

**KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT
TARGETED BROWNFIELDS ASSESSMENT
APPLICATION FORM**

Use only for Sites within Kansas

Applicant Information		
Applicant Name: Diane Stiles		
Organization: Norton City/County Economic Development		
Address: 113 N Norton Street, Suite B, Norton, KS 67654		
Contact Person: Diane Stiles		
Phone: (785) 874-4816	Fax: (785) 874-4817	Email: nortoneda@ruraltel.net
Type of Eligible Applicant: Local Government Department (Norton County)		
(City, County, Village, Town, Tribe, Other)		
IS APPLICANT OR ANY OTHER PARTY UNDER ORDER FROM EPA OR KDHE TO CONDUCT SITE ASSESSMENT AND/OR CLEANUP?		
YES (Describe Below)	<input checked="" type="radio"/> NO	UNKNOWN
Briefly describe involvement/role of KDHE in enforcement and/or oversight of assessment/cleanup of candidate site:		

Proposed Site Information		
Name/Title of Site/Facility: Former H&J Repair	Street Address: 207 E Holme Street	
City: Norton	State: Kansas	Zip: 67654
Size of Site In Acres: 1	Current Use of Site/Facility (if any): Vacant	
Site Zoning: (attach site map, if available) Commercial		
Number of Parcels: 1	Parcel ID #: 069 087 35 0 20 01 030.00 0 01	

SECTION 1 Current Site Ownership:		
Name: Bob Millan		
Address: 309 E Holme Street		
City: Norton	State: Kansas	Zip: 67654
Phone: (785) 877-3541		
If property is not owned by applicant, the applicant must secure access to the property by having the appropriate property access form signed by the property owner. The property access form is included in the Brownfields Targeted Assessment Package.		

SECTION 2 Site History		
Is there any reason to believe the property is contaminated with CERCLA related hazardous substances?		
<input checked="" type="radio"/> Yes (Describe Below)	<input type="radio"/> No	<input type="radio"/> Unknown
(as defined in 40 CFR Part 30, e.g., solvents, pesticides, creosote, metals {lead, mercury, arsenic, etc.}, drycleaning products)		
The property was formerly used as a gas station. To our knowledge, the gas tanks remain underground.		

RECEIVED

MAY 13 2010

BUREAU OF
ENVIRONMENTAL REMEDIATION

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SECTION 2 CONT.		
PAST SITE USES (Types of manufacturing, etc.): Gas Station and Vehicle Repair Shop		APPROXIMATE DATES 1959 to Present
BUILDINGS ON SITE: H&J Repair Building	SQUARE FOOTAGE 1638	CONDITION (usable, gutted, razed, etc.) Unusable
PRIOR SITE ASSESSMENT ACTIVITIES: Describe Conclusions of prior site assessment activities (or attach relevant portions of report(s)). If reports are unavailable, identify consultant, client, and approximate date of study.		NONE UNKNOWN

SECTION 3			
FUTURE SITE ACTIVITIES			
SITE ASSESSMENT NEEDS: Describe difficulties related to perceived contamination that have hindered reuse of the property. As a former gas station property, many potential developers are concerned with the liability of the underground tanks. The property is in a prime location along US Highway 36, yet it has been vacant for approximately ten years due to this issue.			
ANTICIPATED FUTURE USE: RESIDENTIAL	RECREATIONAL	COMMERCIAL/RETAIL	INDUSTRIAL
OTHER: Describe applicant's proposed reuse plan: Norton City/County Economic Development is working with private investors to redevelop this property and fill a gap in the local service industry. A feasibility study for this industry indicates this site as the best for the project, but they have reservations about locating the business on a property formerly used as a gas station. If we are unable to mitigate this issue, they may choose to locate on undeveloped land on the outskirts of Norton where much of the development is occurring.			
DESCRIBE ANY FINANCIAL INCENTIVES PLANNED TO SPUR DEVELOPMENT AND/OR CLEANUP AND PROPOSED FUNDING SOURCES: (Tax incentives, etc.) <i>This program is for site assessment only, cleanup money is not being offered as part of this program.</i> Many local incentives are available for the redevelopment of this property. There are four revolving loan funds in our community. Norton County offers the Neighborhood Revitalization tax rebate program and decreased landfill fees. The City of Norton offers shared-cost sidewalk and curb and gutter programs. Norton County is an Enhanced Enterprise Zone.			
DESCRIBE PUBLIC INTEREST AND/OR COMMUNITY INVOLVEMENT IN SITE REUSE PLANNING: Norton City/County Economic Development identified the clean-up and reuse of this particular site as a priority in our strategic plan. The building is located in our core business district and it is often referred to as one of the most blighted areas of our community. Redeveloping vacant properties rather than expanding to undeveloped sites on the edge of our community is an important principle of our organization because it addresses blight and reduces infrastructure costs, among many other benefits.			
Signature: <i>Diane Stiles</i>			Date: <i>May 10, 2010</i>

PLEASE RETURN FORM TO:

RYAN WEISER, Brownfields Coordinator
Kansas Department of Health and Environment
Bureau of Environmental Remediation
1000 SW Jackson, Suite 410
Topeka, Kansas 66612
785-296-5519

rweiser@kdheks.gov

PART C

CONSENT FOR ACCESS TO PROPERTY

The person signing below gives permission to the Kansas Department of Health and Environment (KDHE) to enter onto the property described below for the purpose of conducting Phase I Site Reconnaissance and/or Phase II soil/water sample collection on the day/s of May 11, 2010 to October 31, 2010.

Permission is granted to KDHE, and to its employees, agents, assigns, or contractors to enter this property in order to carry out the above activities pursuant to K.S.A. 65-3453 *et seq.*

This permission is being granted by or on behalf of the (circle one):

owner tenant

of this property. KDHE has assured the person signing below that upon completion of the work specified above, KDHE materials and equipment will be removed from the property and the property restored as nearly as reasonably possible to the condition it was in at the time KDHE began work at the Site.

ACCESS IS GRANTED FOR PROPERTY AT:

SITE NAME Former H&J Repair

ADDRESS OR LEGAL LOCATION: 309 E Holme Street

CITY: Norton, KS 67654

Bob Millan
Signature

5/11/10
Date

Bob (Robert) Millan
Print name of person signing

N/A
(Company name, if applicable)

N/A
(Title, if signing for a business)

***** PARCEL IDENTIFICATION *****
 CITY MAP SC S QT BL PARCEL O CD PARC-FIL
 (010) 069 087 35 0 20 01 030.00 0 01
 TAX BILLING ID: 6847-00
 (102) LAND USE: 640. (101) NBHD: 5020
 (103) LVG UNIT: (104) CLASS: CU

PROPERTY ADDRESS: 207 E HOLME ST / HWY 3667654
 ***** OWNERSHIP INFORMATION *****
 MILLAN, ROBERT A
 OWNER:

MAIL-ADDR: 309 E HOLME ST
 CITY: NORTON STATE: KS ZIP: 67654
 ***** PROPERTY DESCRIPTION *****
 TAX UNIT: 005 SCHOOL DISTRICT: 211
 SECTION: 35 TOWNSHIP: 02 RANGE: 23
 SUBDIVISION: IRREG TRACTS 35-2-23
 TRACT DESC: BEG 792 E SW COR NW4 TH W
 237 TH N 170 TH E 237 TH S TO
 POB LESS RD R/W

***** APPRAISAL PROCESS INFORMATION *****
 (461) 060304 0145 206 1
 CONTACTED:

***** LAND DATA & COMPUTATIONS *****
 LOTS. # ACT EFF DPT DP% UPRICE IFACTOR VALUE
 (301) _____
 (302) _____
 (303) _____
 SQ FT # SQUARE FEET UPRICE IFACTOR VALUE
 (311) 1 34,602 000% 13,170
 (312) _____
 (313) _____
 ACRE TY #ACRES PG UPRICE IFACTOR VALUE
 (321) _____
 (322) _____
 (323) _____

SITE TTL MKT NON-AG VALUE 13,170
 ACRE TY #ACRES MU I WCAP WDEP GAL WRT IFACTOR
 (341) _____
 (342) _____
 (343) _____
 (344) _____
 (345) _____
 (346) _____
 (347) _____
 (348) _____
 (349) _____
 (350) _____
 AG-TTL

***** PREVIOUS YEAR 2009 VALUE *****
 CLASS LAND BUILDING TOTAL
 CU 13,170 23,530 36,700
 TOTALS 13,170 23,530 36,700
 ***** CURRENT YEAR 2010 VALUE *****
 CLASS LAND BUILDING TOTAL
 CU 13,170 23,530 36,700
 TOTALS 13,170 23,530 36,700

***** SALES DATA *****
 MO YEAR TYPE AMOUNT SRC VAL
 (201) _____
 (202) _____
 (203) _____
 ***** APPRAISERS NOTES *****
 (481) AN POOR ROOF
 (482) AN AUTO REPAIR
 (483) _____
 ***** GENERAL BUILDING DATA *****
 (970) ID TIEBACK: _____

(600) BLDG: 01 YR-BLT 1959 NO-UNT: 000
 STRCT: 333 GRADE: C ID-UNT: 01
 ***** BLDG OTHER FEAT/ATTACHED IMPR **
 LN STRCT +/- MEAS1 NEAS2 UNIT
 (601) 1 001 000144 000001 02
 (602) _____
 (603) _____
 (604) _____
 (605) _____
 (606) _____
 (607) _____
 (608) _____
 TOTAL BUILDING AREA:

***** EXTERIOR DATA *****
 SC FR/TO SIZE PERI TYP HT EX C FNSH PTN HTG AC PLBG CND FNC
 (611) 1 01 01 00001638 0162 070 14 07 1 1.00 2 3 0 2 3 3
 (612) _____
 (613) _____
 (614) _____
 (615) _____
 (616) _____
 (617) _____
 (618) _____

USE VALUE MKT VALUE
 ***** YARD IMPROVEMENT / SEC. BLDG. *****
 STR SIZE # C/U YEAR MA % VALUE
 CP8 00001152 01 33 1960 00 30 4,010
 PC1 00005000 01 22 1960 00 14 2,100

(800) DESCRIPTION: _____
 SIGN +/- VALUE:
 *** HEARING LEVEL I STATUS C YEAR 1,989 ***

***** APARTMENT DATA *****
 UNITS BEDS BATHS
 (631) _____
 (632) _____
 (633) _____
 (634) _____
 (635) _____
 (636) _____
 (637) _____
 (638) _____
 (639) _____
 PARKING DATA: _____
 COV. 0000 UNCOV. 0000

***** FINAL VALUE INFORMATION *****
 (815) ECF: 110% (820) MOD. ADJ:
 (825) OCCU: % (830) VALUE METHOD: -1
 (835) EFF. AGE OVRD:
 INCOME: IUG/MOD/ADJ
 14 01 000014400
 (965) OVRD. RSN: _____
 TOTAL VALUE LAND: _____
 TOTAL VALUE BLDGS. COST: _____
 (960) FINAL VALUE RSN DATE RVR
 36 700 3 01/21/2010 ROT

Property



CRANE ST

WABASH AVE

1568.95
120
20
120
1976

1568.95
120
22
120
1976

1261
120
23
120
1976

1900
120
24
120
1976

1976
120
25
120
1976

1300
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