

Brownfields and Economic Development - What TAB Can Do For You

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Typical Brownfield



Abandoned Service Station

Typical Brownfield



Abandoned Service Station

Brownfield



Brownfields on Main Street





6/18/2008 21:29



6/9/2009 16:11



Abandoned School Building







Why Redevelop Brownfields?

- Desirable locations
- Increases local tax base
- Facilitates job growth
- Improves community image
- Preserves neighborhoods
- Mitigates blight
- Mitigates public health and safety concerns
- Reduce the need to develop greenfields
- Uses existing infrastructure (cost savings)

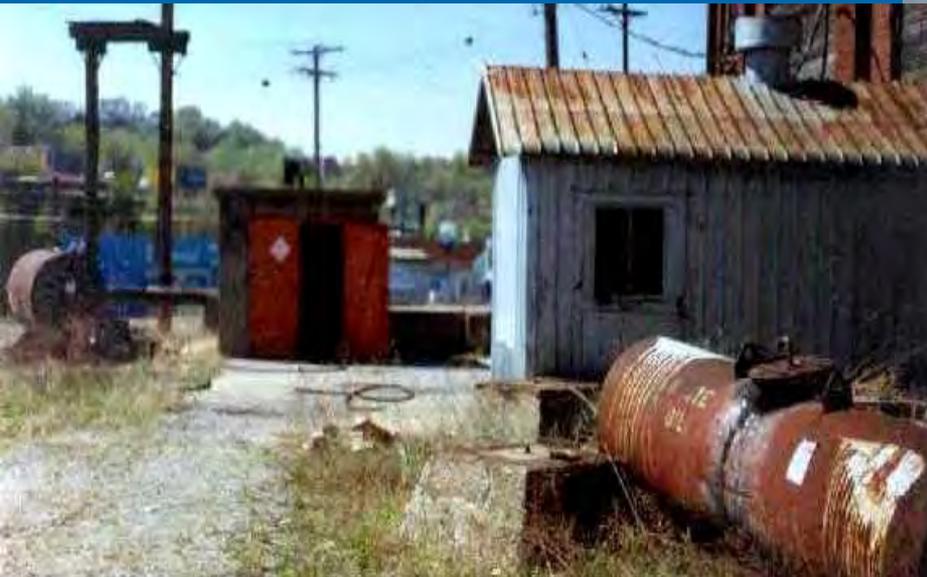


Often it is the PERCEPTION of contamination that keeps properties from being redeveloped, not the actual presence of contamination.

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



Kansas City Terminal Railway



Kansas City Terminal Railway





03/06/2009 1:47 pm











The Perfect Blend

RHONDA AHERNS



Atchison, KS (pop.16,481)





Atchison Funding Breakdown

- Federal DOT Congressional Earmark, through KDOT: \$1M
- KDOT Transportation Enhancement Program: \$604,821
- Economic Development Administration: \$409,100
- KS Department of Wildlife and Parks: \$300,00
- HUD EDI Special Project Congressional Earmark: \$281,657
- EPA Brownfields Assessment grant: \$200,000
- KDHE BTAs (3): \$40,000
- Kansas Water Office: \$50,000
- **Total Federal and State: \$2.8 M**

Atchison Funding Breakdown cont.

- Federal and State Agencies: \$2,845,578 68.4%
- Private Foundations: \$532,500 12.8%
- Private Citizens: \$447,130 10.7%
- City of Atchison: \$192,322 4.6%
- Private Businesses: \$143,328 3.4%

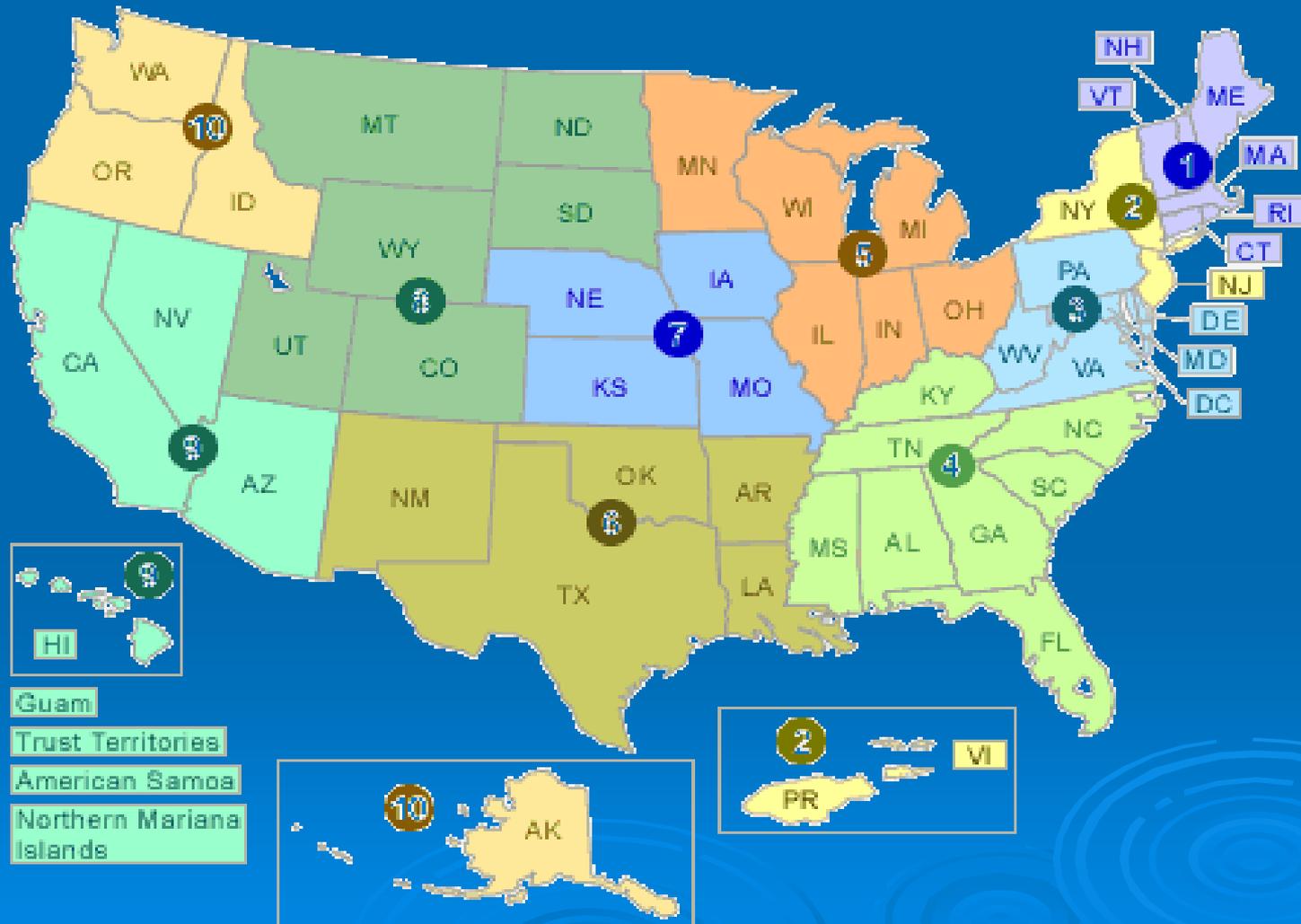
Total: \$4,160,858

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



EPA Regions



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
- Educational workshops and redevelopment visioning
- Other assistance, as needed and agreed upon
- Communities accepted on a 'first come' basis
- Depends on staff/funding availability

The Application Process

- 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
- 
- A decorative graphic consisting of several sets of concentric circles, resembling ripples in water, located in the bottom right corner of the slide. The circles are light blue and vary in size and opacity.

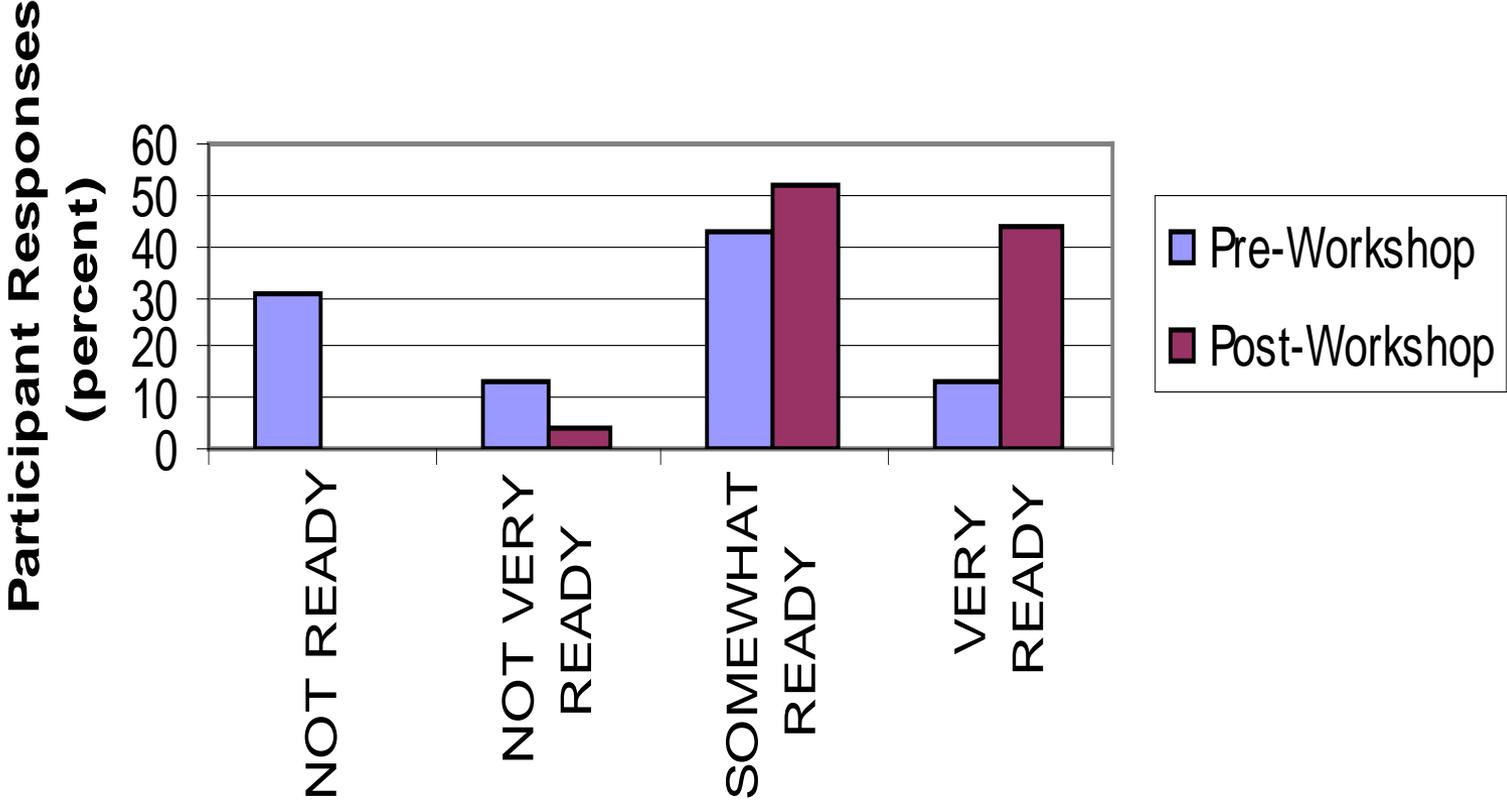
Community Involvement Tools

Workshops/Training Sessions

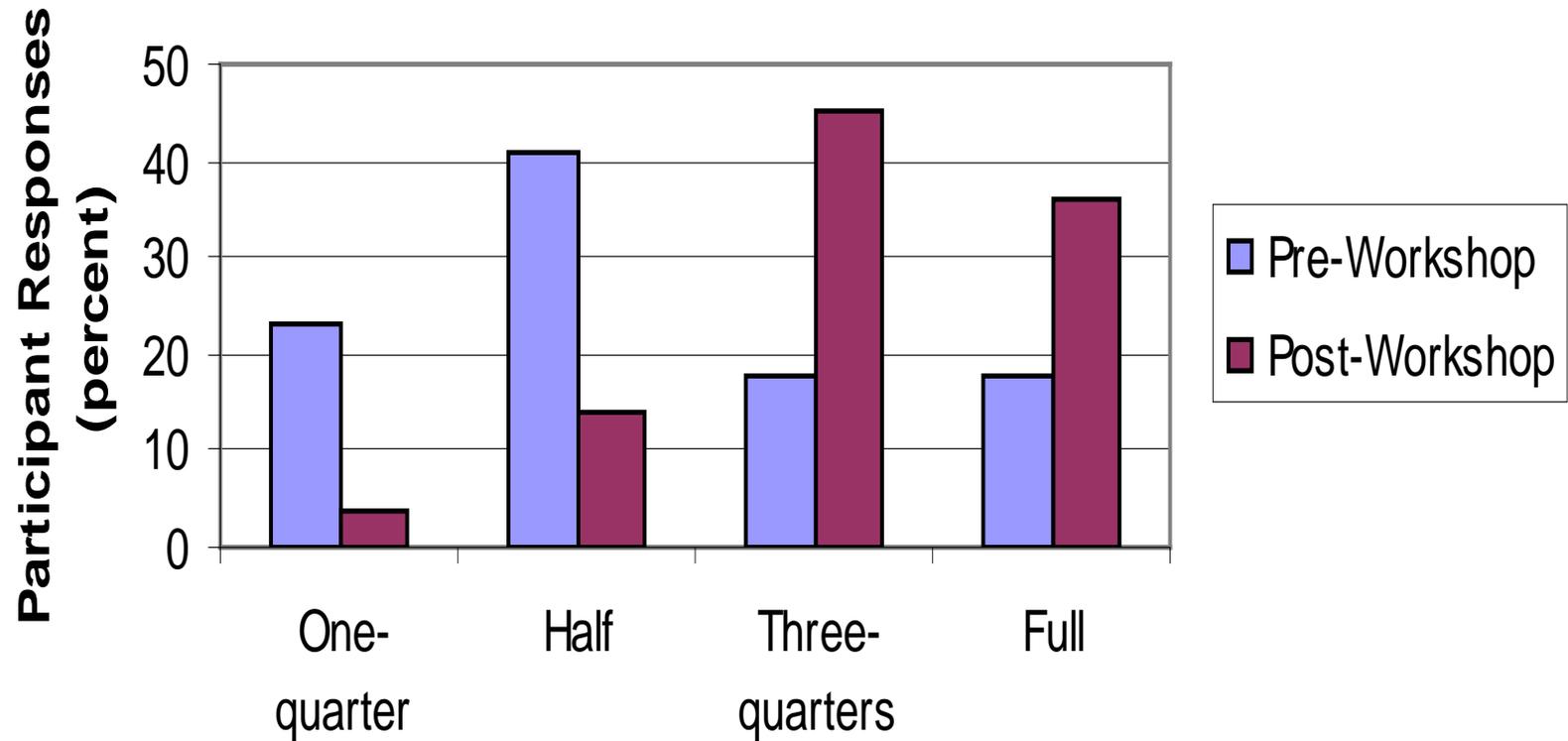
- Tailored to the information needs of the community
- Keep audience awake and engaged
- Relaxed atmosphere
- Time for networking
- Variety of presenters
- Hands-on segments
- Very effective !



Are Participants Ready to Participate in Brownfields Redevelopment Process?



Perception of Resource Availability



Community Outreach

Redevelopment Planning



Redevelopment Planning





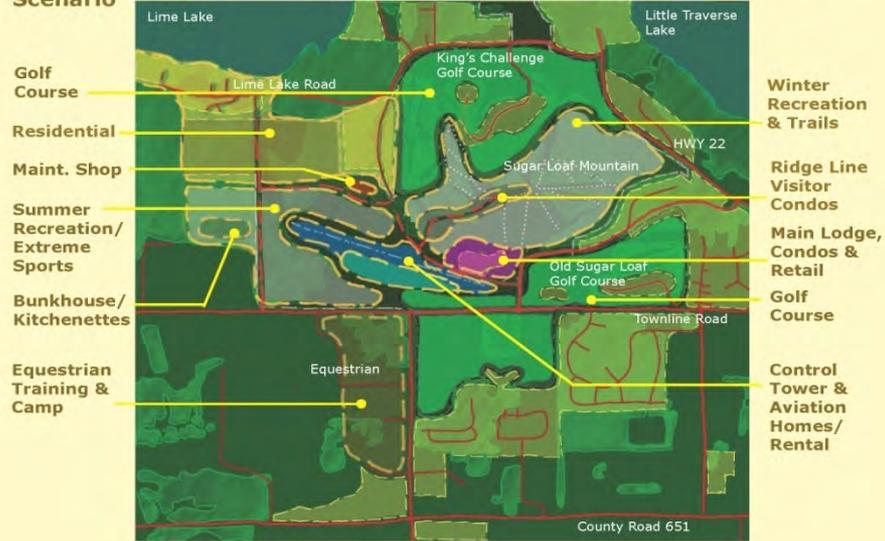
6/24/2008 1:50



6/24/2008 1:26

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

Technical Presentations

Community Meetings



Community Involvement

- Who is the Community?
- Why do it?
- Successful Involvement Techniques



Community Involvement Tools

Fact Sheets, Citizen Briefs

- clear
- concise
- in layman's terms
- basic information
- provide contact info and additional resources

Note: NOT a stand-alone tool

KSU TAB Citizen Briefs

Explore

[Outreach](#)

[TAB](#)

[TOSC](#)

[TOSNAC](#)

[Resources](#)

[Contact](#)

Search

Search

Outreach Resources

Publications

Environmental Science and Technology Briefs for Citizens

Brownfields Resources

- [Brownfields Basics \(PDF\)](#)
What is a Brownfield?
- [Institutional Controls \(PDF\)](#)
- [Asbestos: What Is It? Where Is It? \(PDF\)](#)
- [Lead-Based Paint: What Is It? Where Is It? \(PDF\)](#)
- [Phase I Environmental Site Assessments \(PDF\)](#) property owners, investors, borrowers, and lenders.
- [Phytoremediation at Brownfields \(PDF\)](#)
What is it and how does it work?
- [Planning for Community Involvement \(PDF\)](#)
How to develop and implement a community outreach plan.
- [Steps in Choosing an Environmental Consultant \(PDF\)](#)
What to look for before starting your important projects.
- [What are Quality Assurance Project Plans \(PDF\)](#)
How to write and develop a quality assurance project plan.
- [Writing a Request for Proposal \(PDF\)](#)
Communities that receive a Brownfields Pilot Grant typically need to hire a contractor to do an environmental assessment of the property to be redeveloped. This 12-page publication provides guidance for soliciting proposals from contractors.
- [Grant Writing Tips \(PDF\)](#)

<http://www.engg.ksu.edu/CHSR/outreach/resources/>

Community Involvement Tools

Community Outreach

- Community Day/Fair
- Bus Tours
- Walking Tours
- Workshops/Seminars
- Public Meetings



If you feed them, they will come



BIT (Brownfields Inventory Tool)

www.tab-bit.org

Stores & Manages Data:

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



The screenshot shows the BIT (Brownfields Inventory Tool) website homepage. The header features the BIT logo (a green leaf inside a circle) and the text "BiT Brownfield Inventory Tool". Navigation links include "HOME", "BIT TOOLBOX", "ABOUT", "RESOURCES", "SEARCH", and "HELP". In the top right corner, there are links for "Login", "Register", and "Contact Us/Feedback".

The main content area is titled "BIT Home" and includes a "Welcome to BIT" section. It describes the tool as a comprehensive brownfield program management tool, allowing users to enter site data, upload documents, and generate reports. It also mentions that users are asked to create a user name and password for privacy protection and that the tool can be used as a collaborative tool.

Below the welcome message, there are instructions for "First Time Users" to register and a note about getting started with the tool. An "Announcements" section lists two items: the release of BIT on January 29, 2010, and the availability of a Desktop edition for download.

At the bottom of the page, there are three icons representing the "BIT Toolbox", "Site Inventory Data", and "BIT Tutorial".

Footer links include "Privacy Policy", "Terms of Use", and "Contact Us/Feedback".

BIT (Brownfields Inventory Tool)

Structure mirrors the
Brownfields
Redevelopment
Process

- Site Identification
- Assessment & Sampling
- Cleanup
- Institutional/Engineering Controls
- Redevelopment/Re-use

The screenshot displays the BIT web application interface. At the top left is the BIT logo. A navigation menu on the left includes 'HOME' and 'BIT TOOLBOX'. Below this, there are sections for 'In This Section:' (listing Site Inventory Data, Import Data, Generate Reports, etc.), 'Quick Links:' (listing BIT Tutorial, Help, etc.), and another 'Quick Links:' section (listing BIT Tutorial, Data Search, etc.). The main content area features a photo of a train wreck and a 'Multiple Property Profile Form' section. The form has a pink header 'PART I - Property Information' and a map showing a location with several red pins. Blue arrows point from the 'View Sites on Map' link in the navigation menu to the map in the form, and from the 'View Sites on Map' link in the bottom navigation menu to the map. The bottom of the page contains a footer with 'Privacy Policy :: Terms of Use :: Contact us/Feedback'.

BIT (Brownfields Inventory Tool)

Start using before writing grants

Then use to show progress and/or plans in proposals for:

- Survey and inventory of potential brownfields
- Site statistics in area
- Priorities for assessment, cleanup, and redevelopment

The screenshot shows the BIT web interface. The top navigation bar includes 'ABOUT', 'RESOURCES', 'SEARCH', and 'HELP'. The main content area is titled 'Plant B Site: Site Information' and shows a table of site data. A 'Data Search / Export' modal window is open, displaying search criteria for 'Dublin OH BF Program'.

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	Lower Metro Place

The 'Data Search / Export' modal window shows the following search criteria:

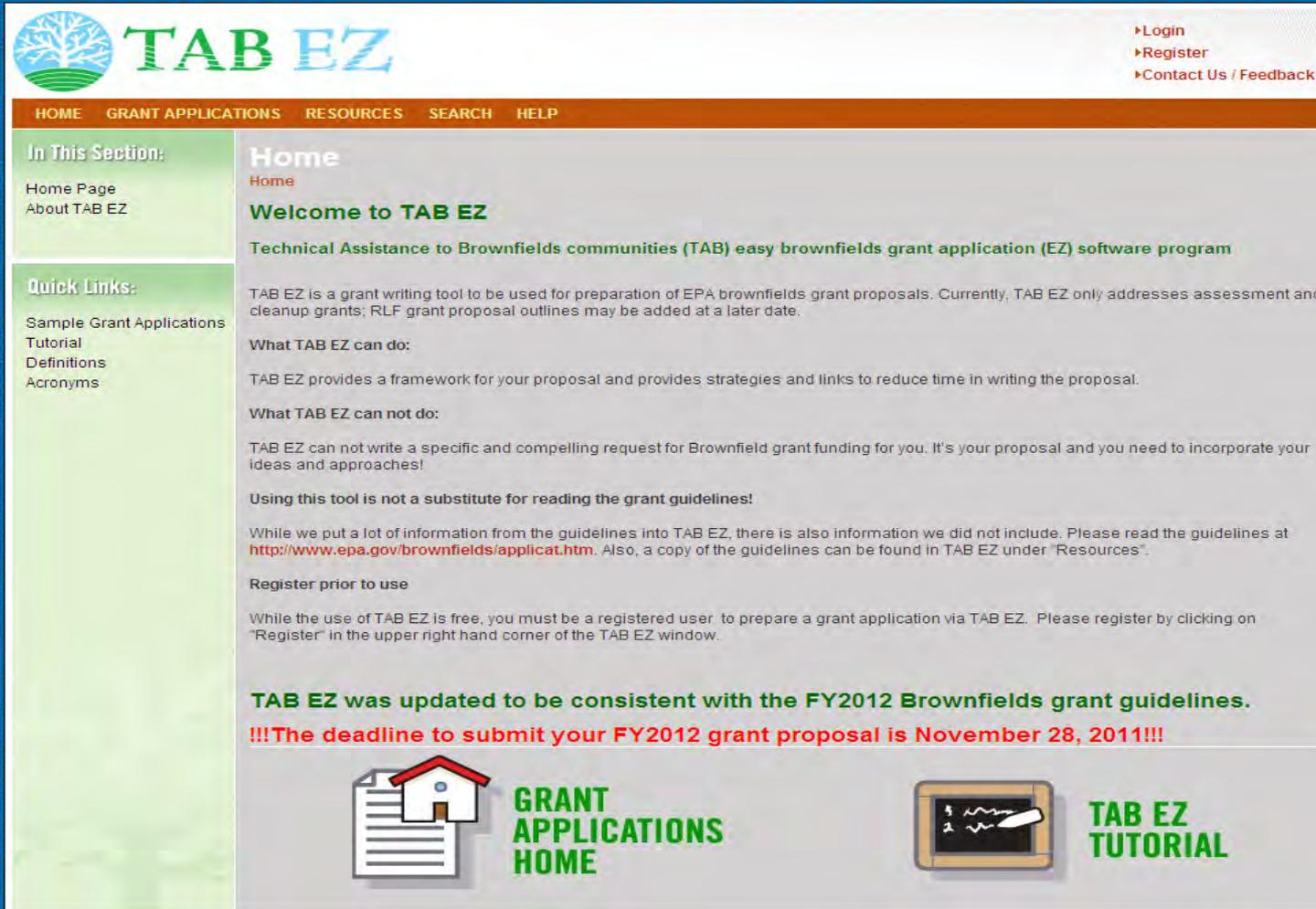
- Search: Dublin OH BF Program
- Site Information: [Dropdown]
- Site Status: [Dropdown] Match Exact [Dropdown] In Assessment
- Current Zoning: [Dropdown] Match Exact [Dropdown] Industrial
- Redevelopment/Reuse: [Dropdown]
- Rail (Other Improvements): [Dropdown] Match Exact [Dropdown] Yes [Remove]
- Access Roads: [Dropdown] Match Exact [Dropdown] Paved [Remove]
- Gas (Utilities Present): [Dropdown] Match Exact [Dropdown] Yes [Remove]
- Electric (Utilities Present): [Dropdown] Match Exact [Dropdown] Yes [Remove]
- Sanitary (Sewer): [Dropdown] Match Exact [Dropdown] Yes [Remove]

Buttons at the bottom of the modal include 'Add a New Category', 'Search', and 'Blank Template'.

Special Projects

Web - based software: TAB EZ

www.tabez.org



The screenshot shows the homepage of the TAB EZ website. At the top left is the TAB EZ logo, which features a stylized tree icon and the text "TAB EZ". To the right of the logo are navigation links: "Login", "Register", and "Contact Us / Feedback". Below the logo is a horizontal menu with the following items: "HOME", "GRANT APPLICATIONS", "RESOURCES", "SEARCH", and "HELP".

On the left side of the page, there are two vertical sections. The first is titled "In This Section:" and contains links for "Home Page" and "About TAB EZ". The second is titled "Quick Links:" and contains links for "Sample Grant Applications", "Tutorial", "Definitions", and "Acronyms".

The main content area is titled "Home" and "Welcome to TAB EZ". It provides a brief overview of the software: "Technical Assistance to Brownfields communities (TAB) easy brownfields grant application (EZ) software program". It states that TAB EZ is a grant writing tool used for preparing EPA brownfields grant proposals, currently addressing assessment and cleanup grants, with RLF grant proposal outlines to be added later.

It lists "What TAB EZ can do:" and "What TAB EZ can not do:". The "can do" section mentions that it provides a framework and strategies to reduce writing time. The "can not do" section states that it cannot write a specific request for funding and that users must incorporate their own ideas.

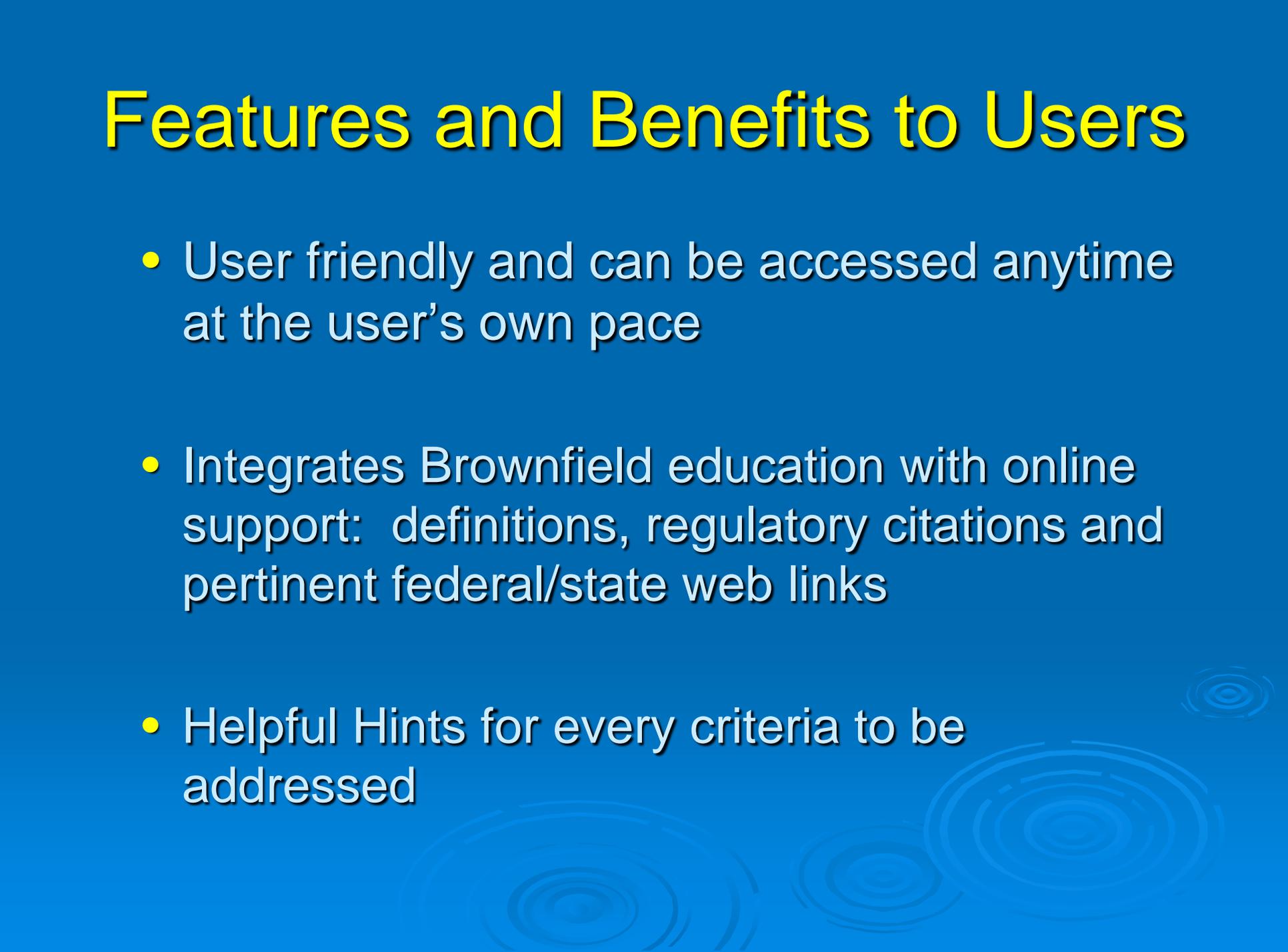
There is a warning: "Using this tool is not a substitute for reading the grant guidelines!". It advises users to read the guidelines at <http://www.epa.gov/brownfields/applicat.htm> and that a copy is also available in the "Resources" section.

A section titled "Register prior to use" explains that users must be registered to prepare a grant application via TAB EZ and should click on "Register" in the top right corner.

A prominent announcement in red text states: "TAB EZ was updated to be consistent with the FY2012 Brownfields grant guidelines. !!!The deadline to submit your FY2012 grant proposal is November 28, 2011!!!"

At the bottom of the page, there are two icons with text. The first icon shows a house on top of a document, with the text "GRANT APPLICATIONS HOME". The second icon shows a tablet with a whiteboard and a marker, with the text "TAB EZ TUTORIAL".

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
- 

What TAB EZ CAN and Can NOT do

TAB EZ can:

- provide a framework for the community's proposal
- provides strategies and links to reduce time in writing the proposal

TAB EZ cannot:

- write a specific and compelling proposal for you
It's your proposal!

TAB EZ is NOT a substitute
for reading the grant
guidelines!!!





TAB Contact

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smartin1@k-state.edu

Web site: <http://www.engg.ksu.edu/chsr/outreach>