

What's In It for Me?

Chanute, Kansas

Brownfield Workshop

October 3, 2013

Example: Former Drive-In Theater Coffeyville, KS (10,137)

- ▶ Historic Drive-In movie theater located adjacent to a RCRA Corrective Action facility
- ▶ Suspected lead in soil due to windblown dust and dust carried in through vehicular traffic
- ▶ Local school district wanted to acquire property for a consolidated elementary school.
- ▶ Result: Lead found above residential standards in soil. Cleanup was incorporated into cleanup being conducted for RCRA site
- ▶ School opened in 2004.



Example: Existing Apartment Complex Coffeyville, KS (10,137)

- ▶ In 2010 Mennonite Housing proposed to renovate this existing apartment complex.
 - 10-one bedroom units (600 sq ft)
 - 40-two bedroom units (860 sq ft)
 - 10-three bedroom units (1000 sq ft)
- ▶ A Phase I ESA was conducted in September 2010
- ▶ A Phase I ESA Update was conducted in September 2011
- ▶ Total Brownfields Funds Spent - \$3,800
- ▶ Total leveraged Funds - \$3,347,276



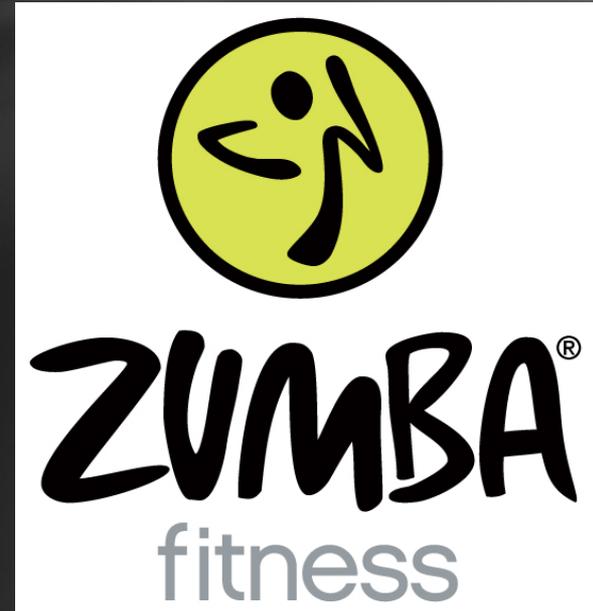
Example: Proposed Holiday Inn Express Coffeyville, Kansas

- Former gasoline station and Veterinary Service
- Phase I ESA conducted in May 2012
- Phase II with GPR survey conducted in September 2012
- Site referred to KDHE as potential “orphan tank” site.
- Total Grant Funds Spent: \$11,450
- Construction for a 4-Story Holiday Inn Express to be started



Community Effort – Cherryvale, Kansas (1,100)

- ▶ Several National Guard Amories across the state closed
- ▶ City had opportunity to obtain building from the State of Kansas but first needed Phase I and Phase II assessments conducted. Asbestos and LBP also surveyed
- ▶ Assessments did not reveal soil or groundwater contamination above action levels
- ▶ City able to obtain a KanSTEP grant for \$350,000 to create a needed community center
- ▶ The KanSTEP grant required approximately \$150,000 in “sweat equity” from the community.



EDA/Public Works Plainview Steel, Plainview-AR

Plainview, Arkansas – Population 755

Lumber/pressure treating facility, shut down in 1986 - declared superfund site in 1999.

\$763,000 in EDA public works funding supported site preparation, construction, infrastructure upgrading

Today – 25 new jobs, significant tax revenues for community



Potosi Brewery, Potosi, WI

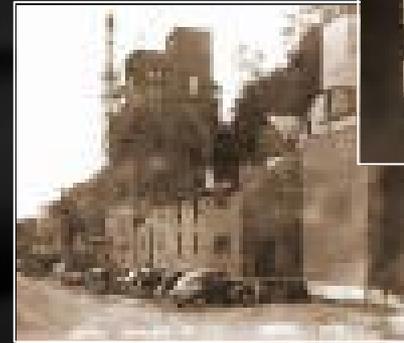
Brewery built 1852 in Potosi (700), abandoned 1972. Asbestos, LBP

\$3.3 million loan key to securing \$4.2 million

Transformed Potosi's main street

Result: Refurbished as micro-brewery, museum and library

50 new jobs, 4 new beers



Midwest Example: Leveraging History

Atchison, KS Population 16,000



**Putting pieces together
... in a hurry**

Federal DOT Congressional Earmark - through KDOT	1,000,000.00
KDOT Transportation Enhancement Program	604,821.00
Economic Development Administration	409,100.00
Kansas Dept. of Wildlife and Parks	300,000.00
HUD EDI Special Project Congressional Earmark	281,657.00
EPA Brownfields Assessment	200,000.00
Kansas Water Office	50,000.00
	<hr/>
Total Federal and State Agencies	2,845,578.00

Never underestimate pride in community



Breakdown by Source of Funding

	<u>Dollar</u>	<u>Percent</u>	
Federal and State Agencies	2,845,578.00	68.4%	
Private Foundations	532,500.00	12.8%	
Private Citizens	447,130.00	10.7%	
City of Atchison	192,322.00	4.6%	
Private Businesses	143,328.00	3.4%	
Total Injection	4,160,858.00	100.0%	



MGP Ingredients Corporate Office & Technical Innovation Center
Cray Business Plaza, Atchison, Kansas



Independence Park
& Veterans Memorial

Midwest Example: Coralville, Iowa

Population 17,000

Brownfield-Related Funding;



EPA Assessment Pilot, \$200,000

EPA Supplemental, \$100,000

EPA Supplemental, \$100,000

EPA BCRLF, \$1,000,000 MIL

\$900K Insurance Archaeology

\$80,000 PRP Archaeology

EPA Assessment, \$375,000

EPA Assessment, \$380,000

EPA Assessment, \$387,000

EPA Assessment, \$364,000

Small City Partnerships & Funding

U.S. EPA Brownfields		\$1,891,000
U.S. Army Corps of Engineers	\$1,300,000 / \$412,000	
FEMA		\$620,000
Iowa Department of Transportation	\$1,153,400	
Iowa Department of Natural Resources		\$950,000
Federal Highway Administration		\$1,000,000
Iowa Department of Economic Development	\$850,000	
▪ Iowa Clean Water RLF Grant/Loan	\$4.3 MIL Grant/\$14 MIL	

\$200 million overall investment to date:

- \$70 million Marriott Hotel & Conference Center
- \$40 million property acquisition and demolition
- \$18 million of public infrastructure improvements
- \$12 million condo/commercial development privately funded
- \$40 million brewery / retail
- \$20 million UIHC Ambulatory Care Facility

SMALL CITY, BIG RESOURCE INNOVATION: PROJECT-WIDE REUSE & RECYCLING

- Complete buildings recycled (4)
- Concrete and asphalt pavements
- Recycled 80,000 cubic yards



SMALL CITY, BIG RESOURCE INNOVATION:
COMMUNITY SWEAT EQUITY
“POSITIVELY EXPLOITING CHILD LABOR”



IOWA RIVER LANDING



CORALVILLE, IOWA

Wet 'n' Muddy Days

7th Grade Wetland and Iowa River Watershed education and aquatic species plantings



"Green": Taking Concept to Funding

\$4.3 million State Revolving Fund
Clean Water Loan for sustainable IRL
infrastructure.

30% forgivable loan,

70% of loan at 3% interest

Design/contract administration
items are eligible

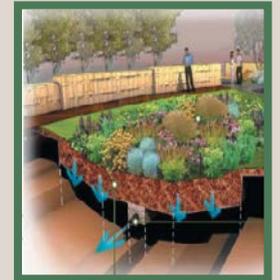
City has bid or is designing the
following public improvements:

\$5.188 million now bid with \$978,000 SRF eligible

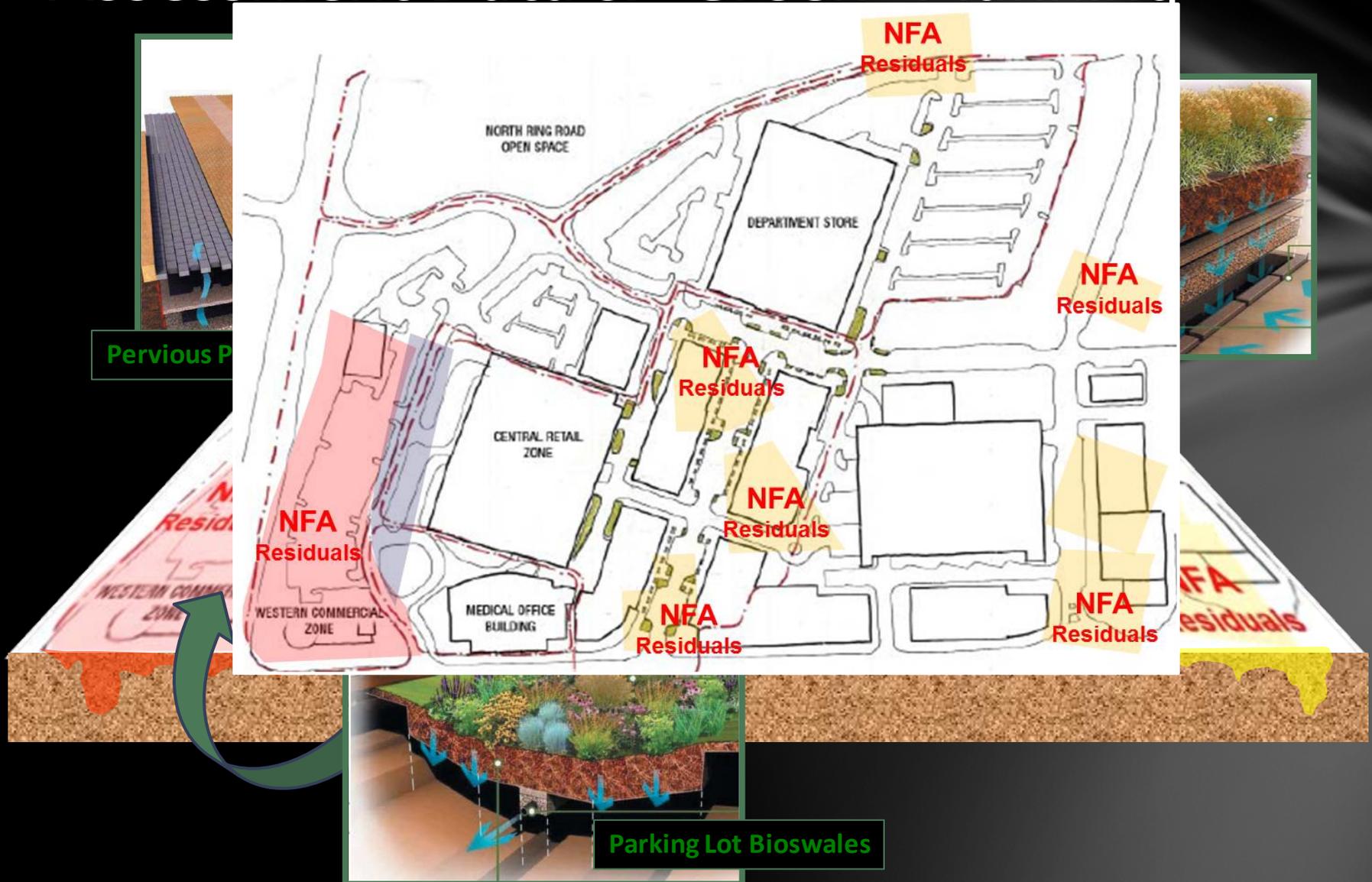
- Quarry Road Improvements 2011: \$956,000 bid with \$100,000 SRF eligible
- Von Maur Infrastructure Improvement: Estimated at \$2.56 million with estimated \$450,000 SRF eligible

Iowa River Landing Area North of East 9th Street Site Sustainability Evaluation

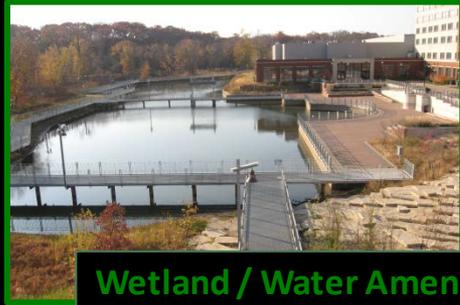
*City of Coralville, Iowa
January 2011*



Assessment Data & "Green" Planning



Translating To Green Infrastructure



Wetland / Water Amenities



Stormwater Planters



Pervious Pavements



Bioswales & Vegetative Plantings



Floodable Structures



Wetlands & Stormwater Retention





Some Leveraged Benefits May Not Be Immediate



... and Mother Nature tests your design.



Brownfields are Opportunity

“Opportunity is not recognized by most people when they meet, because it is usually dressed in overalls and looks like work.”

Thomas Alva Edison

THANK YOU



Terracon

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