding for assessments and cleanups**

▼ **Do your Environmental Due Diligence**

- Perform a Phase I Environmental Site Assessment before property acquisition
- Needed for liability protections
- Not doing this will disqualify you from receiving Brownfields funding for the property

▶ **Get help from your TAB provider**



How do we tackle Brownfields?

▶ **Get funding for assessments and cleanups**

▶ **Do your Environmental Due Diligence**

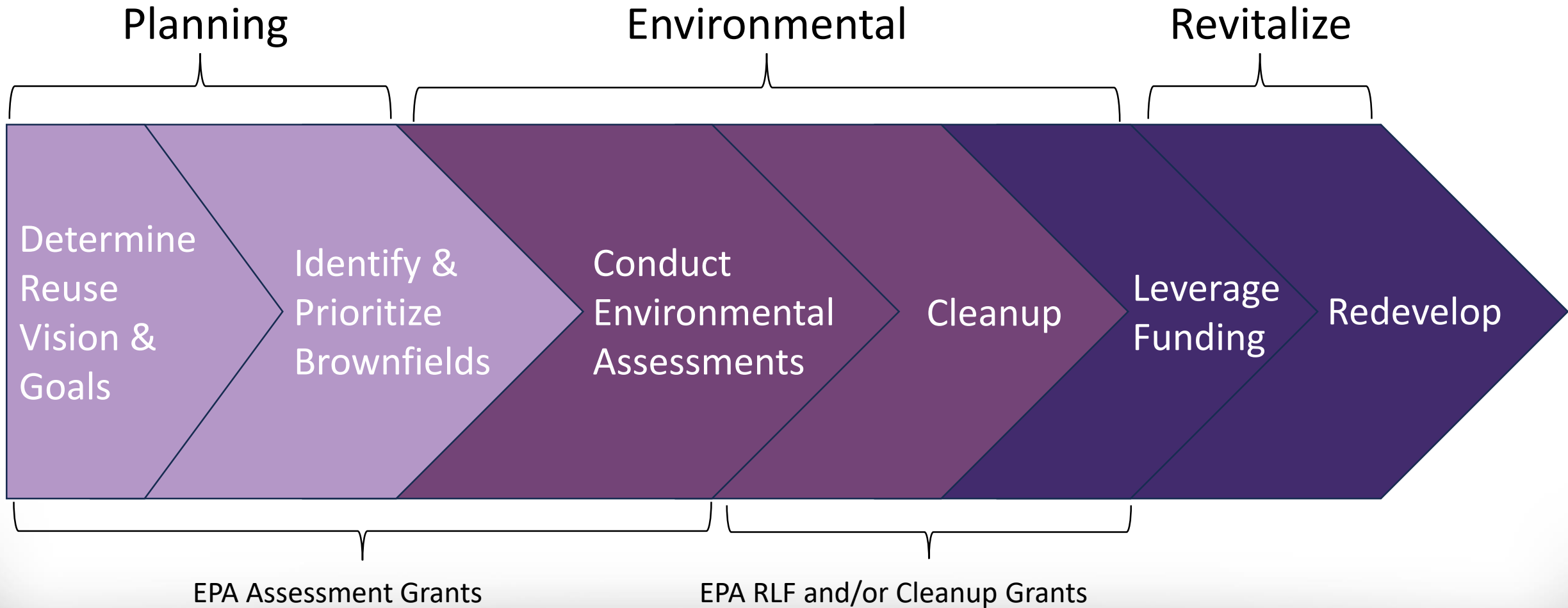
▼ **Get help from your TAB provider**

Your TAB partner can help you through the entire Brownfield process! We help with:

- Community Engagement & Community/Economic development
- Grant review
- Environmental Procurement & Technical document reviews
- So much more!



Brownfields Redevelopment Process



Determine Reuse Vision & Goals

▼ Identify stakeholders & engage with the community

- Get their input on redevelopment ideas
- Understand the needs of the community
- Encourage their involvement in the process



▼ Set redevelopment goals

- What are the economic, community, and environmental needs & opportunities to DRIVE redevelopment?
- Do community plans exist? If so, review for already established goals. If these plans do not exist, work with stakeholders to create them.

Identify & Prioritize Brownfield Sites

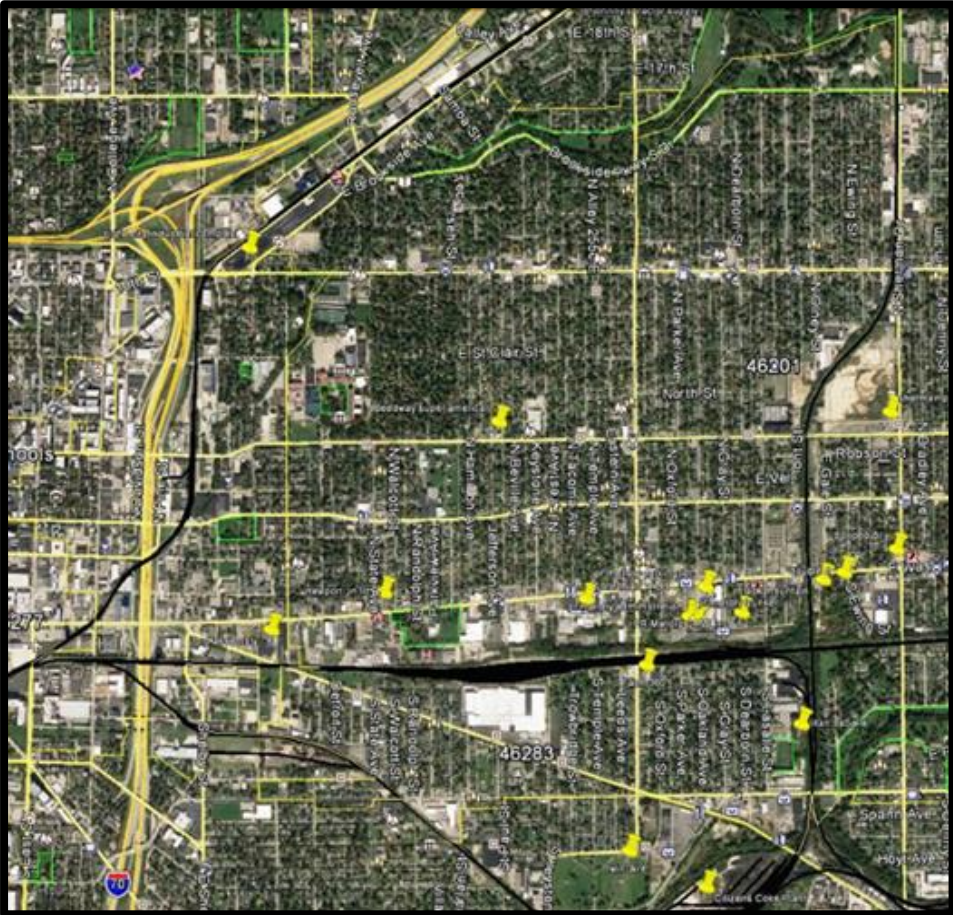
▼ Identify potential Brownfields

- Properties with asbestos, lead based paint
- Old gas stations
- Vacant lots / abandoned buildings
- Meth labs

Tools for identifying possible Brownfields:
[Platform for Exploring Environmental Records](#) (PEER)

Inventory your community's potential sites:
[Brownfields Inventory Tool](#) (BiT)

► Prioritize potential Brownfields



Identify & Prioritize Brownfield Sites

► Identify potential Brownfields

▼ Prioritize potential Brownfields

- What sites are in underserved communities/EJ areas?
 - [EPA EJ Screen](#)
 - [Climate and Economic Justice Screening Tool](#)
- What sites pose the biggest health and environmental threats?
- What sites align with other redevelopment goals

The screenshot displays a web-based map interface for Houston, Texas. A search bar at the top left contains the text "Houston". The map shows a street grid with a blue highlighted area representing a brownfield site. A sidebar on the right provides detailed information for the selected tract:

- Tract information**
 - Number: 48201530100
 - County: Harris County
 - State: Texas
 - Population: 6,389
- Tract demographics**
 - Race / Ethnicity ([Show](#) ▾)
 - Age ([Show](#) ▾)
- Identified as disadvantaged?**
 - YES**
 - This tract is considered disadvantaged because it meets more than 1 burden threshold **AND** the associated socioeconomic threshold.
- Send feedback** [icon]
- Climate change** +
- Energy** +
- Health** +
- Housing** +
- Legacy pollution** +
- Transportation** +
- Water and** +

Conduct Environmental Assessments

Phase I ESA – a records review of the property to identify possible sources of contamination

Phase II ESA – collect soil, groundwater, and air samples to determine if contamination is present and at what levels

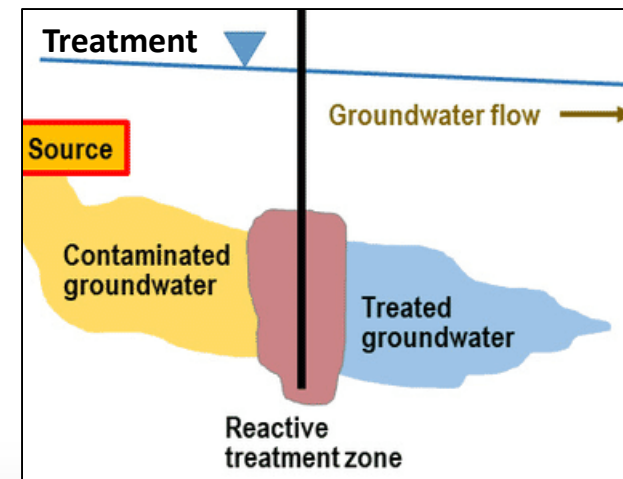
Cleanup planning (as needed) – Evaluate the costs and requirements to cleanup a site to applicable standards based on the future land use of the property.

Must be done by a qualified environmental professional & needed to understand site conditions and make informed decisions regarding cleanup and reuse.



Brownfields Cleanup, if needed

- The goal is to prevent exposure to contaminants by
 - Treatment, removal, containment
 - Land use or institutional controls (if residual contaminants remain)
- Important to understand
 - What is the future land use?
 - How clean is clean for your project?
 - What is required to receive a Cleanup Certificate or No Further Action (NFA)?
 - Are continuing obligations necessary?
 - How much will it cost, and who will pay for what?
- Plan and agree with other partners up front – No more Fear of the unknown!



Leverage Funding & Resources

Loans

- EDA
- HUD
- Brownfields revolving loan funds
- SBA
- USDA

Grants

- HUD's CDBG
- EPA MARC Grants
- EDA public works

Equity capital

- SBA Small Business Investment Cos.

Tax incentives and tax-exempt financing

- Targeted expensing of cleanup costs
- Historic rehabilitation tax credits
- Low-income housing tax credits
- Industrial development bonds
- Energy efficiency construction credits

Tax-advantaged zones

- HUD/USDA Empowerment Zones
- HUD/USDA Enterprise Communities
- Opportunity Zones

& many others!

Cleanup

Studio Five – Mankato, MN

Dry cleaner & grocery store

Assessment Funds: State of MN

Brownfields funds & EPA CWA Grant

Cleanup Funds:

- Minnesota Department of Employment and Economic Development
 - Demolition, soil removal, vapor mitigation installation
- TIF funds
 - Demolition, soil removal, utilities, shoring and other restoration

BEFORE

Environmental



Cleanup



Redevelop

Studio Five Redevelopment

3-story mixed use building with:

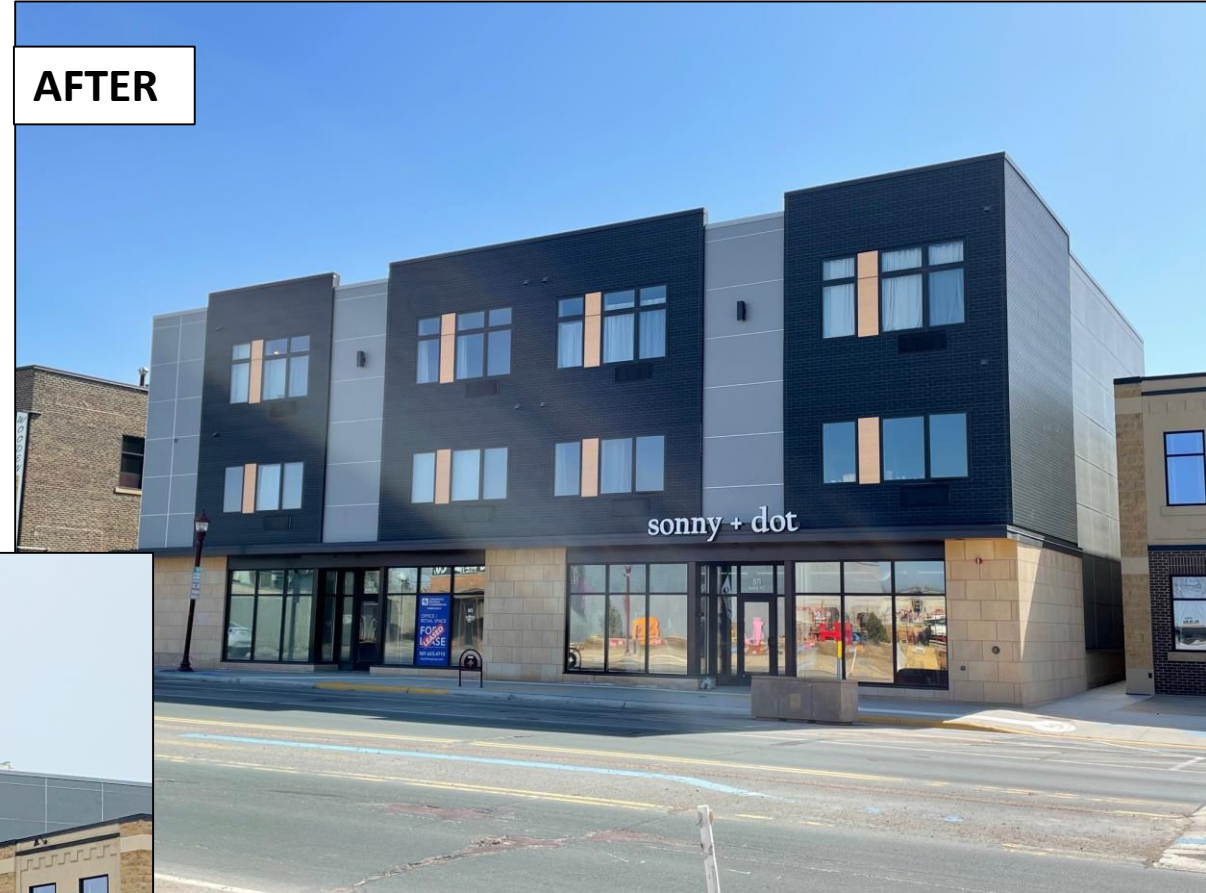
- 2 commercial suites on ground floor
- 19 apartment units

Development funding from Coldwell Banker, WEB Construction, Bright Pixel Design, and City of Mankato

AFTER



AFTER



Get to Know your State Brownfield Program!

National Assoc. of Development Organizations Conference
10/21/2024



LDEQ Brownfields & VRP Team



Rebecca Otte, LDEQ Brownfields
& VRP Coordinator

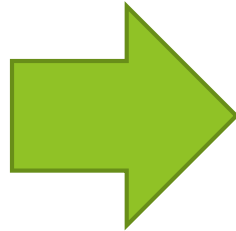
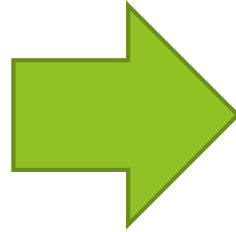


Jennifer Schatzle, Brownfields
and VRP Technical Liaison



Ashlyn Holmes,
Brownfield Project Manager

What is the Brownfield Program?



Vacant or underutilized property where real or perceived contamination is inhibiting redevelopment or expanded use of the site

Example Brownfield Sites



Benefits of the Brownfield Program

- ▶ Liability Protections
- ▶ Resources to address environmental concerns to facilitate reuse

Good Candidates for Brownfields Assistance

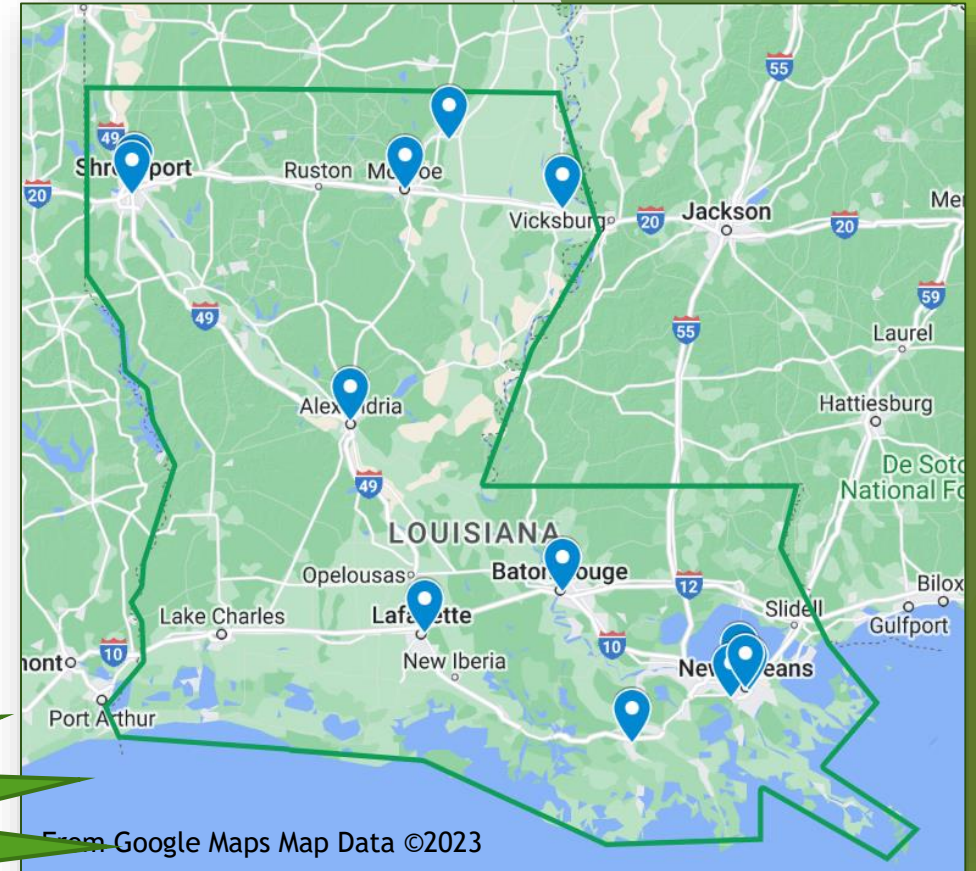
- Redevelopment is for a Community Benefit/
Economic Development
- Owner is on Board*
 - Flexible Timeline
 - Community Input
 - No Enforcement Orders
 - Reuse Potential
 - Project Champion



Louisiana Brownfield Programs at Regional Entities

- Rapides Area Planning Commission
- Acadiana Planning Commission
- New Orleans Regional Planning Commission
- South Central Planning and Development Commission

Great way to provide resources to small/ rural communities that wouldn't be able to apply for or manage a grant on their own



Parts of the Brownfield Process

- ❖ Identify Brownfield Sites/ Create a Brownfield Inventory
 - Prioritize which sites to move forward with Assessment
- ❖ Conduct Environmental Assessment Activities
 - Phase I: Research Report to identify potential environmental concerns
 - Phase II: Sampling
 - Cleanup Planning
- ❖ If Needed, Conduct Environmental Cleanup Activities
- ❖ Redevelop the Site

Not necessarily
in this order/
can be done
concurrently

Brownfield Resources

	Planning	Assessment	Cleanup Planning	Cleanup
Local Brownfield Program	X	X		
State Brownfield Program*	X	X	X	X
EPA Targeted Brownfield Assessment Program		X		
EPA Technical Assistance	X			
Direct Grant from EPA	X	X	X	X

Funding Availability Fluctuates Regularly

*Every State is Different -
Get to know your
Brownfield Coordinator!

Layering Funding

- ▶ Brownfield Cleanup Loan/ Grant
- ▶ EDA/ HUD/ DRA/ USDA Funding
- ▶ Private Investment



Redevelopment Authorities

- ▶ Government or nonprofit entity
- ▶ Buy properties to position them for redevelopment
 - Environmental Cleanup
 - Restoration/ stabilization
 - Clean up title



Anyone have a redevelopment authority in their area?

Voluntary Remediation Program: Benefits

- Clear the site for redevelopment and deal with the offsite contamination later
- Option for partial remediation for non-responsible parties
 - Institutional Controls
 - Engineering Controls
 - Requires Agreement with LDEQ & Conveyance Notice
- Certificate of Completion and Release of Liability
- Can include Funders

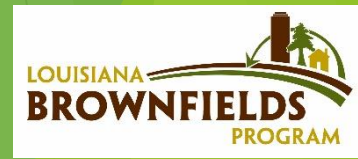
Each State is Different -
Get to know your State
Brownfield Coordinator!

Non-VRP vs VRP: Investigation

Non-VRP Investigation	VRP Investigation
<ul style="list-style-type: none">▪ Sample where you think there's contamination	<ul style="list-style-type: none">▪ Applicant defines the Area to be investigation▪ Sample where you think there's contamination▪ Samples collected across the entire site (as defined in the application)
<ul style="list-style-type: none">▪ Analyze samples for what you suspect might be there	<ul style="list-style-type: none">▪ Analyze samples for what you suspect might be there▪ Also analyze for a specific list of contaminants
<ul style="list-style-type: none">▪ May include sampling off site to define the extent of contamination	<ul style="list-style-type: none">▪ Sampling confined to site boundaries

← More \$\$

← Less \$\$



Non-VRP vs VRP: Remediation

Non-VRP Remediation

- Area to be remediated based on the results of the RECAP Investigation
- Remediation of all risks is required, e.g. any contamination that is above LDEQ standards needs to be remediated
- Engineering/ institutional controls generally not acceptable

VRP Remediation

- Area to be remediated based on the results of the VRP Investigation
- Remediation can be tailored for the intended future use of the site
- Engineering/Institutional controls may be used to prevent exposure to contamination

Can save significant \$\$

Can save significant \$\$

Can save significant \$\$

Non-VRP vs VRP: Final Result

Non-VRP Final Result	VRP Remediation
<ul style="list-style-type: none"><li data-bbox="163 462 919 576">▪ No further action at this time (NFA) letter from LDEQ<li data-bbox="163 719 919 891">▪ Site may be reopened in the future (e.g., if LDEQ changes their standards)	<ul style="list-style-type: none"><li data-bbox="1049 462 1949 634">▪ Certificate of Completion (COC) for the entire site defined in the application<li data-bbox="1049 719 1949 948">▪ Release of liability from all past contamination at the site for all those names as Applicants (transferable to future site owners)

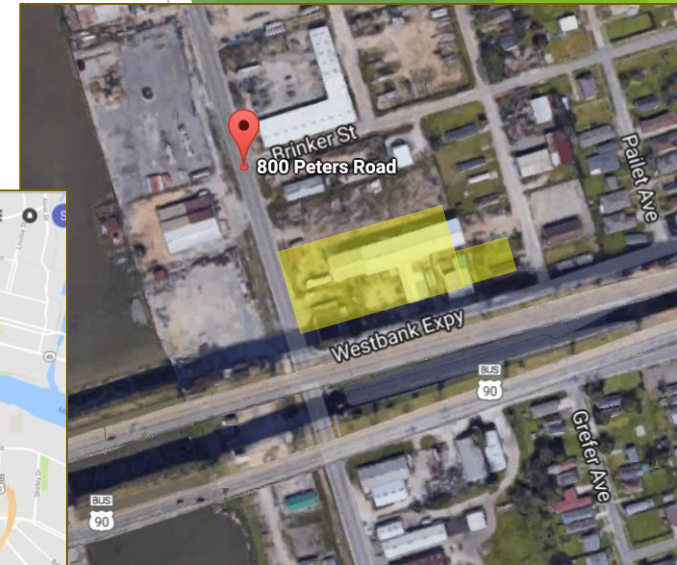
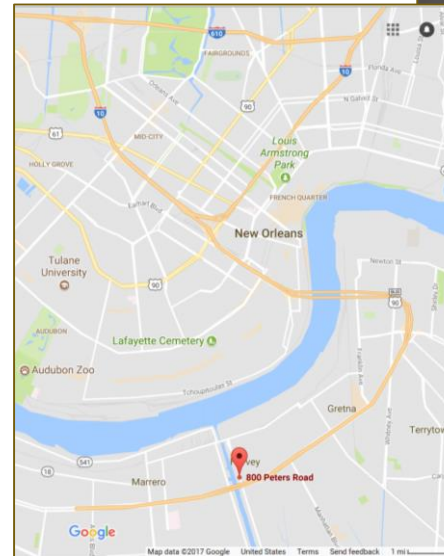
Both use the same Risk-Based Standards

Case Study: Haywilk Galvanizing Site

Location: 800 Peters Road, Harvey, Jefferson Parish, LA

Size: 2.5 acres

- Gulf Coast Scrap looking for a site for their operations- everyone thought they were crazy to purchase this site except for RPC, LDEQ & EPA who said we would help address the environmental
- Private consultant performed Phase I



Case Study: Haywilk Galvanizing Site

- Former vats in the ground leaked Zinc into soil and groundwater
- Zinc groundwater plume extended offsite
- The site was entered into the VRP
- Assessment was limited to property boundaries



Case Study: Haywilk Galvanizing Site

- Cleanup included:
 - Removing contaminated soil/ source area to prevent further contamination
 - Filing a conveyance notice on the property to prevent the use of groundwater
 - Would have been prohibitively expensive to cleanup the groundwater
 - Still protects human health by blocking exposure to the zinc contamination



Case Study: Haywilk Galvanizing Site

Redevelopment: Gulf Coast Scrap

- Reuse of an Existing Structure
- Fabrication from materials removed from demoed structures
- Job Training Program
- Bioswales in parking lot



VRP: Main Takeaways

- ▶ Can facilitate the redevelopment of a site by focusing on just cleaning up the specific property
- ▶ Provides a Certificate of Completion/ Release of Liability
- ▶ Tends to be higher cost for initial investigation but...
- ▶ Cleanup costs may be reduced
 - ▶ Confined to site
 - ▶ Institutional/ Engineering Controls



VRP: Main Takeaways

- ▶ Good for dry cleaning sites, gas stations, industrial sites, sites with groundwater contamination
- ▶ Not applicable to lead/ asbestos/ mold abatements in building materials



Contact Information

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Brownfields Technical Liaison
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Jennifer.Schatzle@la.gov

Ashlyn Holmes
Brownfields Project Manager
Ashlyn.Holmes@la.gov

Questions???

Regional Partnerships For Brownfields

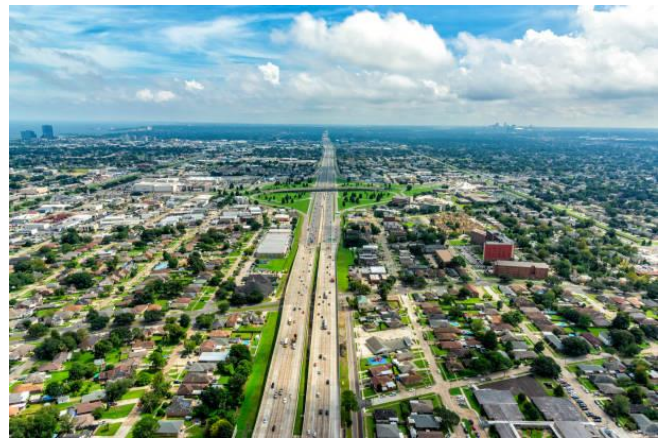
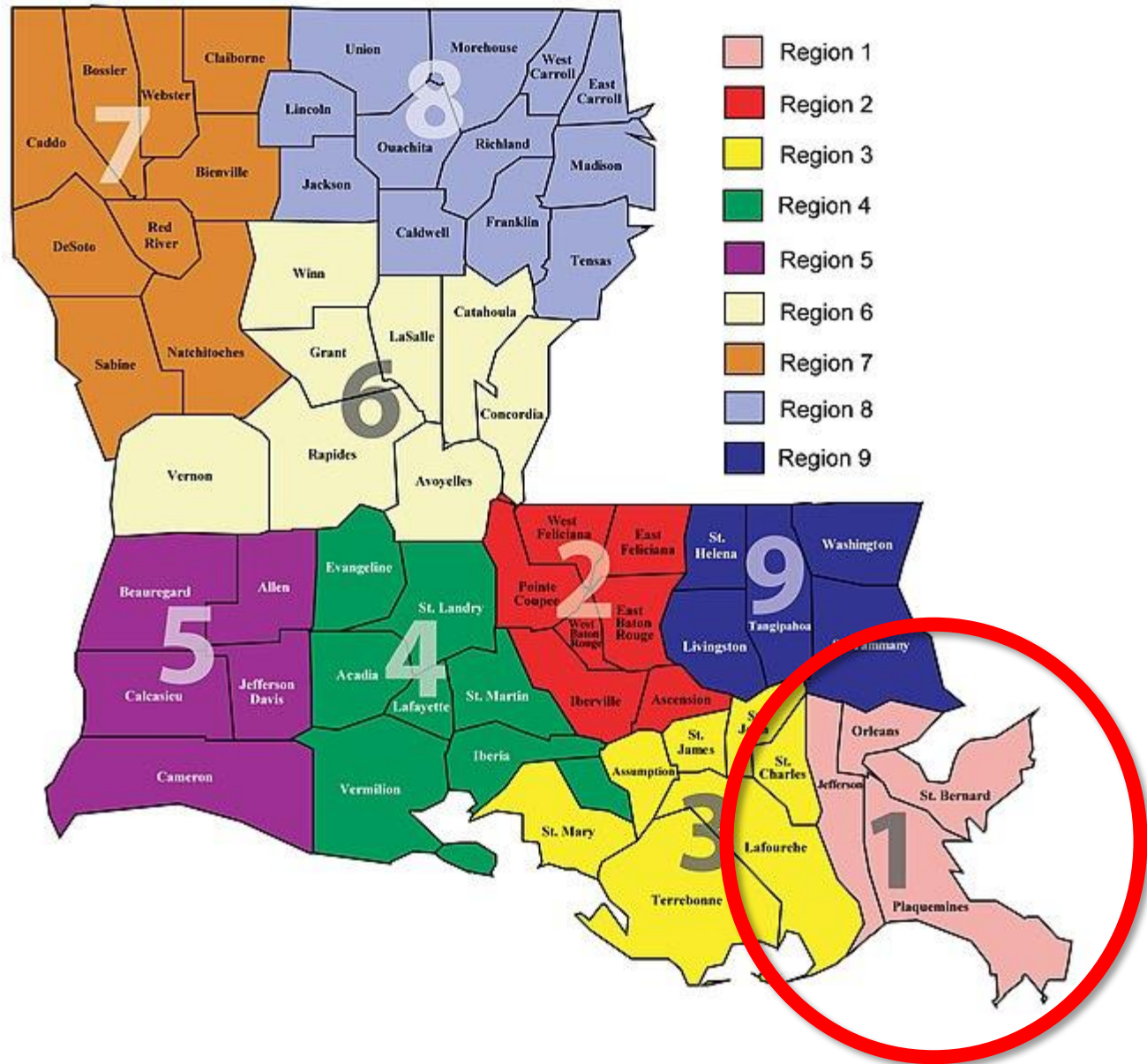


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2024 NADO Conference
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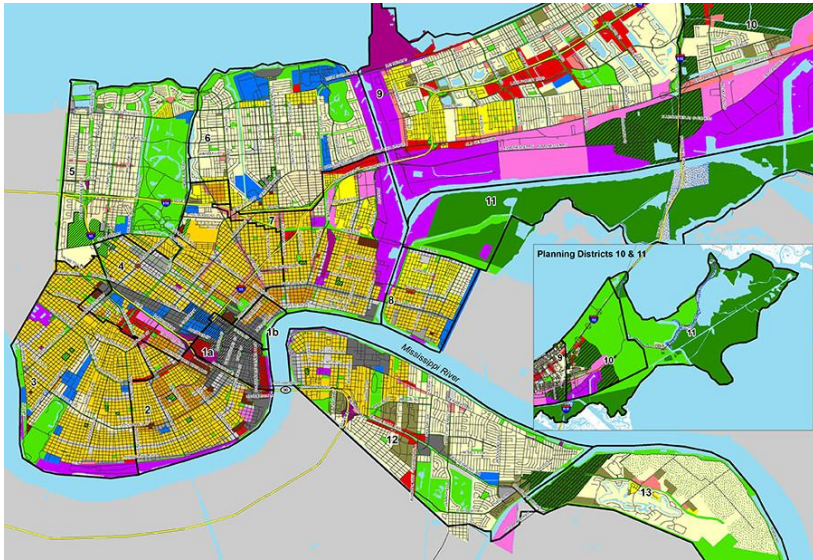
What the heck is a regional planning agency?



\$\$\$
=
transportation
→



So, what else do we do?



Mapping & Data Analysis



Paratransit Coordination

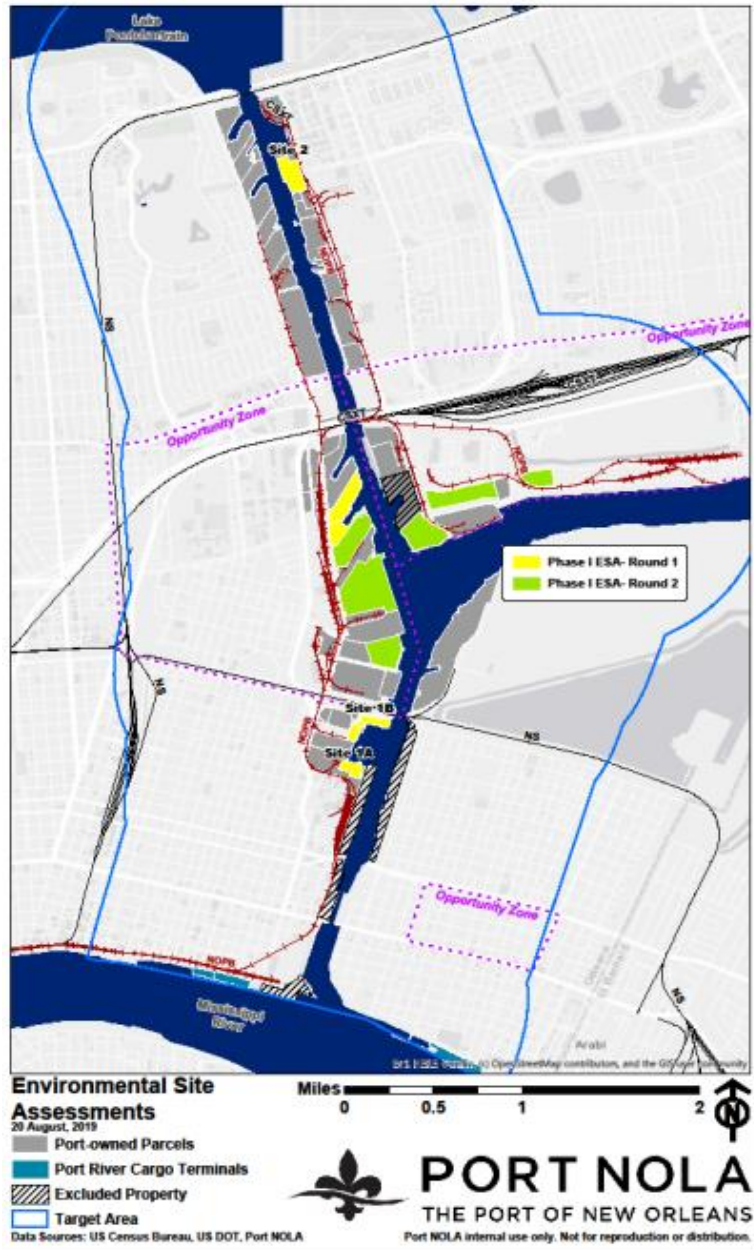


**Resiliency Planning
& CO2 Reduction**



- **Assessment Funding**
- **Grant Administration**
- **Cheer Leading**
- **Cat Herding**

Coalition Partner: Port of New Orleans



Administrative Support: Jefferson Economic Development



Project Adoption: City of New Orleans



Assessment grants for local communities: St. Bernard Parish



Tag Team: LDEQ
TEP Center
Lower 9th Ward, New Orleans



Tag Team: LDEQ
Beanlandia
Bywater, New Orleans





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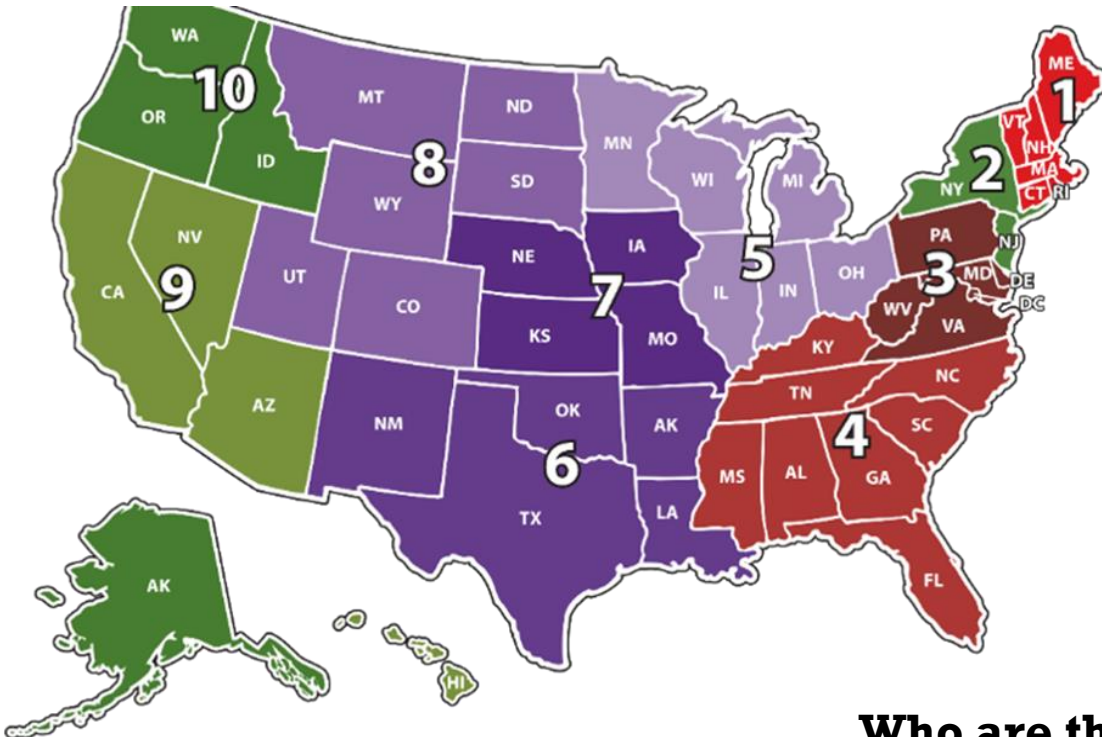


TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY

TAB Assistance & Resources

Technical Assistance to Brownfields (TAB)



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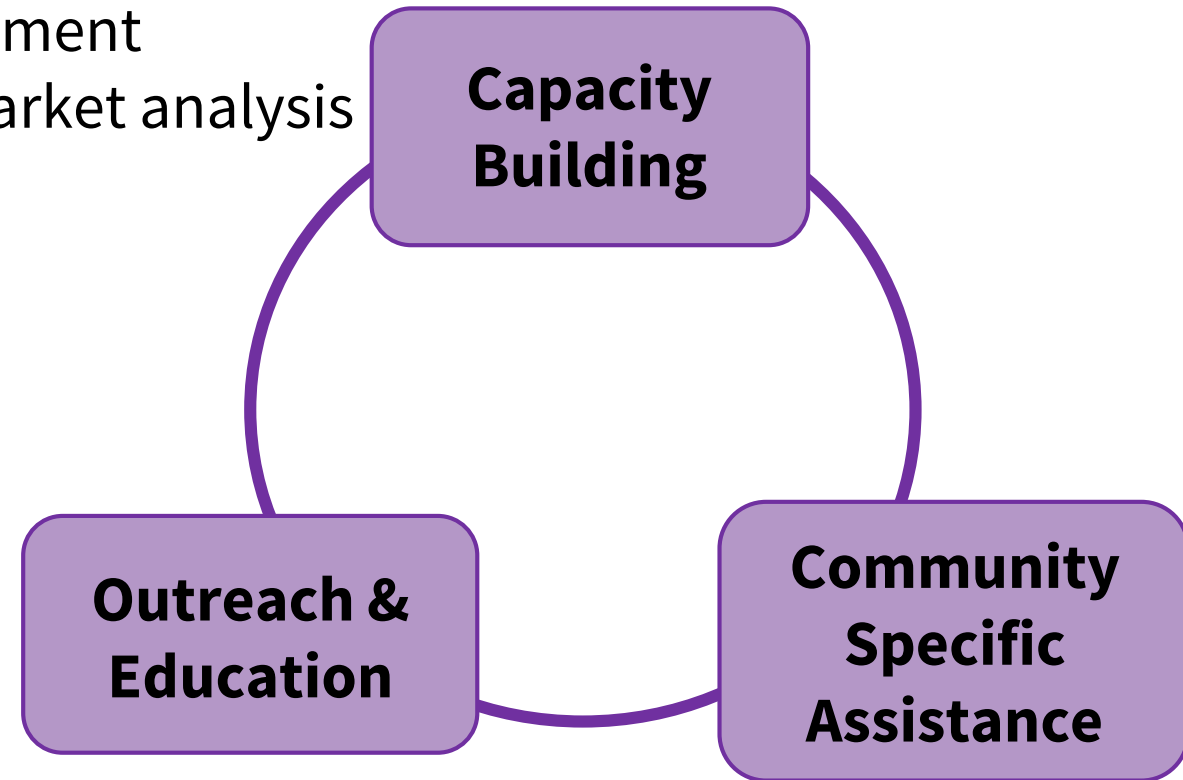
Kansas State University

EPA Regions 9 & 10

Center for Creative Land Recycling

Types of TAB Services

- Help to identify, inventory & prioritize brownfield sites
- Strategic planning and redevelopment visioning
- Incorporating clean energy into redevelopment
- Economic feasibility & highest/best use market analysis
- Building community resiliency
- Educational workshops and webinars
- Community outreach and input
- Help identify funding sources
- Review of Brownfields grant applications
- Help in contractor procurement
- Review of plans and technical reports
- Review of RFP/RFQs

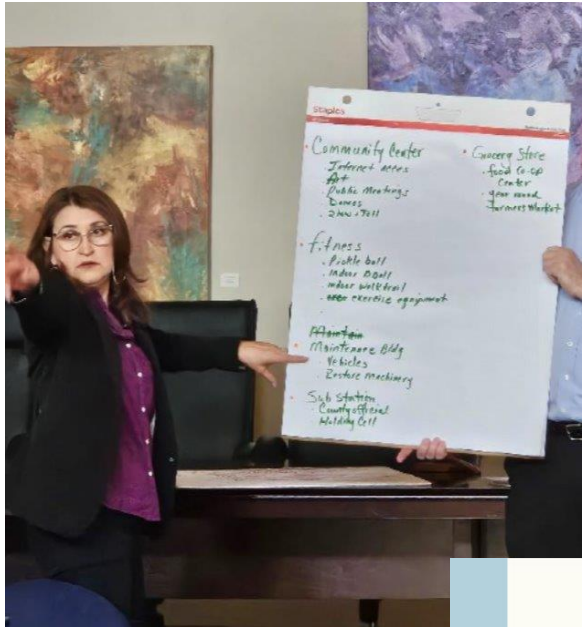


TAB Service Examples

Franklin, LA – Renderings and Community Meeting



Pecos, NM – Reuse visioning session

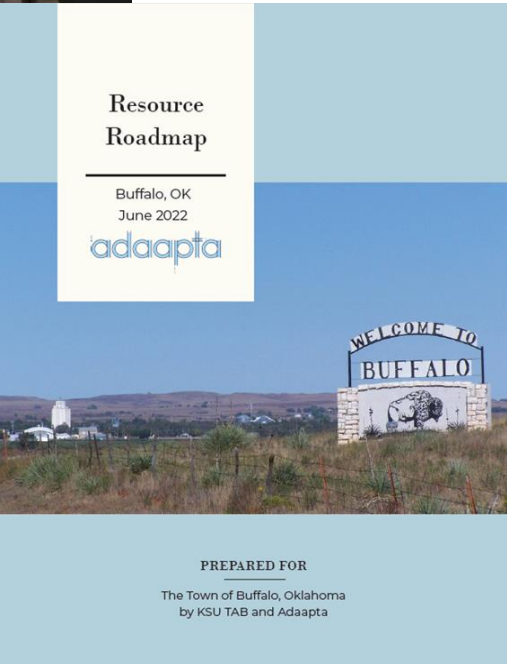


Howardville, MO – Community Betterment Survey

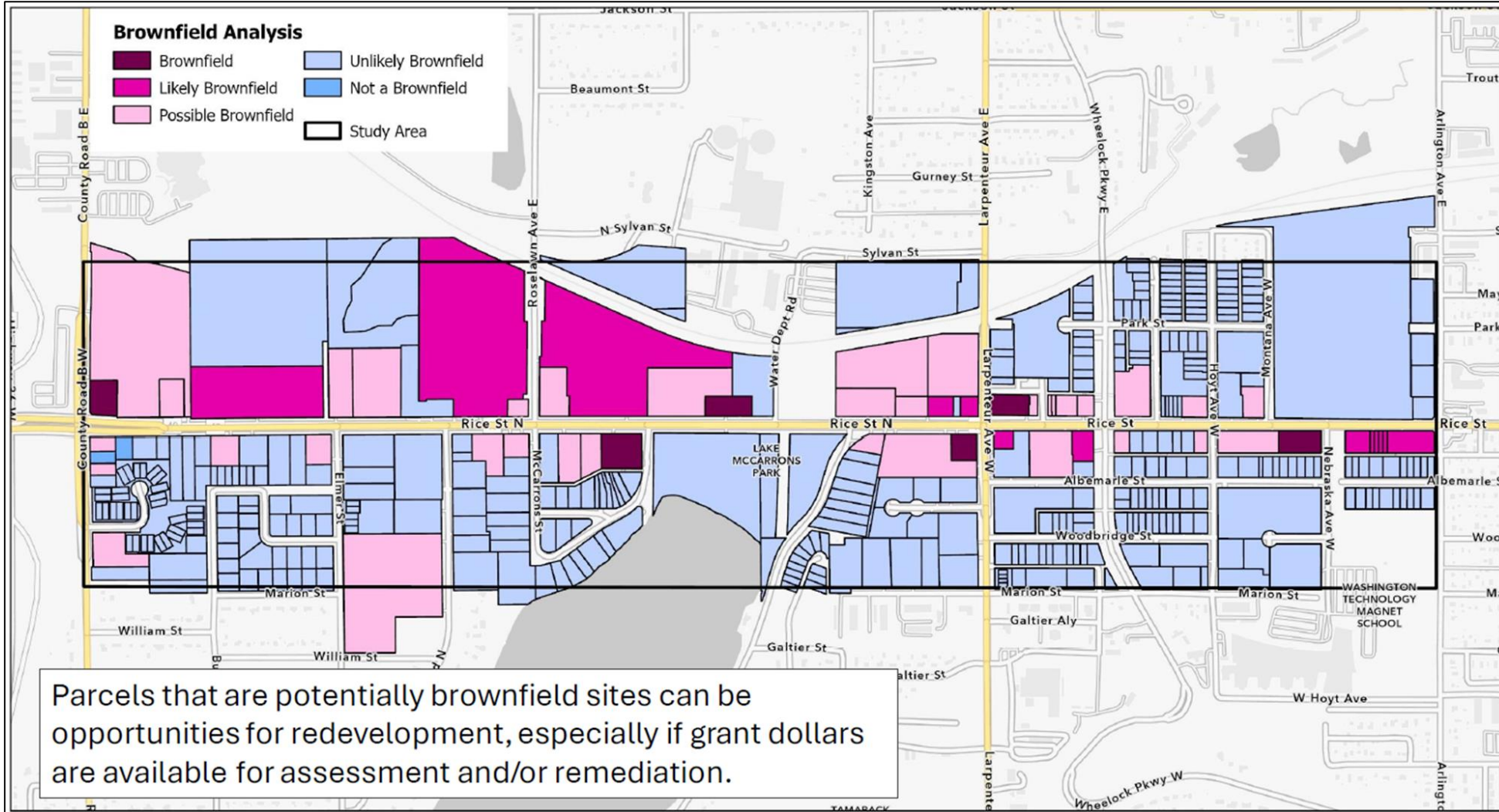
Brinkley, AR – Brownfield Identification Help



Buffalo, OK – Resource Roadmap

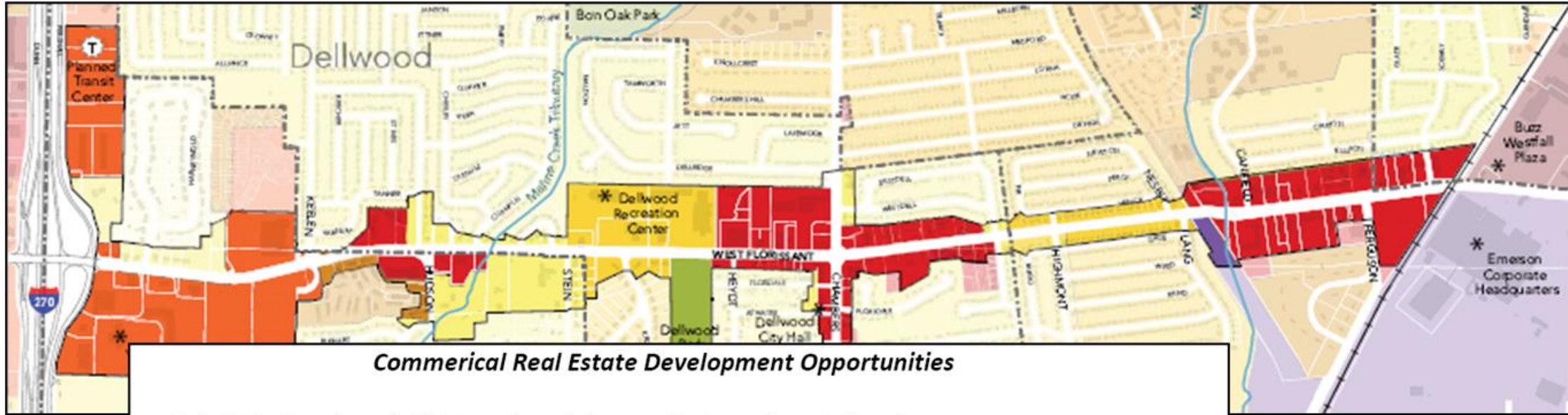


TAB Service Examples



St. Paul, MN –
Brownfields
Identification

TAB Service Examples



Commercial Real Estate Development Opportunities

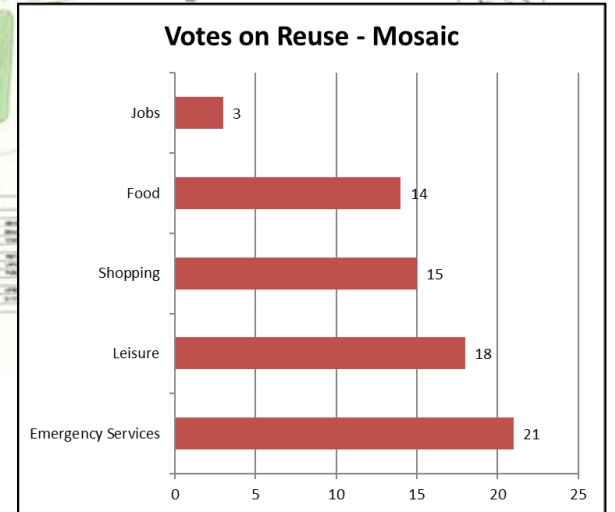
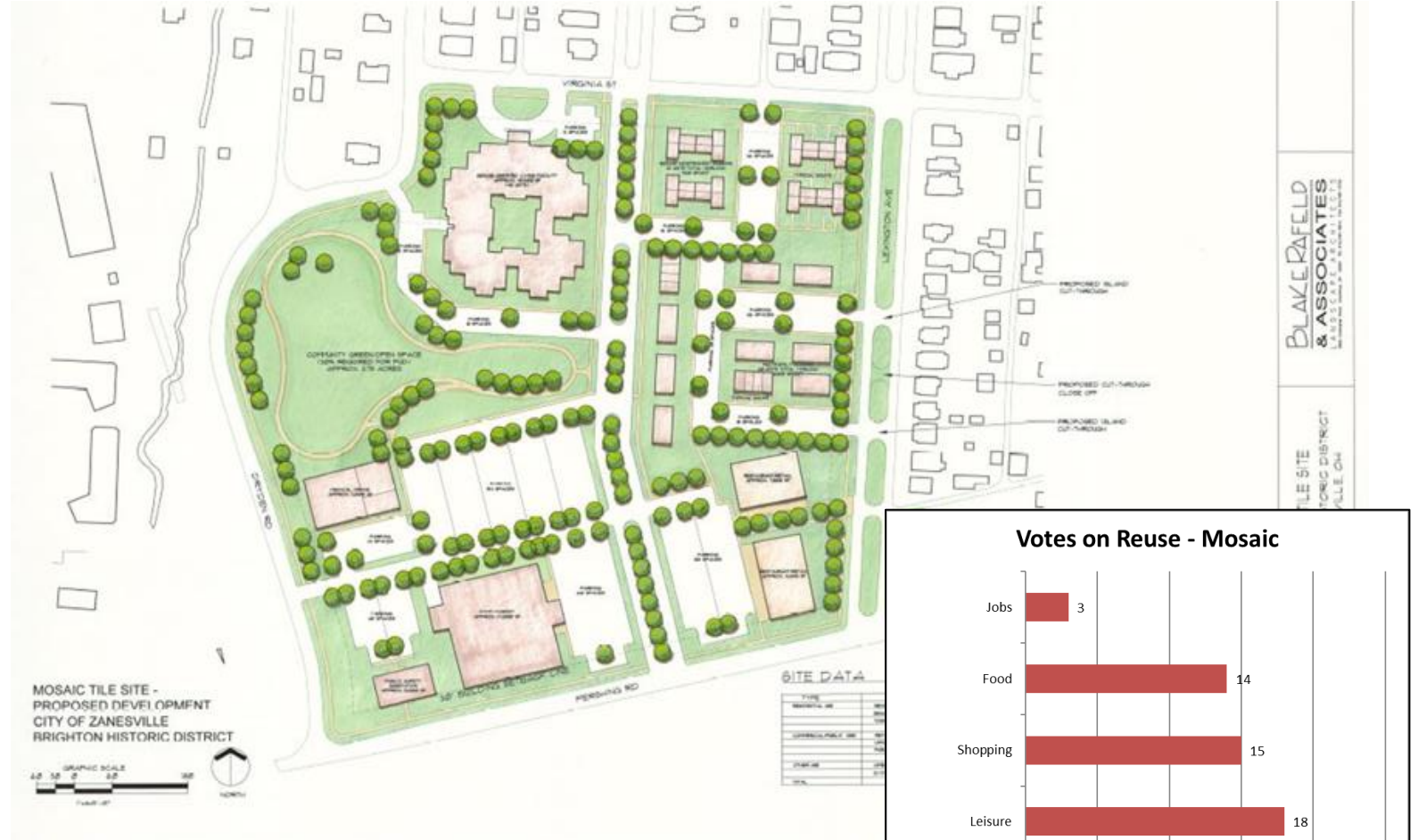
In the 1-mile radius trade area the following retailers and select personal service providers are in demand:

Business Category	Goods or Services Provider	Business Examples	Property Type	Estimated Square Feet Supported	Typical Business Size (sf)	Estimated Number Businesses Supported
Motor Vehicle & Parts Dealers	Goods	Auto Zone, O'Reilly Automotive	<ul style="list-style-type: none"> Retail Storefront Main Street, mall, or Free-standing 	79,287	7,000	11
Bldg Materials, Garden Equip. & Supply Stores	Goods	Home Depot, ACE Hardware	<ul style="list-style-type: none"> Retail Storefront Industrial/warehouse flex Main Street, mall, or Free-standing 	18,128	10,500	2
Electronics & Appliance Stores	Goods	Best Buy, Game Stop	<ul style="list-style-type: none"> Retail Storefront Main Street, mall, or Free-standing 	8,299	30,000	1
Miscellaneous Store Retailers	Goods	Petsmart, Office Depot, Gymboree, Barnes & Noble, Dollar Store	<ul style="list-style-type: none"> Retail Storefront Main Street, mall, or Free-standing 	13,644	20,000	1

Dellwood, MO – Market Analysis

TAB Service Examples

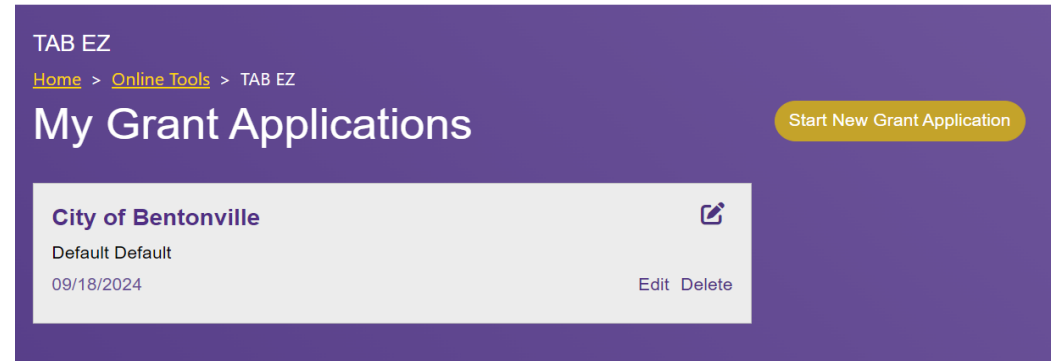
Zanesville, OH – Community Engagement and Renderings



TAB E-Tools

TAB EZ – Grant Writing Software

- Free & user friendly
- Examples of past successful applications
- Has grant guidelines and evaluation criteria
- Multiple users can collaborate on a single application



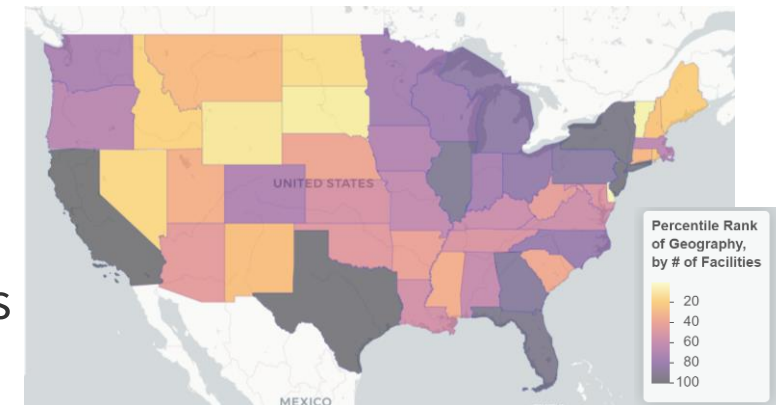
Brownfields Inventory Tool (BiT)

- Data management tool to keep track of your Brownfield sites
- Completely private!!
- Site details & information



Platform for Exploring Environmental Records (PEER)

- Interactive map that helps inform brownfields redevelopment
- Aggregates and displays publicly-available environmental records
- Each record assigned a Revitalization Risk Rating



EPA Brownfields ARC Grant Reviews

**Due to EPA
November 14!**

Want TAB to review your EPA ARC Grant?

Contact your regional TAB provider for review

Submit for review no later than November 8th



Your feedback is important!

Please provide feedback on today's presentation

Click this link:

https://memphis.co1.qualtrics.com/jfe/form/SV_8jpdHNIwPCIfwb4?Q_CHL=qr

OR

Scan this QR image from your smartphone



Contact us!



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Rebecca Otte

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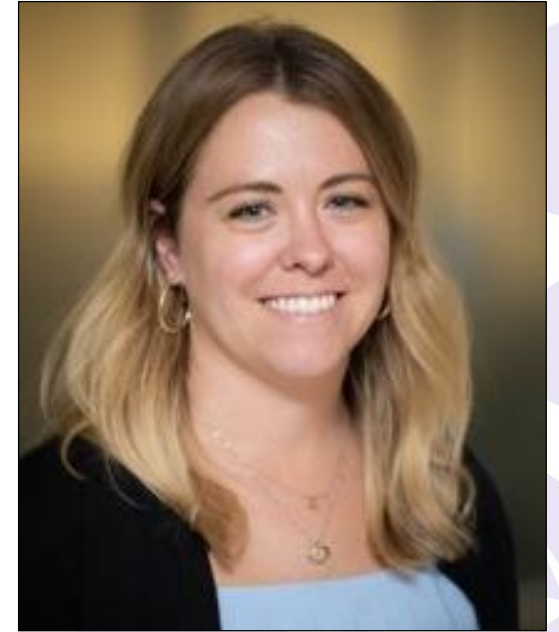
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