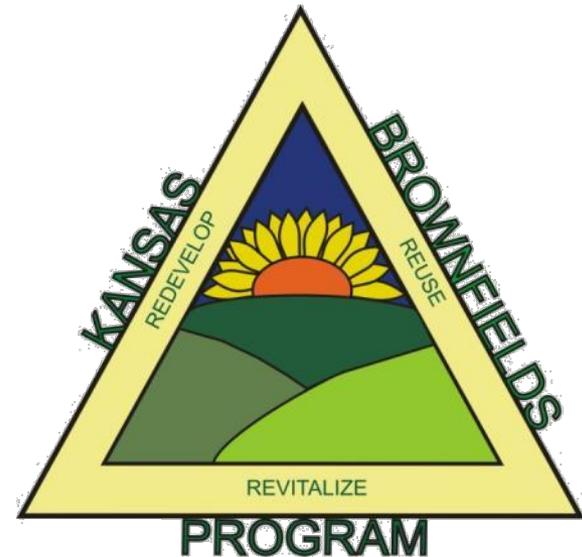


# BROWNFIELDS & OTHER REDEVELOPMENT RESOURCES

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# BROWNFIELDS ASSESSMENT

## × Target Properties

- + PERCEPTION of contamination that keep properties from being redevelopment
- + Remove “Stigma”, properties can be returned to productive uses, realizing their full potential
- + Considered for reuse, redevelopment, rehabilitation, expansion → fulfills a need, creates jobs, benefits to entire community
- + Property Transactions



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# KANSAS BROWNFIELDS COALITION GRANT

2013 Brownfields Coalition Grant  
KDHE City of Chanute City of Ottawa  
Fort Scott/Bourbon County Riverfront Authority

- ✘ Brownfields Assessment: The **first** step in the redevelopment efforts.
- ✘ \$600,000 – focus on target properties in coalition communities
  - + Branch out to other properties and surrounding communities
  - + Provides **free** financial support and technical assistance
- ✘ Grant Goal – Promote improvement & redevelopment of underused or vacated properties (a.k.a. brownfields) into viable commercial, civic, and recreational centers.



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# KANSAS BROWNFIELDS PROGRAM

- ✘ Federally Funded State-Lead Program
- ✘ KDHE conducts Environmental Assessments at properties being considered for reuse, redevelopment, rehabilitation, or expansion
  - + Benefits community need or creates jobs
- ✘ Assessments are conducted at “no cost” to eligible applicants.

# BTA'S

Brownfields Targeted Assessments



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# ELIGIBILITY

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- ✘ City, County, State, Non-for-Profit, any Quasi-Governmental Agency
  - + Local Economic Development, Planning and Zoning, Chamber of Commerce
- ✘ Private Applicants welcome
  - + Developers, Property Owners, Real Estate, Bankers
  - + Request a Letter of Support from one of the above-referenced
- ✘ Exceptions – Potentially Responsible Party
  - + Site/Property cannot be under enforcement action



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# BROWNFIELDS ASSESSMENT PROCESS

- ✘ Timing is everything, Plan ahead if possible
  - + Application review and approval - 1 Week
  - + KDHE Consultant completes Phase I - 3 Weeks
  - + KDHE approval and transmittal - 1 Week
- ✘ If Phase II is necessary
  - + KDHE Contractor conducts Phase II (Soil and/or Groundwater sampling) - 1-2 months
- ✘ Cleanup, if required, under KDHE oversight
- ✘ Redevelopment



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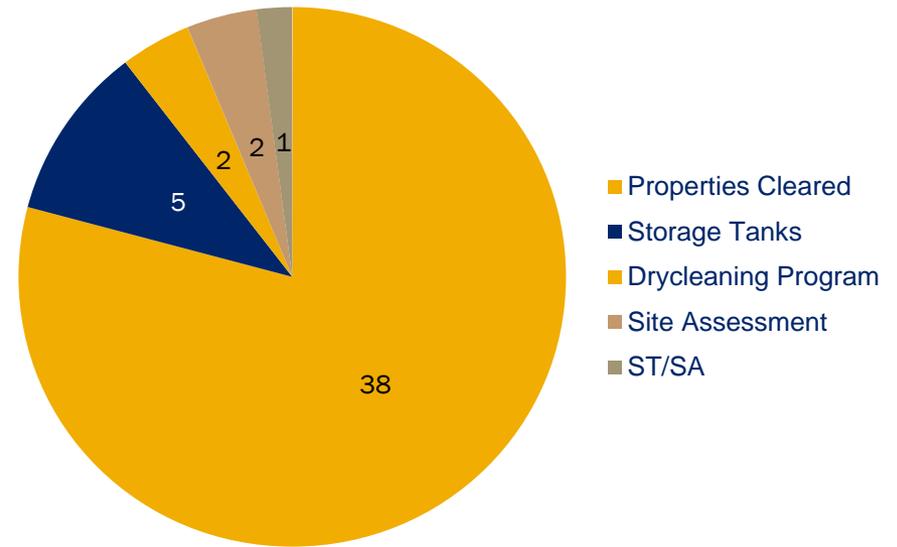
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# BROWNFIELDS ASSESSMENT PROCESS

- ✘ BTAs in 2012  
48 (216.7 acres)
- ✘ Properties Cleared  
38 (193 acres)
- ✘ Remaining properties transferred to appropriate State Response Programs

Properties Assessed in 2012



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# CLEANUP ASSISTANCE

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- × Petroleum Related Contamination
  - + State Trust Fund – viable owner or operator
    - × \$3,000 + \$500/tank deductible
    - × Reimburses 100% up to \$1million
  - + UST Property Redevelopment Trust Fund
    - × Reimburses 90% up to \$25,000
  - + Federal LUST Fund – no PRP
    - × USTs only, funded in full



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# CLEANUP ASSISTANCE

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- × Dry Cleaner Related Contamination
  - + Kansas Drycleaning Program– facility owners and operators, landowners, and municipalities
    - × \$5,000 deductible
    - × 100% of assessment and remediation costs up to \$5million
- × Agri-business Related Contamination
  - + Kansas Agricultural Remediation Program
    - × Remediation Fund up to \$10,000



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# CLEANUP ASSISTANCE

## ✘ Brownfields Cleanup Assistance Program

- ✘ Soil removals
- ✘ Asbestos abatement
- ✘ Up to \$25,000



## ✘ Conducted through KDHE VCPRP

- ✘ Applicant must pay \$200 VCP application fee

## ✘ Does not address groundwater contamination



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# ASSESSMENTS & CLEANUP

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- × U.S. EPA Brownfields Grant
  - + Assessment
  - + Revolving Loan Fund (RLF)
  - + Cleanup
- × Revolving Loan Fund
  - + Up to \$1 million for RLF program over 5 year period
  - + Assessment or Cleanup
  - + 20% cost share required
  - + 60 % for loans, remainder used for grants



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# EPA ARC GRANT - ASSESSMENT

Community Wide	Site Specific	Coalitions
Up to \$200,000 for hazardous substances <i>and</i> \$200,000 for petroleum addressing the same community.	Up to \$200,000 for petroleum or hazardous substances (comingled)	Up to \$600,000 per coalition. <i>Coalition Members can NOT apply for individual assessment funding.</i>
	May request a waiver for up to \$350,000	Requires 3 or more eligible entities; must assess at least 5 sites; members not eligible for other EPA assessment grants
Maximum Combined Amount \$400,000	Maximum Amount \$350,000	Maximum Amount \$600,000



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# EPA ARC GRANT - CLEANUP

- × Up to \$200,000 per site
  - + Requirements – grant applicant must own site
    - × Phase II or equivalent completed
    - × Analysis of Brownfields Cleanup Alternatives (ABCA)
    - × 20% cost share
    - × Public notice of intent to apply and include any written responses to comments received in proposal



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# REDEVELOPMENT RESOURCES

## ✘ Kansas Department of Commerce

### Community Development Block Grant Program

Available to small communities to support infrastructure, housing, economic development, and public facilities.

Category	Amount	Purpose
Annual Competitive Round	\$400,000 \$500,000	Projects include, but are not limited to, water and sewer improvements, fire protection, bridges, community and senior centers, demolition, streets, architectural barrier removal, natural gas systems, electrical systems, public service activities, and nonprofit entities. These grants also apply to housing projects, which include rehabilitation of owner- and renter-occupied residences within targeted areas to encourage neighborhood revitalization.
Economic Development	\$35,000 per job created up to \$750,000	Business finance grants to cities or counties are, in turn, loaned to provide gap financing for private businesses that create or retain permanent jobs. Funding is also available for infrastructure improvements that directly create or retain permanent jobs. At least 51 percent of the jobs created or retained by the for-profit entity must meet HUD's low- and moderate-income standard.
Urgent Need	\$400,000	Assist local government in meeting the community needs created by a severe natural or other disaster that pose an immediate threat to health or welfare of the community and for which no other financial resources are available.
KAN STEP – Kansas Small Town Environment Program	\$300,000	Assist communities with water, sewer or public building needs through volunteer labor at a minimum savings of 40 percent of retail cost. The community acts as the general contractor, using local resources to produce the savings.

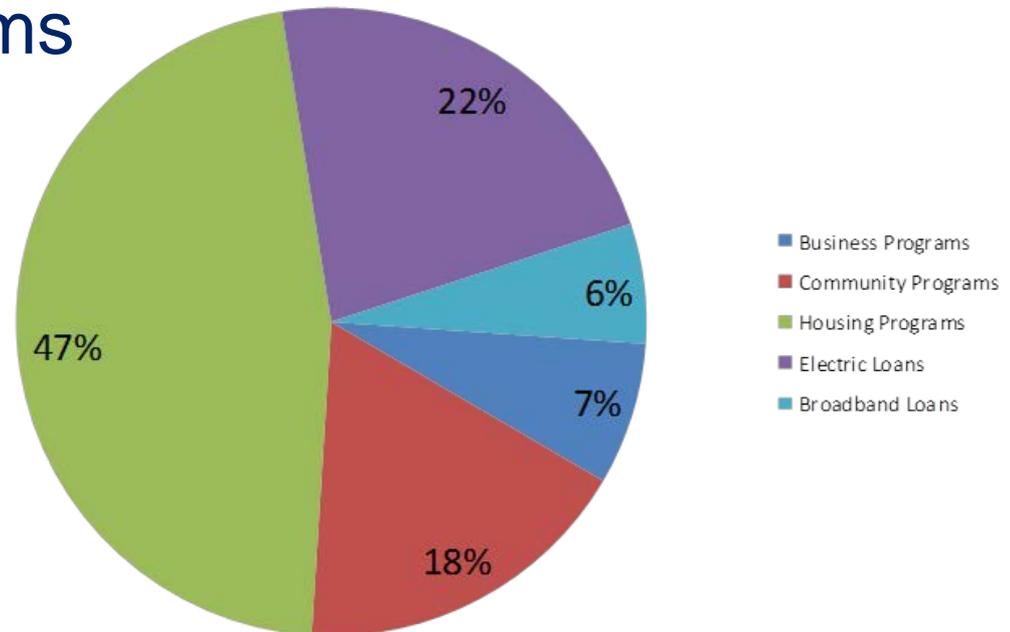


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# REDEVELOPMENT RESOURCES

- ✘ USDA Rural Development
  - + Community Programs
  - + Business Programs
  - + Housing Programs



USDA RD Invested \$475 million in rural Kansas Communities in 2012



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# REDEVELOPMENT RESOURCES

## × Other Resources

Leveraging Opportunities for Redevelopment		
Category	Amount	Purpose
Kansas Department of Wildlife and Parks*	Varies	Provides 80% matching funds of reimbursement for eligible trail and trail-related projects.
U.S. Department of Transportation*	Varies	Grant funds available for enhancement, construction, system improvements, etc. that maintain the nation's roads and bridges, improve roadway safety, and make communities more livable.
Kansas Department of Transportation – Safe Routes to School*	Varies	Available for infrastructural and non-infrastructural projects, and to administer SRTS programs that benefit elementary and middle school children.
National Park Service and Kansas Historical Society	25% state 20% federal	Available for qualifying expenses during the rehabilitation of a historic building.
Local Tax Incentives	Varies	Various incentives to redevelop in certain areas, using existing infrastructure, etc.



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# BROWNFIELDS ASSISTANCE

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× **Web Site:**

<http://www.kdheks.gov/brownfields/index.html>

× **Contact Information:**

+ **Maggie Weiser, Brownfields Coordinator**

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**Email: [mweiser@kdheks.gov](mailto:mweiser@kdheks.gov)**

+ **Doug Doubek, Program Coordinator**

**785-291-3246**

**Email: [ddoubek@kdheks.gov](mailto:ddoubek@kdheks.gov)**



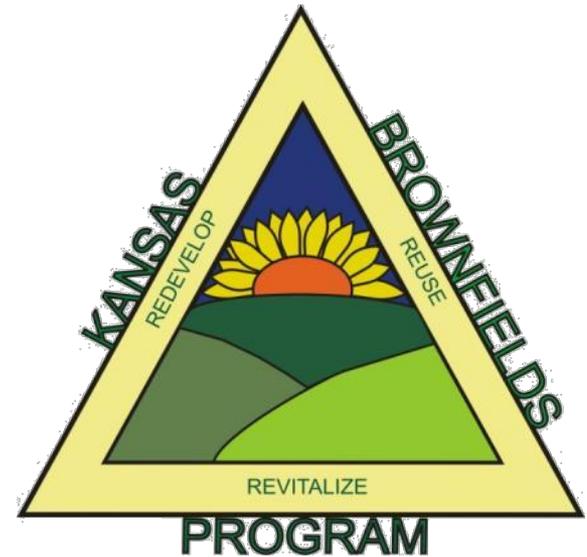
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[www.kdheks.gov](http://www.kdheks.gov)



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