



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS

What is a Brownfield?

and

Introduction to the Technical Assistance to Brownfields Program (TAB)

Eugene Goldfarb

Technical Assistance to Brownfields (TAB) Program

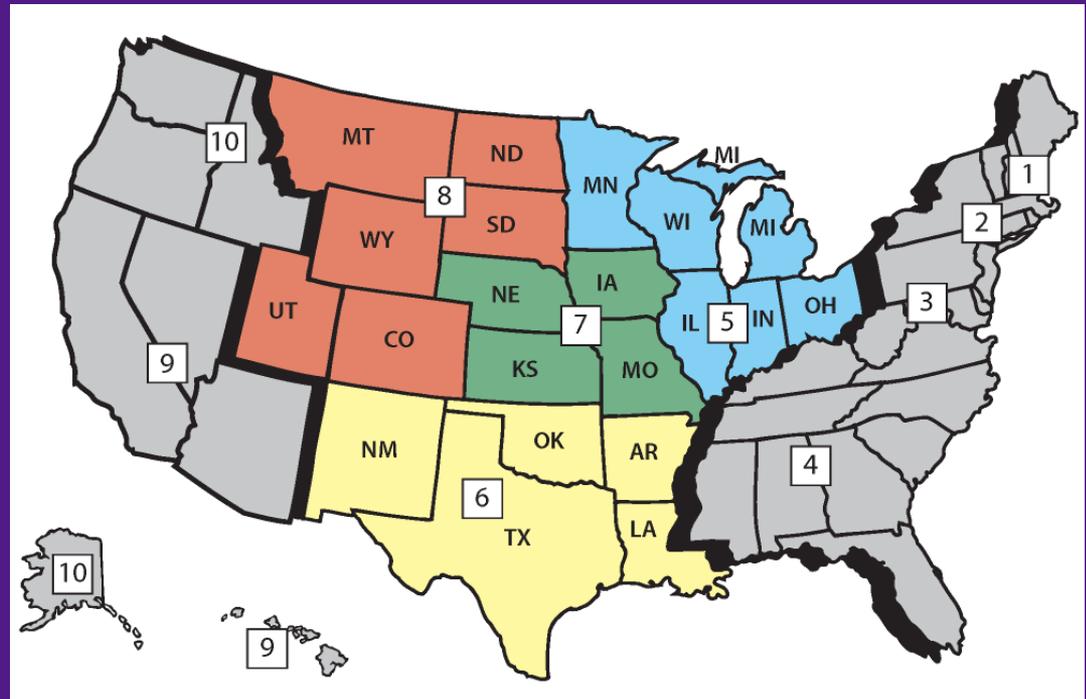
Kansas State University



KANSAS STATE
UNIVERSITY.

Technical Assistance to Brownfield (TAB) Program

- Assistance with brownfields redevelopment
- **Free** to local governments and Tribes
- Funded by EPA
- K-State assists in EPA Regions 5, 6, 7 and 8



“Brownfields”

- Properties with possible environmental issues that are limiting use of the site



- Eligible for Liability protections and Funding
- Can start the Revitalization Process
- Local Government frequently plays a Leading Role

What is a Brownfield?

“...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.”*

Practical implication: Brownfields are everywhere!

*(Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002).

Brownfield



This is a Brown Field . . .



Brownfield?



Brownfield?



Former Drive-In

Brownfield?



Abandoned School Building



123
into
the
4
Sump
Dug
Dug
&
Dre
M

666
58



Typical Brownfield



Grain Storage Facilities/Coops found throughout rural areas

Typical Brownfield



Abandoned Service Station

Brownfield?



Vacant Lot

Often it is the **PERCEPTION** of contamination that keeps properties from being redeveloped, not the actual presence of contamination.

Once the “stigma” is gone, properties can be returned to productive use.



Brownfields Law & Incentives

- Help address the environmental issues for property transactions & expansions
 - Liability protection
 - For prospective purchaser, contiguous landowners, and others
 - Perform USEPA AAI Compliant Phase I environmental assessment before purchase and cooperate in addressing environmental issues
 - Funding for
 - Assessment
 - Cleanup
 - Redevelopment (primarily non-EPA sources)
 - For eligible sites and entities



Technical Assistance to Brownfield (TAB) Communities

- A national program
- Funded by EPA headquarters via grants to regional service providers
- Free to communities
- Kansas State University provides the technical assistance services to EPA Region 5



TAB Assistance to Communities

- Tailored to specific community needs
- Typically coordinated through the city, tribal or non-profit brownfields project manager

May include:

- Help with 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
- Educational workshops and redevelopment visioning
- Other assistance, as needed and agreed upon



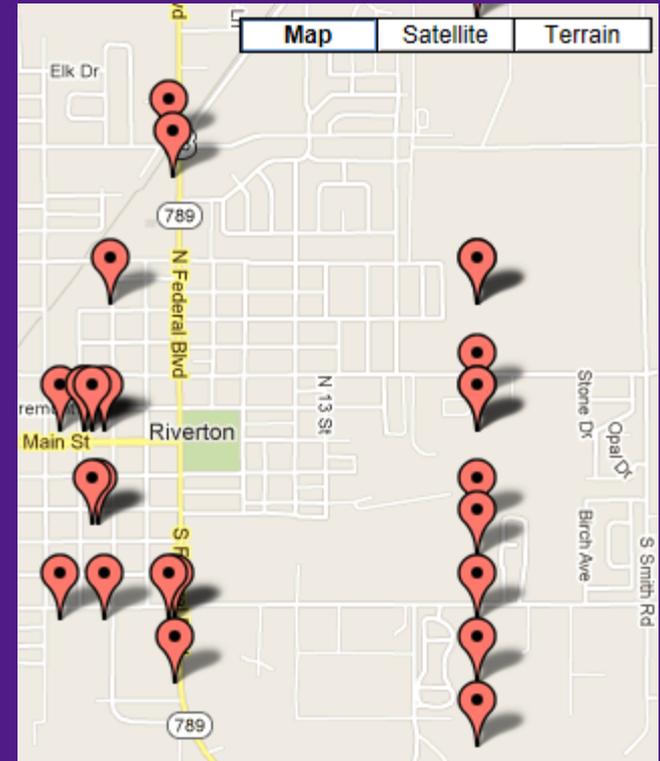
- Communities accepted on a 'first come' basis
- Depends on staff/funding availability

Brownfields Redevelopment Process

- 1. Identify** Brownfields & Tie to **Redevelopment Goals**
- 2. Investigate** – Phase I/II site assessments (environmental due diligence)
- 3. Clean-up**, if necessary
- 4. Redevelop**

1a. 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?
 - suitability for redevelopment?



- How can these sites meet redevelopment goals?



www.tab-bit.org or
www.ksutab.org
Stores & Manages
Site Data:

- Site survey & inventory
- Assessment, cleanup, and redevelopment progress
- Public notice records

TAB
TECHNICAL ASSISTANCE TO BROWNFIELDS

BIT Brownfields Inventory Tool (BIT)

In This Section:

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

Quick Links:

- BIT Tutorial
- Help

BIT Home

BIT News

BIT Toolbox **Site Inventory Data** **BIT Tutorial**

Welcome to BIT

The Brownfields Inventory Tool (BIT) is a comprehensive inventory grid, documents and data, and generate and report a variety of reports, which are approved for public releases. BIT can also be used as a collection of permission to the primary user to parties.

Every page within BIT comes with detailed instructions. If you are unable to select the BIT Tutorial, see below.

Need User Guide? Please register to viewing at Register in the upper right corner.

To get started with BIT, visit the **Site Inventory Data** tool below.

A portion of BIT was developed by EPA Region 4 and BIT is the property of EPA Region 4.

Announcements:

1. BIT was released January 28, 2010. It has been updated and enhanced.
2. The May 5, 2011 edition (Building edition) of BIT that allows users to building the following URL: <http://bit-bit.org/2011/05/05/>

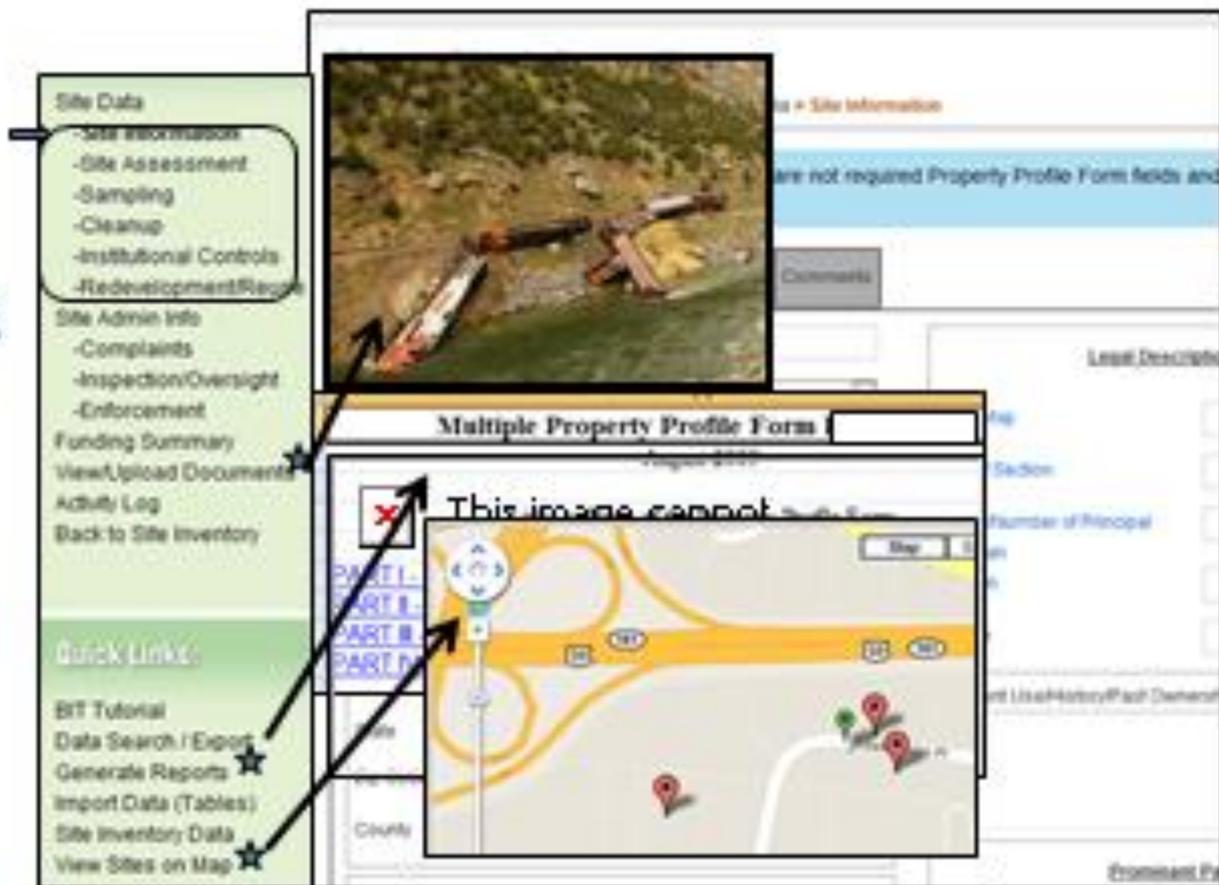
Note: To upgrade a previously downloaded edition of BIT (Building edition), please follow the instructions provided in the PDF below regarding the new version. The

Map **Satellite** **Terrain**

Map showing location pins for various sites.

BIT (Brownfields Inventory Tool)

- Track Site Progress through the Brownfields Redevelopment Process
- Report to ACRES (for EPA grants)
- Upload Documents and Photos
- Generate Maps



The screenshot displays the BIT web application interface. On the left is a sidebar menu with the following sections:

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

Below the menu is a **Quick Links** section:

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

The main content area shows a 'Multiple Property Profile Form' with a photo upload area containing a landscape image. Below the photo is a map with several red location pins. A text box on the map says 'This image cannot be displayed'. The background shows a form with fields for 'Site Information' and 'Comments'.



Site 1: Site Information

BIT Home > BIT Toolbox > Site Information

Instructions: Items marked with a green arrow indicate items that are required for the proposal. [Click here](#) for more helpful information.

Site Name	Site Status	Street Address/P.O. Box (Address)
Plant B Site	In Assessment	8100 Upper Metro Place
Plant C Site	In Assessment	Lower Metro Place
Plant F Site	In Assessment	Lower Metro Place

Site Details | Ownership | PPF

Data Search / Export

BIT Home > BIT Toolbox > Data Search / Export

Site Search: Dublin OH BP Program

Site Type: Site Information

ACRES: Site Status: Match Exact In Assessment

Current Zoning: Match Exact Industrial

Add a New Search Field Remove Category

Redevelopment Phase:

Street: Rail (Other Improvements): Match Exact Yes Remove

City: Access Roads: Match Exact Paved Remove

State: Gas (Utilities Present): Match Exact Yes Remove

Zip Code: Electric (Utilities Present): Match Exact Yes Remove

County: Sanitary (Sewer): Match Exact Yes Remove

Add a New Search Field Remove Category

Add a New Category

Search

Blank Template

- Start using before writing EPA grants
- Show progress in proposals:
 - Survey and inventory of potential brownfields
 - Site statistics in area
 - Priority sites for assessment, cleanup, and redevelopment
- State plan to report to ACRES

1b. Set Redevelopment Goals

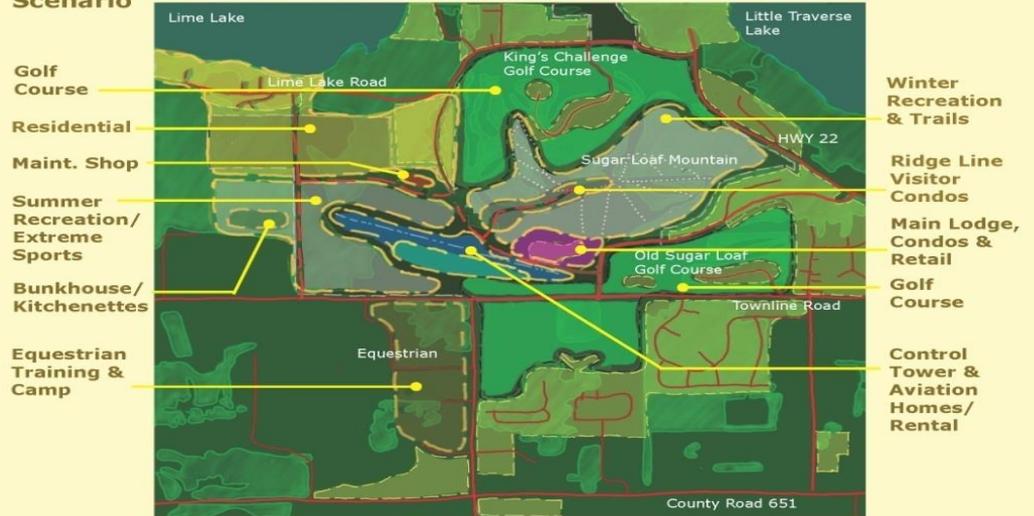
- Vision for Site, Area, and Region, as Appropriate
 - Involve all stakeholders
 - What are the economic, community, and environmental needs & opportunities to DRIVE redevelopment
- Set Goals and Make Plans to Achieve Them
 - Conceptual scenarios and diagrams, initially
 - Begin identifying partners and funding sources
 - Adequacy of area plans, zoning, & codes?
- Adjust and Revise Plans as Needed
 - Ongoing Community Engagement and Input

Redevelopment Planning



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



Prioritization: TAB can assist you in developing Criteria for Prioritization and matrix prioritization

CRITERIA EXAMPLES:

- Eligible for EPA or State funding
- Development potential for immediate job creation
- Located in the TIF district or Revitalization Zone
- Quality of Life Issues—community health impacts
- Quality of Life Issues—eliminate unsafe or blighted properties
- Control of Property: can you get access?
- Visibility of the site to the community
- Physical site characteristics: acreage, visibility, etc.



Prioritization: TAB can assist you in developing Criteria for Prioritization and matrix prioritization

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TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS

2. Investigate

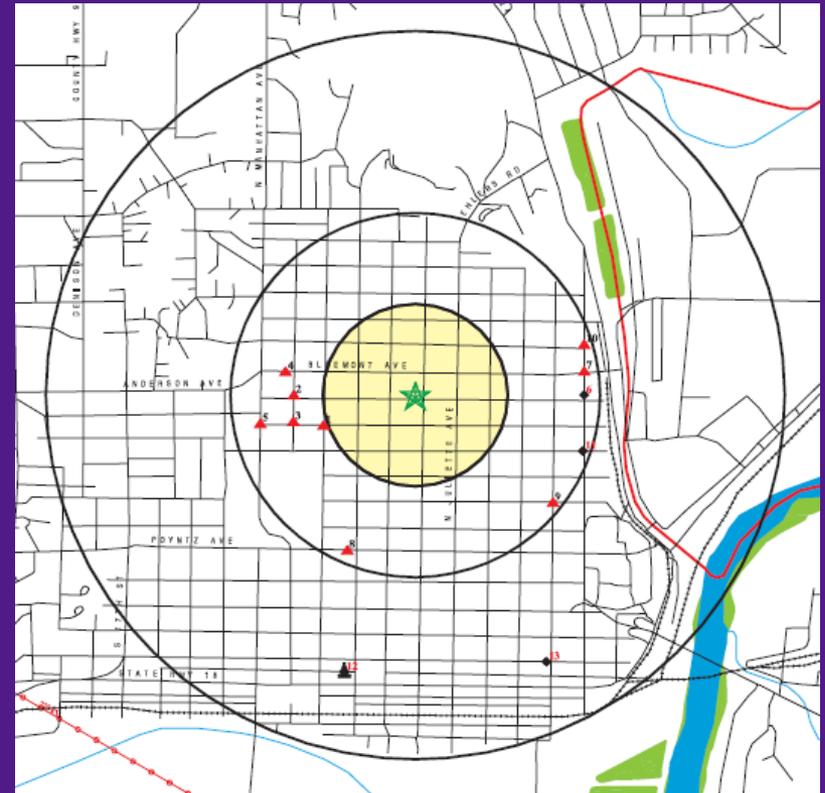
- Perform Phase I/II Environmental Site Assessments (ESAs)
 - to identify environmental risks before purchase
 - evaluate whether environmental risks are worth accepting / correcting in a case where contamination is discovered
 - avoid responsibility for cleanup under CERCLA as an “innocent landowner”

Environmental Due Diligence

- Properly conducted Phase I ESA satisfies EPA's All Appropriate Inquiry Rule
 - For prospective purchaser, contiguous landowners, and other liability protections & funding
 - Almost always required in private sector before commercial property purchase, and most major improvements and expansions
- American Society for Testing and Materials (ASTM) Standards
 - Phase I Environmental Assessment (ASTM 1527-13)
 - Phase II ESA (E1903-11)

Phase I ESA

- Identifies potential or known recognized environmental conditions
- Involves:
 - Records review
 - Site reconnaissance
 - Interviews
 - Report



Phase II ESA

- Evaluates known or potential conditions
- Tailored to site-specific situation
 - Limited sampling and laboratory analysis to confirm or rule out concerns
 - Extensive sampling and analysis to define nature and extent of contamination
 - Recommendations regarding cleanup





Technical Reports--TAB can assist

EXAMPLES:

- Phase I, II reports-what do the findings mean?
- Is the Phase I compliant with All Appropriate Inquiry?
- Do we really need to conduct more sampling?
- What are our next steps?
- Is development restricted at this site?
- How can we encourage a greener cleanup?
- What are the impacts to human health and the environment?
- What about a comfort or site status letter?



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS



Hiring Qualified Consultants...TAB can help:

- Assist in writing an RFQ and scope specific to the needs of a project
- Assist in shortlisting and determining the most qualified consulting firm



3. Brownfields Cleanup

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



Hiring Qualified Consultants...TAB can help:

- Assist in writing an RFQ and scope specific to the needs of a project
- Assist in shortlisting and determining the most qualified consulting firm



4. Redevelopment

- Gather resources and partners needed to redevelop
- According to:
 - Master plans and community input
 - To address various needs and opportunities

- Economy
- Community
- Environment

- Such as:

- ✓ Jobs and services
- ✓ Transportation options
- ✓ Housing, schools, parks
- ✓ Other

- Smart growth & livability principles for sustainable communities

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



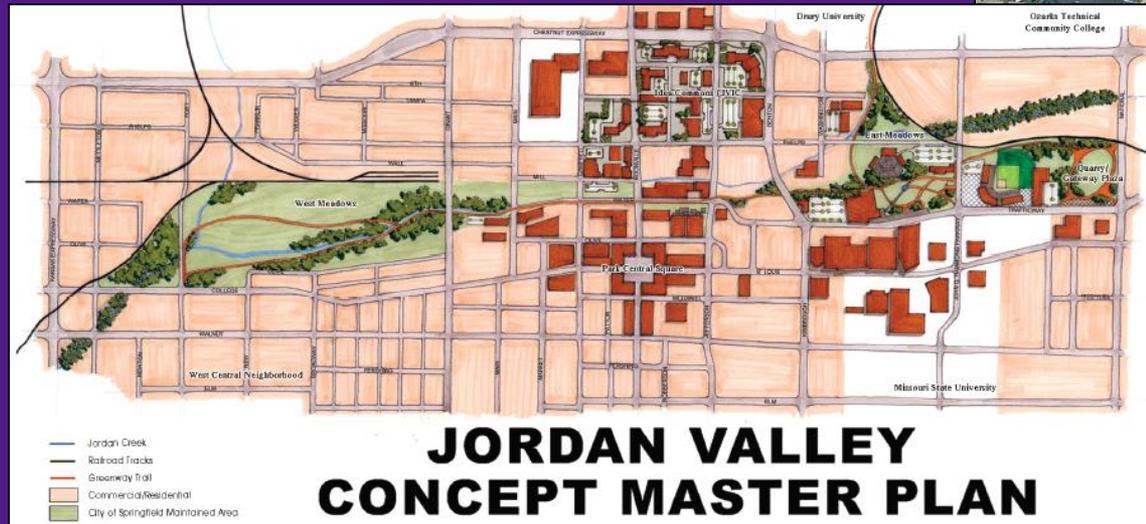
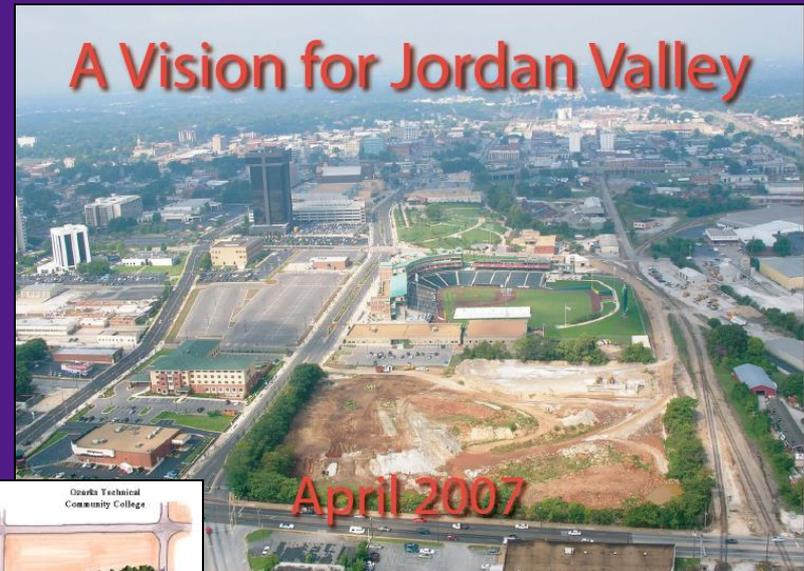
TAB can assist with the visioning process



An Engine for Economic Development: Madison, Indiana
Visions for the Tower Manufacturing Site

Importance of Redevelopment Planning Process

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



City of Springfield, MO

Sustainable Redevelopment

City of Springfield, MO (continued)

- Meets regional & local needs over long periods of time
- Creates attractive places to live & work
- Increases property values & revenues
- Lowers infrastructure costs & lower tax burden



Importance of Community Involvement

- Fact Sheets & News Releases
- Public Meetings
- Workshops/Seminars
- Community Day/Fairs
- Bus Tours
- Walking Tours
- Creates supporters



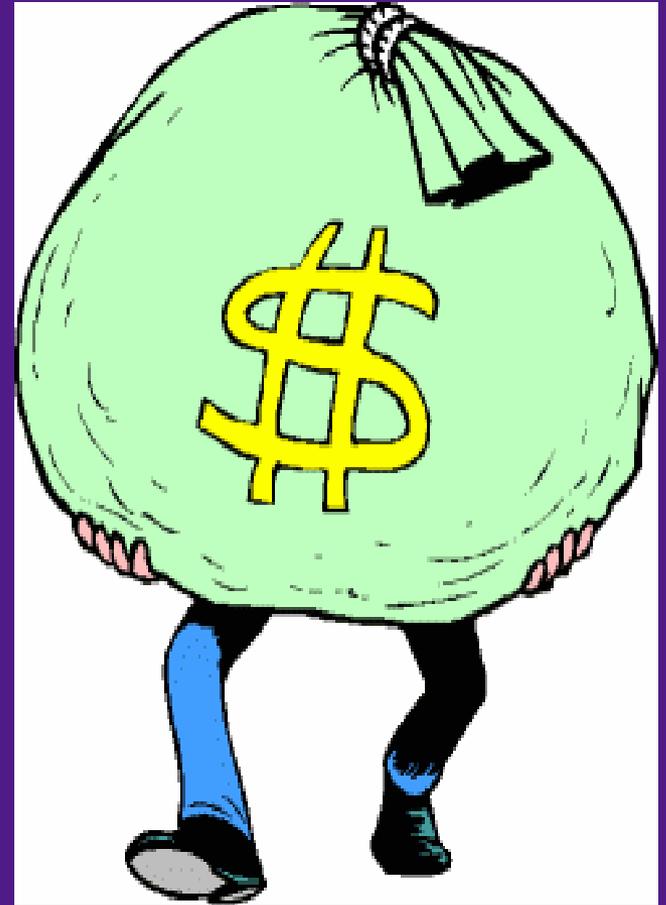
Source: City of Springfield, MO

So How Does this Get Paid For?



Local, State, and Federal Funds

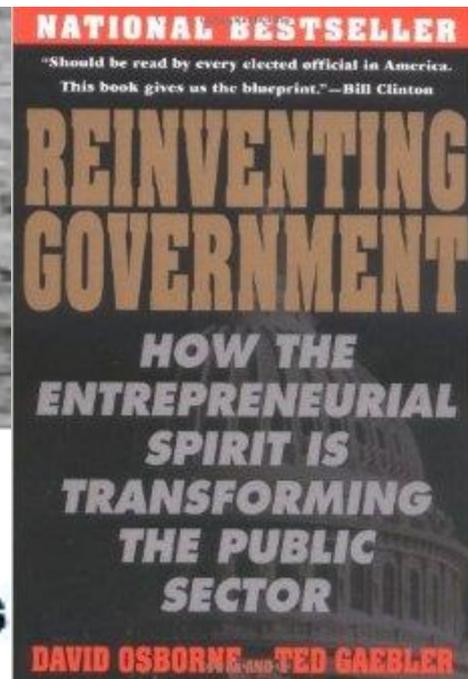
- Phase I / II Site Assessments
 - Free TBAs (Targeted Brownfields Assessments) by State and US EPA
 - EPA Assessment Grants
- Cleanup, if necessary
 - State Trust and Revolving Loan Funds, EPA Cleanup Grants
- Redevelopment (Construction, etc.)
 - EDA, USDA, DOT, HUD, State Development Services, etc.
- Free Technical Assistance
 - TAB, State, Other Programs





Private Sector Rows

Gov't Steers



EPA GRANTS/SERVICES

Type	Maximum number of submittals, Timing	Funding	Activity
EPA Brownfields Assessment (Community Wide or Site-Specific) Nationally competitive	Maximum 2 per yr Annual submittal in October	\$200K for hazardous \$200K¹ for petroleum	Planning, Inventory, Phase I,II, Clearing activities for Phase II investigation, Clean up Planning, NHPA Section 106 for some sites
EPA Brownfields Coalition (minimum 3 government entities) Nationally competitive	Maximum 1 per yr Annual submittal in October	\$600K	Same as above
EPA Direct Cleanup – Nationally competitive	Maximum 3 per yr 20% cost share Annual submittal in October	\$200K per site, up to 3 sites per year	Brownfields Cleanup-- applicant must own site
EPA Area Wide Planning Grant- Nationally competitive	Submittal for FY 2015 is due September 2014	\$200,000	Develop an area-wide plan and strategy for brownfields assessment and cleanup
EPA Cleanup Revolving Loan Fund--Loan Payments return to grant recipient	Maximum 1 per yr 20% Cost Share² Annual submittal in October	\$1M for lending; loan payments	Grant Recipient capitalizes loans and subgrants for cleanup (40% can be forgivable)



Web - based software: TAB EZ www.tabez.org

 **TAB**
TECHNICAL ASSISTANCE FOR ENVIRONMENTALISTS

[Home](#) [About](#) [Education](#) [Online Tools](#) [Resources](#) [Services](#) [Contact](#)

Welcome, Shereen Walsh-Turner

[Help](#) [Log Out](#)

TAB EZ

TABEZ

In This Section:

- [Grant Applications Home](#)
- [Start New Application](#)

Quick Links:

- [Sample Grant Applications](#)
- [Tutorial](#)
- [Definitions](#)
- [Acronyms](#)

Grant Applications Home

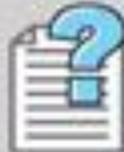
[Home](#) > [Grant Applications Home](#)

Please Read!

My Grant Applications			
Application Name:	Owner:	Last Contributor:	Date:
Example1-Assessment	S W	S W	08/27/2010 EDIT DELETE
Example2-Cleanup	S W	S W	08/26/2010 EDIT DELETE
Example3-Cleanup-pet	S W	S W	08/24/2009 EDIT DELETE



**START A
NEW GRANT
APPLICATION**



**HOW DO I
START A GRANT
APPLICATION?**



**SAMPLE
GRANT
APPLICATIONS**



TAB EZ Features and Benefits to Users

- User friendly and can be accessed anytime at the user's own pace
- Integrates Brownfield education with online support: definitions, regulatory citations and pertinent federal/state web links
- Helpful Hints for every criteria to be addressed

TABEZ

In This Section:

- [Grant Applications Home](#)
- [Start New Application](#)
- [Application Outline](#)
- [Add Participants](#)
- [Manage Participants](#)
- [Application Configuration](#)

Quick Links:

- [Sample Grant Applications](#)
- [Tutorial](#)
- [My Grant Applications](#)
- [Definitions](#)
- [Acronyms](#)

Example1-Assessment

[EDIT NAME](#)
[Home](#) > [Grant Applications](#) > [Example1-Assessment](#)

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 pages 20 and 21 of the guidelines.

* Section Requires Approval

Application area/section	Last Contributor	Date	Status	Char #	
Assessment, important information, READ ME					VIEW
B.C Threshold Criteria for Assessment Grants					VIEW
B.C.1 Applicant Eligibility	S.W	08/25/2013	●	37	EDIT
B.C.2 Letter from the State or Tribal Environmental Authority			●	0	EDIT
B.C.3 Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)					VIEW
Site Eligibility					VIEW
B.C.3.a Basic Site Information			●	0	EDIT
B.C.3.b Status and History of Contamination at the Site			●	0	EDIT
B.C.3.c Sites Ineligible for Funding			●	0	EDIT
B.C.3.d Sites Requiring a Property-Specific Determination			●	0	EDIT
Property Ownership Eligibility					VIEW
B.C.3.e CERCLA §107 Liability			●	0	EDIT
B.C.3.f Enforcement or Other Actions			●	0	EDIT
B.C.3.g Information on Liability and Defenses/Protections Where Applicable (Clean MVT) from the Site			●	0	EDIT

Typical TAB Services

- Help identifying funding sources for revitalization projects
- Review of EPA and other grant applications
- Help with drafting Requests for Qualifications to find a consulting firm
- Review of project plans, technical reports
- Assistance with community outreach/involvement
- Educational workshops
- Redevelopment visioning with renderings

HIT THE GROUND RUNNING!



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS

getting
started



KANSAS STATE
UNIVERSITY

Typical TAB Services

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TAB Assistance to Communities

Guide Local and Tribal governments through the brownfields process, by helping with:

1. Identifying Sites & Redevelopment Planning

- Identifying and inventorying brownfields
- Strategic planning, visioning and economic analysis
- Tips and application reviews for EPA and/or other funds/resources

2. & 3. Investigate and Cleanup

- Finding contractors for environmental assessments (at least PhI) before ownership and cleanup (if needed)
- Reviewing and explaining technical plans and reports to the community

4. Redevelop

- Finding other funding and partners
- Other services, as needed and agreed upon

TAB Educational Materials

Webinars and On-line Resources (soon): www.ksutab.org

Drivers for Sustainable Brownfields Redevelopment (partial list)

- Sustainability planning and leadership
- Regional Economic Competitiveness
- Transportation Development
- Public Health
- Education
- Urban Agriculture
- Renewable Energy

- Incentives and methods
 - EPA-HUD-DOT Partnership
 - Historic Preservation
 - Insurance Archeology
 - Green Cleanup
 - Abandoned Schools & Hospitals
 - Transportation options



The Application Process for TAB Support

- 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

TECHNICAL ASSISTANCE TO BROWNFIELDS

TAB Contact

For Free Technical Assistance:

Blase Leven (Program Coordinator)

785-532-0780

baleven@ksu.edu

Beth Grigsby (Program Partner)

317-579-4069

beth.grigsby@cardno.com

Eugene Goldfarb

847-962-1572

egoldf1@uic.edu



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS

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Web site: <http://www.ksutab.org>