



U.S. Environmental Protection Agency Region 7  
Office of Brownfields and Land Revitalization

**EPA Resources:**  
**Time, Talent and Treasure for Redeveloping Communities**

Wichita, KS  
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*Presented By:*

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### **EPA Brownfield Program Mission**

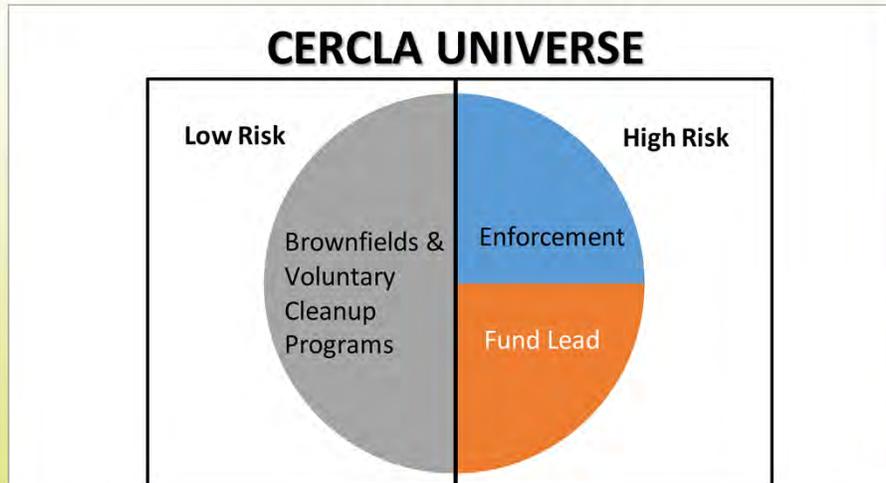
Empower local communities, States, and other stakeholders in EJ and economic redevelopment to work together in a timely manner to inventory, assess, safely clean up, and sustainably reuse brownfields, thus mitigating the unintended consequences of Superfund.

### **Benefits of Brownfield Reuse**

- Encourage reuse of property in an environmentally sound manner
  - Reduce negative environmental impacts to EJ communities
    - Manage Environmental Liability
    - Increases local tax base & facilitates new job growth
    - Utilizes existing infrastructure and minimize sprawl
    - Reduce development pressure on undeveloped land
- Many other environmental, public health and social welfare benefits



## Brownfields Overview and Liability



*All Appropriate Inquiry before purchasing property.*

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The brownfields law was an amendment to CERCLA and is specifically the Small Business Liability Relief and Brownfields Revitalization Act. Many states had already begun to set standards and oversee cleanups of what are the “low risk” sites or sites which do not rise to the level of being an imminent and substantial endangerment to health or on the National Priorities List. The SBLRBRA provided enforcement protection for those who purchased property after conducting “all appropriate inquiry,” it recognized the state programs and began to provide funding for those meeting certain elements or having an MOA with EPA, and it provided for competitive grant program to directly tackle brownfield sites.



## The Brownfields Redevelopment Process



*Community Engagement*



- **Identify** Properties
- **Assess** Environmental Conditions
  - Phase I assessment
    - Site visit, interviews, records search
  - Phase II assessment
    - Site sampling
- **Cleanup**
- **Sustainable Redevelopment**



No matter what size of site or community this process describes your journey to redevelopment. Fortunately, you do not chase these rainbows alone!



## Getting the Brownfields Process Started

- Establish Partnerships
  - State Government
  - Local Government
  - Community Based Organizations
  - Local/Job Training Hiring
- Property Ownership (Cleanup)
- Community Notification (Cleanup)
- Draft Assessment of Brownfield Cleanup Alternatives (Cleanup)



## EPA Resources – More than Rainbow's Pot <sup>6</sup>

### TIME

- Land Revitalization Initiatives and Program Development
- Sustainability & Smart Growth

### TALENT

- Assessments, Inventories through 3<sup>rd</sup> parties
- Technical Assistance (TAB, HMTRI, others)



### TREASURE

- Competitive grant programs, Cleanup, Job Training
- Fund enhancements to State Response Programs

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### TIME

- EPA is people. People who can and do work for and with you. They work in several programs to develop tools and initiatives to assist redevelopment goals. 2 examples are the Land Revitalization Program in Office of Solid Waste and Emergency Response and companion to the Brownfields Program. And the Sustainability and Smart Growth program in the Office of the Administrator Innovation.

### TALENT

- EPA has funds to bring the talents of others to your projects. Whether it is enlisting a Contractor to complete a Targeted Brownfield Assessment or funding a grant that provides direct technical assistance through planning, building blocks for sustainability, market studies, EPA can bring specific expertise to your projects.

### TREASURE

-EPA funds several competitive grant programs to assess, cleanup and plan for redevelopment of brownfields. EPA also funds competitive grants to Train people in entry level environmental work. EPA provides funds to the state programs to enhance their programs.



## TIME for Land Revitalization & Sustainability



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In Region 7, the Land Revitalization team is comprised of people from a variety of programs who work with communities. EPA's Land Revitalization Team works for sustainable approaches to remediation and revitalization to become the norm throughout EPA's cleanup programs. The implementation of sustainable cleanup and development techniques work with communities to incorporate into standard practices, guidance, codes, ordinances, and laws to ensure mainstream adaptation and long-term benefits.

EPA's Land Revitalization Program continues to work with our federal, state, and local partners and with the private sector to test new approaches and technologies that may ensure environmental protection and sustainable development. By supporting, promoting, and communicating the results of our activities and pilot efforts to restore land to beneficial use while ensuring protection of public health and the environment, we are challenging our partners, stakeholders, and ourselves to make sustainable development the norm.



## What Tools?



*A tool could include:*

- *An agenda, presentations, or exercises that help facilitate discussion around a series of inputs and outputs.*
- *Ideally, includes data or information that can be analyzed, resulting in potential next steps for policy change.*
- *Not just a series of presentations, but an action-oriented process.*



## R7 Land Revitalization is PARTNERSHIP



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R7 Land Revitalization is a Partnership between Brownfields, Regional OUST program, HQ OUST Program, State Brownfield Assessment Program, and EPA Target Brownfield Assessment Program and of course partnership with the community. Also partner with Smart Growth and other initiatives such as Urban Waters, Environmental Justice, community gardens.

An example initiative included historic highways, giving attention to brownfields with reuse also preserving some iconic locations:

A few of the Communities who have engaged the Land Revitalization program include:

Atchison, KS

Ogden, IA

Sutherland, NE

St. Louis, MO



## Land Revitalization Technical Assistance

### Ogden, Iowa - Historic Highway

- Partner to Community Communication
- Asset Analysis
- Brownfields Training
- Community Visioning
- Reuse Options for Downtown



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Through the Historic Highways Initiative, EPA became involved with the City of Ogden IA.

Support provided by EPA included:

- Identification of improved opportunities for communication between project partners and the broader community
- Community asset analysis and market assessment to understand available markets and uses of the greater region around Ogden
- Training on the Brownfields process and expanded partnerships with other state and federal agencies
- Community input on the future vision of Ogden
- Developing reuse options and scenarios for downtown Ogden



## Add Partners and Community



*Rendering of Proposed Town Green*



### **Partners All Aboard!**

- Town Green & Memorial
- Medical clinic
- Storefronts occupied again



## HUD-DOT-EPA Partnership for Sustainable Communities



### Partnership Livability Principles:

1. Provide more transportation choices.
2. Promote equitable, affordable housing.
3. Enhance economic competitiveness.
4. Support existing communities.
5. Coordinate policies and leverage investment.
6. Value communities and neighborhoods.

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EPA has many partners and it takes a lot of time to foster these relationships. Hopefully your community can benefit from the improved access to funds, streamlined processes and consistent application of principles. For example, the HUD-DOT-EPA Partnership for Sustainable Communities defined 6 livability principles which you will find referenced in solicitations in each of the respective agency's funding requests. The key message is to **NOTE THESE PRINCIPLES. THIS MAY NOT BE THE ONLY PLACE YOU SEE THEM!**



## Innovation through Land Revitalization in Region 7

- Building Blocks for Sustainable Communities
- K-State TAB Partnership
- Regional Land Revitalization Projects
  - Petroleum Partnership
  - Market Assessment Assistance
- Brownfields Assessment, Cleanup and RLF
- EPA TBA Program
- State Brownfield Programs



## EPA Brings TALENT to Communities

### Building Blocks for Sustainable Communities Program:

- Provides quick, targeted technical assistance to communities using tools that have demonstrated results and widespread application.
- Helps selected local and/or tribal governments implement development approaches that protect the environment, improve public health, create jobs, expand economic opportunity, and improve overall quality of life.



*Denver Housing Authority is partnering with the Nature Conservancy to increase public access to waterfronts in distressed communities.*



## Building Blocks for Sustainable Communities - (EPA-led technical assistance)

- Tool #1: Planning for Bikeshare
- Tool #2: Supporting Equitable Development
- Tool #3: Neighborhood Planning for Healthy Aging
- Tool #4: Parking Audits
- Tool #5: Creating a Green Streets Strategy
- Tool #6: Using Smart Growth to Produce Economic and Fiscal Health
- Tool #7: Green Building Toolkit
- Tool #8: Smart Growth Zoning Codes for Small Cities and Rural Areas
- Tool #9: Linking Land Use to Water Quality

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**Creating a Green Streets Strategy:** Leads communities through actions to manage stormwater while developing streets that serve all users.

**Green Building Toolkit:** Assists local governments in identifying and removing barriers to sustainable design and green building in their permitting processes.

**Linking Land Use to Water Quality:** Helps local governments protect water quality through innovative approaches to land use and development that will also save money, help spur economic growth, and improve the community's quality of life.

**Parking Audit:** Assists communities with managing parking supply and applying strategies for making the best use of parking for existing and planned land uses.

**Smart Growth Zoning Codes for Small Cities and Rural Areas:** Offers a menu of quick fixes that rural and small-town governments can make to their zoning codes and planning documents to get development that protects their character and quality of life.

**Using Smart Growth to Produce Fiscal and Economic Health:** Helps communities get better economic results from development and investments.



## Building Block Projects in Region 7



- St. Joseph, MO
- Topeka, KS
- Small and Rural Communities in Iowa
- Atchison, KS
- Omaha, NE
- Blue Springs, MO
- Salina, KS

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Starting point for sustainability and brownfields, communities took initial step, learning, connecting the dots, changing mind sets.

Zoning Code Audits in St. Joseph, Hays and University City, MO

Walking Audit in Blue Springs, MO

Fiscal and Economic Health in Topeka, KS

Sustainable Development in Salina, KS

Smart Growth Zoning Codes for Small Cities and Rural Authorities



## EPA Smart Growth Leverages Partners to Bring Opportunities to Communities

### Request for Letters of Interest late fall.

Tools likely to be offered this year:

- > bikeshare
- > small town/rural
- > equitable development
- > infill development
- > flood resilience



<http://www.epa.gov/smartgrowth/buildingblocks.htm?zzPleaseIgnore>

***Bookmark this website and check for new and improved opportunities.  
Also may register for a Smart Growth Listserv.***

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Encourage people to click on the site to view two short videos – 2 min each about walkability audits done in Blue Springs Mo and in St. Louis MO. It happens to be the featured reports on the site right now.

Request for Letters of Interest will be posted on this website. Additional information on the technical assistance opportunity can be found here as well.

Region 7 has done well because we normally have more applicants than other Regions. The solicitation for the contractor is out and we expect the call for Letters of Interest in Late Fall. IT may be that the type of projects solicited this year do not interest you but you do still have an interest in a category from a previous year. While I cannot promise there are funds available, if it is related to your brownfields project, it is possible that TAB can also help do these projects.



## *How to Apply: 2 page Letter of Interest*

### **Key Focus Areas for Letter of Interest**

1. *Describe the nature of the smart growth or sustainable communities-related challenge(s) facing your community.*
2. *Explain the relevance of the selected tool to the challenge(s).*
3. *(if applicable) Describe your plan for engaging traditionally underrepresented communities.*
4. *Describe the community's expected capacity for implementation*
5. *Describe how this assistance will complement work being done using other federal funding your community is receiving.*

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## Talent Acquired through EPA Grants

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[www.ksutab.org](http://www.ksutab.org)



- K-State now serves Tribes, States, and Communities in Regions 5, 6, 7, 8
  - >> Use the resource or Lose it
  - >> Not sure? ASK!
- Provides services not funding
- Can do things EPA Cannot
  - >> Review proposals
  - >> TAB-EZ

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TAB is a great partner for state and communities working for Brownfields redevelopment. They do more than hold meetings. After the meetings they wait by the phone and the email for you to reach out and ask for assistance. PLEASE DO! Even if you aren't sure it is something they can do. The resources is FREE to you but it is PREPAID and we in Region 7 want to make sure our communities receive our share of the benefits.

I will leave to TAB to speak about what they offer specifically.



## Targeted Brownfield Assessments (TBAs)

- Environmental Assessments
  - Generally ASTM Phase 1&2
  - May include developing an inventory
  - aka Targeted Brownfield Assessments (BTA)
- Provides services not funding
- Conducted by State or EPA on behalf of a public or non-profit entity
- Easy to apply

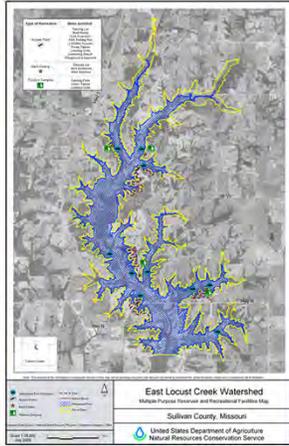
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Link to application at end of presentation



## TBA Success Story *In Progress* – East Locust Creek Reservoir

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- \$628,000 in TBA
  - › Phase I -34
  - › Phase II -26
  - › Asbestos, Lead HHW -18
- Awarded \$200,000 EPA cleanup
- Flood 8.9 miles of impaired stream will restore water quality.
- Long-term drinking water solution serving 10 drought prone counties.

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TBAs are also Talent provided at no cost to you through a third party. Contractors working for EPA on your behalf can complete Phase I and II assessments, brownfield inventories, and some cleanup planning activities. Experience with the TBA program is frequently used to as examples of “leveraged” resources when people apply for the competitive grants.

Link to application for and EPA provided TBA is at the end of this presentation.

**TREASURE!!**  
**Brownfields Competitive Grant Programs**

- *Leverage more than \$21 billion in cleanup and redevelopment from the private and public sector.*
- *Created more than 93,000 jobs*
- *Represents a \$17.79 return for every dollar of federal brownfield invested*

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Since 1995, EPA has awarded \_\_\_\_\_ brownfields grants totaling more than \$ \_\_\_\_\_. This has helped:

- Assess more than \_\_\_\_\_ properties.
- Leverage more than \$21 billion in brownfields cleanup and redevelopment funding from the private and public sectors.
- Generated more than 93,000 jobs
- Represents \$17.79 return for every dollar of federal brownfield invested.

**Assessment**

Revolving Loan Fund (RLF)

Cleanup

❖ Grant types listed above commonly referred to as **ARC Grants!**

Also referred to as:

- 104(k) grants
- Competitive brownfields grants



## Brownfield Funding Eligibility

### Who is Eligible to Apply for Brownfields Competitive Funding?

- **Assessment Grants** - States, Tribes, Local Governments, Land Clearance Authorities, Regional Councils, Redevelopment Agencies and Other Quasi – Governmental Entities
- **Revolving Loan Funds** - Same as Assessment
- **Cleanup Grants**– Same as Assessment + **Non-Profits**
- **AWP Grants**– Same as Assessment + **Non-Profits**
- **Job Training Grants** – Same as Assessment + **Non-Profits, Colleges, Universities, and Job Training Organizations**

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### Area Wide Planning Grant

- Provides funds to research which assessments, cleanups and reuses will benefit a community
- Core elements:
  - ID community priorities
  - Evaluate existing conditions and market potential
  - Develop cleanup & reuse strategies
  - ID resources and leveraging opportunities
- ***Request for Proposals Due September 22, 2014***

For specific neighborhoods or blocks - This grant funding is not for comprehensive, city-wide, or regional planning.

Not for assessment, cleanup, marketing or non- BF related master planning. Often resources are made available to these recipients that are not available to others. For example these recipients will receive contractor assistance from Smart Growth America. Also, communities that have been through a process such as this will have many things in place that will reflect positively in the competitive programs.



## Assessment Success Story Omaha, Nebraska

### Assessment Grant

- Abandoned industrial riverfront properties
- Bringing community “Back to the River”
- Bob Kerrey Pedestrian Bridge
- Carl T. Curtis Midwest Regional Headquarters National Park Service



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The City of Omaha worked with National Park Service and the General Services Administration to construct a building that exhibited its philosophies about the environment and achieved a LEED (Leadership in Energy and Environmental Design)\* Gold Rating.

- Sustainable practices began with the site – city-owned brownfield (assessed in part with EPA funds)
- Use of alternative transportation was promoted with outlets for electric vehicles, designated parking spaces for carpools, and bike racks and showers, proximity (adjacent) to the Bob Kerrey Pedestrian Bridge and associated bike paths, and a city bus stop
- Native, drought-tolerant plants were used that do not require permanent irrigation surround the building. A retention and a detention pond naturally filter rainwater into the site. Restroom facilities use water-conserving systems.
- The building's east-west axis allows simpler mechanical controls, increases daylighting, reduces solar heat gain from the west, and gives 90% of the occupants views of the river or surrounding area.
- Materials selected for the project include insulated precast concrete, aluminum, FSC-certified wood, low-emissivity insulated tinted glass, and limestone. Local materials were emphasized both to reflect the Midwest region and to satisfy LEED(r) requirements. Minimal finishes were used in the building.

\*LEED is a internationally recognized scoring and certification system developed for

“green buildings” by the U.S. Green Building Council



## Cleanup Success Story Wellston, Missouri

### Cleanup

- Former industrial corridor to St. Louis, Mo
- Stagnant brownfields as industries left Wellston in the 1980s
- Excavation and off-site disposal of 4,113 tons of contaminated soil
- Redeveloped into Wellston Enterprise Center (business incubator)



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Located in St. Louis County, Wellston, Missouri lies on the northwest border of the City of St. Louis. In the early 1900s, the area was incorporated as an industrial corridor to St. Louis and an array of factories and industrial uses located in Wellston. These heavy industries moved from Wellston in the 1980s, leaving the community with more than 400 economically stagnant brownfields in less than one square mile. As a result, Wellston was the 10<sup>th</sup> poorest community in Missouri. In addition, the community experienced higher unemployment, an inability to provide basic services, and lack of access to livable wages and housing. Vacant since the early 1980s, the former Wagner Electric Co. site was representative of the larger brownfield issues plaguing Wellston.

### Investment and Results

The Wellston Enterprise Center was opened in February 2005 and offers 10,000 square feet of new office and warehouse space. The facility can support up to 18 start-up small businesses with their network and mentoring services. The redevelopment has created 62 jobs to date and the property has seen an increase in value from \$164,300 prior to remediation and redevelopment, to \$527,000 upon completion of the Enterprise Center.



## Cleanup Grant Program

- Must own site at the time of proposal submission
- To carry out cleanup activities at brownfield sites
- Up to \$200K per property
- Hazardous substances or petroleum contamination
- May apply for up to 3 properties: Separate proposals for each property
- Applicant applying for both hazardous substance and petroleum cleanup grant funding at the same site must submit **ONE** proposal, which cannot exceed \$200,000
- Non-profits may apply
- Cost share requirement of 20%
- Community Notification (Threshold Criteria Only)
- Draft Assessment of Brownfield Cleanup Alternative (ABCA)

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## Revolving Loan Fund Success Story St. Louis, Missouri

### Revolving Loan Fund

- Sub grant by St. Louis Development Corporation (SLDC) to Habitat for Humanity
- Five New Leadership in Energy and Environmental Design (LEED) Platinum Homes



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On September 17, 2009, St. Louis Development Corporation (SLDC) awarded a subgrant to Habitat for Humanity St. Louis to fund cleanup of contaminated soil. Habitat expended \$88,647 for cleanup of these five parcels with this subgrant.

Contaminants - historically been residential, lead and PAH contamination has occurred at levels of concern. Enrolled with the Missouri Department of Natural Resources' Voluntary Cleanup Program (VCP). Removal of lead- and PAH-contaminated soil was completed.

Redevelopment - Five new homes have been built and sold to private owners. Habitat for Humanity houses are sold with no profit made. Homeowners contribute "sweat equity," and house payments are recycled to build additional houses. These new Habitat homes have a Platinum Leadership in Energy and Environmental Design (LEED) designation.

### Break down of estimated leveraged construction/redevelopment resources, by property:

\$106,765.21 Habitat for Humanity St. Louis  
\$7,928.57 City of St. Louis Affordable Housing Commission & Trust Fund  
\$5,357.14 New Markets Tax Credits Proceeds

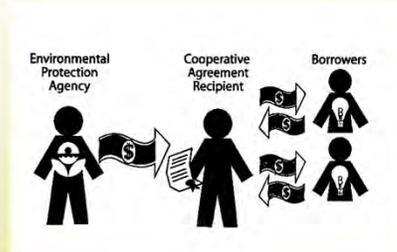
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Jobs



## Revolving Loan Fund Grant Program

- Only applicants who have an existing RLF may apply in 2015 (great time for new RLFs to begin preparation!)
- To make loans and sub grants to carryout cleanup activities at brownfields properties.
- Up to \$1M per eligible entity
- Coalitions may apply
- (Minimum) 50% loans
- (Maximum) 50%-cleanup sub grants
- Cost share requirement of 20%
- Nonprofit organizations are not eligible to apply.
- May request waiver of sub grant limitation on a case by case basis once the grant is awarded



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•An eligible entity can apply for up to \$1M for a RLF grant. This grant is a three tier process, the funds flow from EPA-Grant Recipient-Loan Recipient. These funds are generally used to provide no-interest or low interest loans to Site Owners, Developers and others; including non-profit organizations

•Up to 40% can be used for RLF Cleanup sub grants and 60% or more to capitalize a RLF

•With RLF grants, there is a 20% match share requirement, unless a hardship waiver is granted (Can be in the form of a contribution of labor, money, labor, material or services as well as fees from loan recipients)

•Grant funds can be use to purchase insurance



## ARC FY2015 Proposal Timeline

- Mid to late August 2014 - ARC Requests for Proposals (RFP)
- Fall 2014 – EPA FY2015 Guideline Webinars
- Oct-Nov 2014 – Proposal Submission Deadline
- April-May 2015 – Approx. \$65-70 M nationwide
- Selectees should have funds available by Oct. 1, 2015



## Environmental Workforce Development Job Training Success Story

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- St. Louis Community College JT graduates had the highest rate of employment 1 yr after program.
- Entrepreneurship on display when graduate forms company and then hires fellow grads.



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*Brownfields Job Training Graduating Classes from St. Louis, Missouri*



## Workforce Development and Environmental Job Training

- Up to \$200K to prepare trainees for employment in the environmental field – for example
  - health and safety
  - handle and remove hazardous substances
  - manage facilities with hazardous substances/petroleum
  - cleanup technologies/methods (asbestos, lead, petroleum, etc.)
  - leak prevention and removal of underground storage tanks
  - wastewater treatment facility operations
  - stormwater treatment and management
  - alternative energy installation

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Grant funds may be used to train residents to:

- handle and remove hazardous substances, which includes training for jobs in sampling, analysis, and site remediation.
- manage facilities at which hazardous substances, pollutants, contaminants or petroleum contamination are located;
- conduct response activities often associated with cleanups—e.g., landscaping, demolition, and groundwater extraction;
- use techniques and methods for cleanup of leaking underground storage tanks and other sites contaminated by petroleum products
- conduct asbestos abatement, or lead abatement where these topics are a component of a more comprehensive hazardous waste and substance management training course or environmental technology training course.



## Web-Based Resources

- **Region 7 TBA Application information**  
[http://www.epa.gov/region7/cleanup/brownfields/targeted\\_assessment.htm](http://www.epa.gov/region7/cleanup/brownfields/targeted_assessment.htm)
- **FY15 Area-Wide Planning Guidelines**  
<http://www.epa.gov/brownfields/news/index.htm>
- **FY15 ARC Proposal Guidelines (late summer/early fall):**  
<http://www.epa.gov/oswer/grants-funding.htm>
- **Fact sheet on Brownfield Assessment Coalitions:**  
[http://www.epa.gov/brownfields/grant\\_info/assess/acfs\\_062408.pdf](http://www.epa.gov/brownfields/grant_info/assess/acfs_062408.pdf)
- **EPA Land Revitalization Projects and Construction and Demolition (C&D) Recycling:**  
<http://www.epa.gov/epaoswer/non-hw/debris-new/factsheet.htm>
- **Regional Information on-line:**  
<http://www.epa.gov/region7/cleanup/brownfields/index.htm>



## State Brownfield Contacts in Region 7

### U.S. EPA Region 7 Contacts:

- *Region 7 Brownfield Coordinator:*
  - **Susan Klein**; 913-551-7786; [klein.susan@epa.gov](mailto:klein.susan@epa.gov)
- *Region 7 Targeted Brownfield Assessment Coordinator:*
  - **Todd H. Davis**; 913-551-7749; [davis.toddh@epa.gov](mailto:davis.toddh@epa.gov)
- *Region 7 Brownfields Job Training Coordinator:*
  - **Alma Moreno-Lahm**; 913-551-7380; [moreno-lahm.alma@epa.gov](mailto:moreno-lahm.alma@epa.gov)

### State Brownfield Contacts:

- *Iowa Department of Natural Resources*
  - **Mel Pins**; 515-281-8489; [mel.pins@dnr.iowa.gov](mailto:mel.pins@dnr.iowa.gov)
- *Kansas Department of Health and Environment*
  - **Maggie Weiser**; 785-296-5519; [mweiser@kdheks.gov](mailto:mweiser@kdheks.gov)
- *Missouri Department of Natural Resources*
  - **Catherine Jones**; 573-526-4725; [catherine.jones@dnr.mo.gov](mailto:catherine.jones@dnr.mo.gov)
- *Nebraska Department of Environmental Quality*
  - **Carrie McCaleb**; 402-471-6411; [carrie.mccaleb@nebraska.gov](mailto:carrie.mccaleb@nebraska.gov)



## Time? Talent? Treasure?



# QUESTIONS?



*Find Hidden Treasures in the Community Information Digest!*  
Send email address to [R7\\_POIS\\_Communities\\_Mailbox@epa.gov](mailto:R7_POIS_Communities_Mailbox@epa.gov)