

SIoux CITY | SEPTEMBER 18-20 | 2024

STRONGER
TOGETHER
ANNUAL CONFERENCE & EXHIBIT

Turning Around Your Brownfield Site Together

Kristin Prosocki, Kansas State University

Mel Pins, Iowa DNR

♥ Handouts and presentations are available in the event app. ♥

Turning Around Your Brownfield Site Together

Iowa League of Cities Conference – September 19, 2024

Mel Pins, Iowa Department of Natural Resources
Kristin Prosocki, Technical Assistance to Brownfields





TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY

Kansas State University

Technical Assistance to Brownfield Communities: Resources and Support

Kristin Prosocki, Assistant Regional Director
Kansas State University's Technical Assistance to Brownfields

Brownfield?



Technical Assistance to Brownfields (TAB)

A national program funded by U.S. EPA

[University of Connecticut](#) EPA Region 1

[New Jersey Institute of Technology \(NJIT\)](#)

EPA Region 2 (Region 4 beginning 1 Oct. 2023)

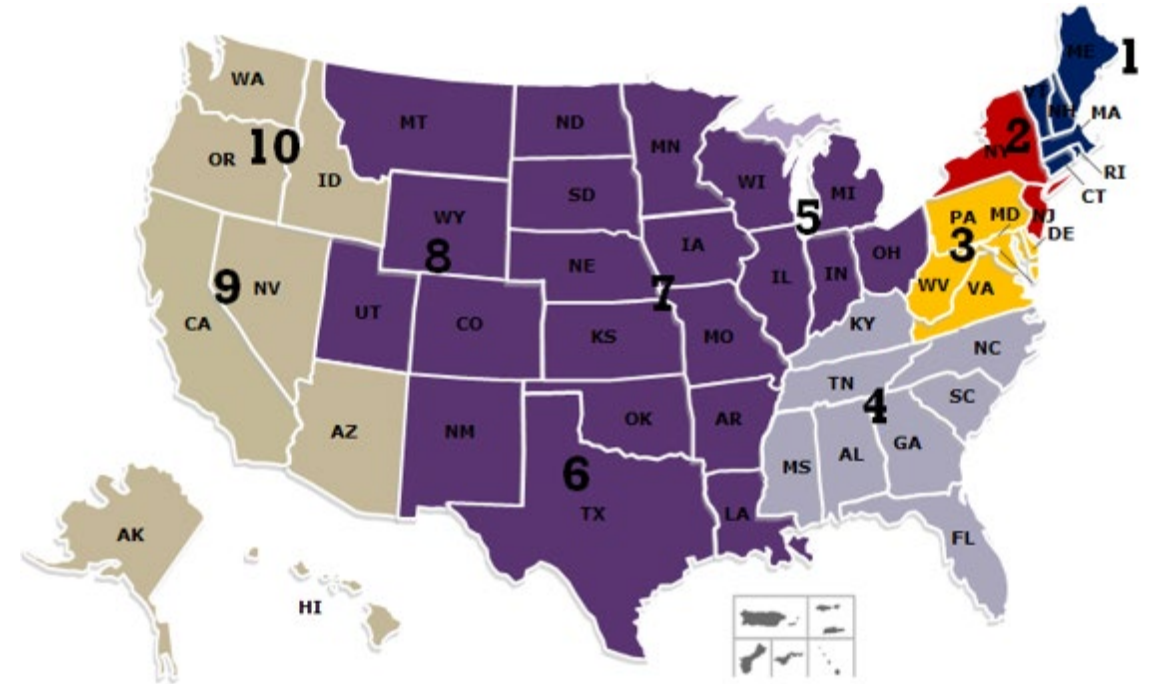
[The West Virginia University](#) EPA Region 3

[The International City/County Management Association](#) EPA Region 4

[Kansas State University](#) – EPA Regions 5, 6, 7 & 8

[Center for Creative Land Recycling \(CCLR\)](#)

EPA Regions 9 and 10

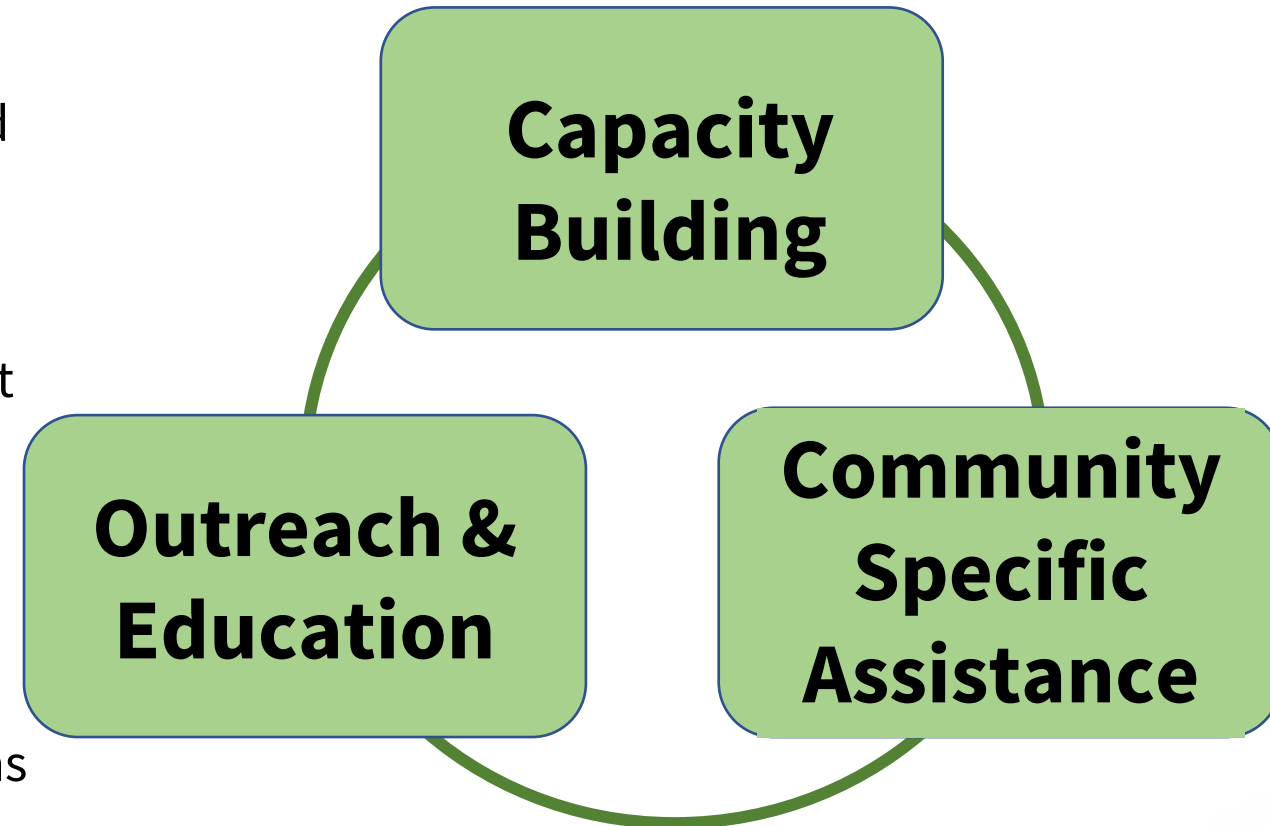


- Technical assistance for communities and tribes revitalizing communities through brownfields redevelopment
- Services provided are **free** and tailored to meet specific needs

KSU TAB Services

May include:

- Help to identify, inventory & prioritize brownfield sites
- Strategic planning and redevelopment visioning
- Incorporating clean energy into redevelopment
- Economic feasibility and highest/best use market analysis
- Building community resiliency
- Educational workshops and webinars
- Community outreach and input
- Help identify funding sources
- Review of U.S. EPA Brownfields grant applications
- Help in contractor procurement
- Review of plans and technical reports



Community Engagement

- Surveys
- In-person sessions
- Virtual/on-line options
- Pop-up events



City of Rushford
City of Parks, Trees, and Trails

WE NEED YOUR INPUT

Rushford is revitalizing the former downtown Farmers Win Cooperative site. Residents are invited to participate in an anonymous online survey to help shape its future use, ensuring benefits for the community and boosting downtown businesses.

Sharing ideas is easy. Complete the survey online by August 30, 2024 using the QR code below.

**TAKE THE
SURVEY NOW**



You can pick up a hard copy of the survey at:

City of Rushford
101 North Mill Street
Rushford, MN 55971
507-864-2444
rushford.govoffice.com

Community Engagement and Downtown Visioning





Visioning and Reuse Concepts



**Community
Engagement**

Market Analysis

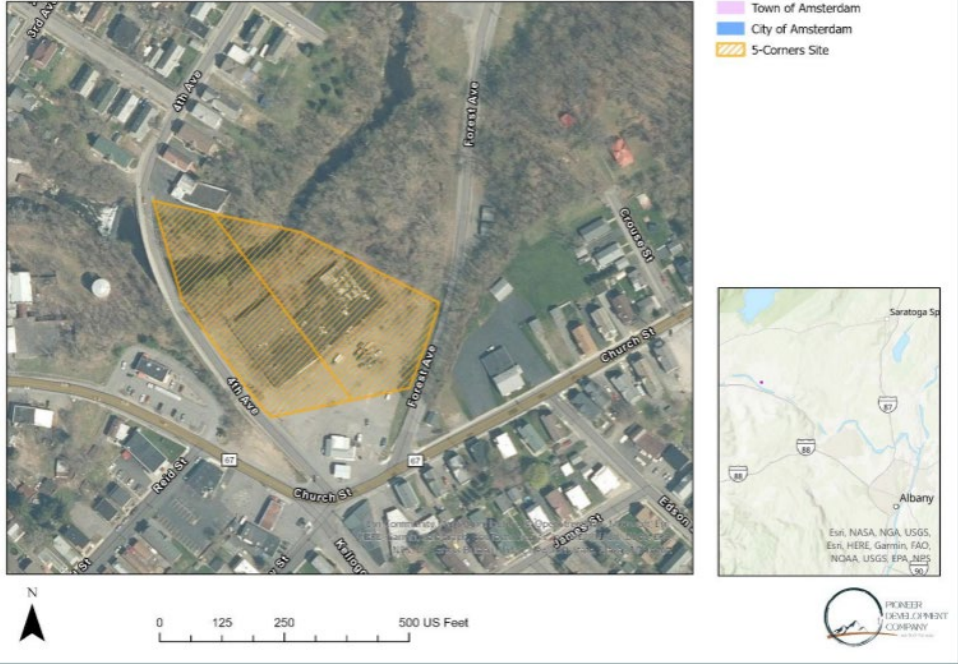
Reuse Concepts



Market Analysis



Five Corners Project



Feasibility Study



Redevelopment Concepts

Resource Roadmap



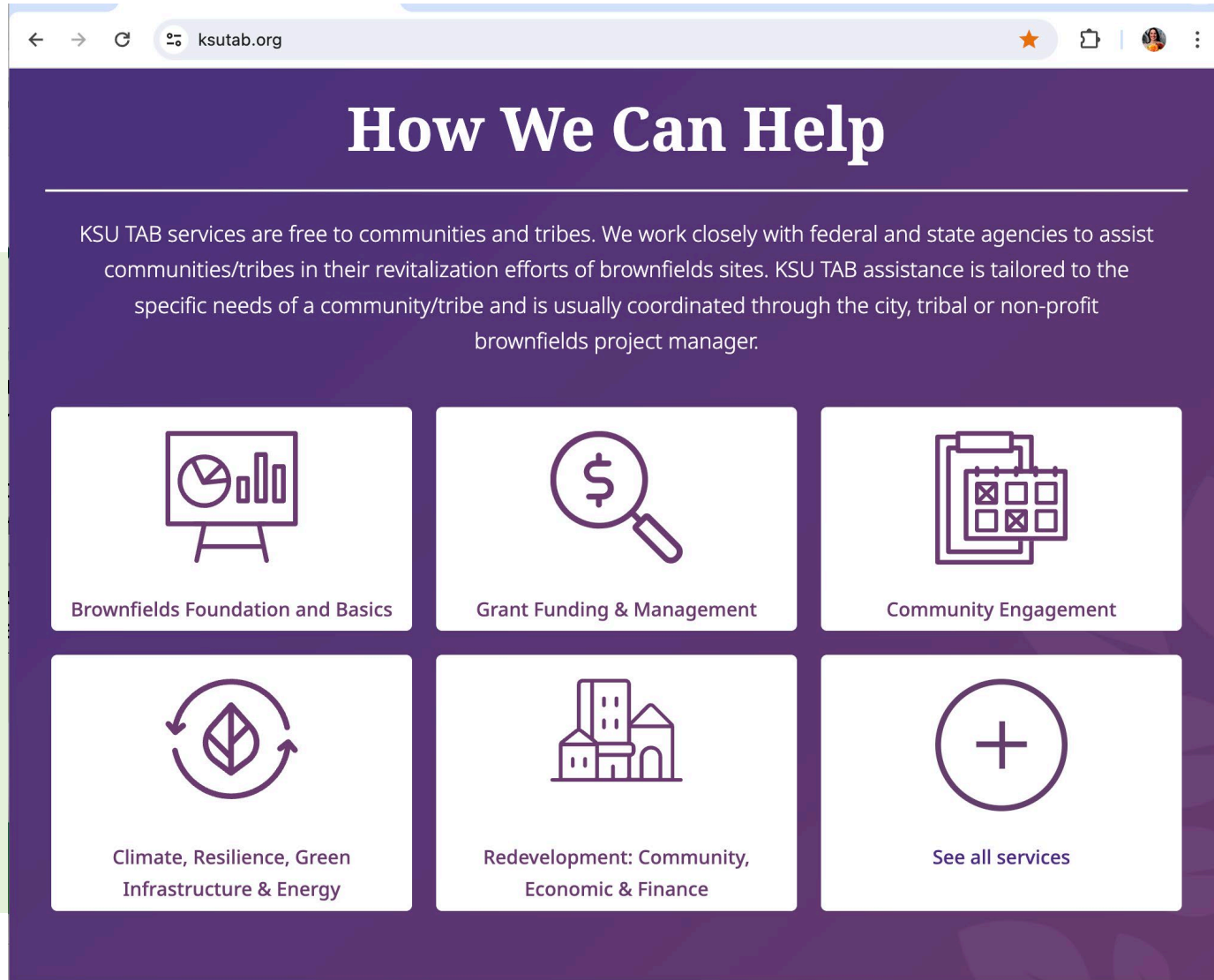
Brownfield Outreach Sessions

- Community-focused
- Targeted group (realtors, developers, etc.)
- City Council, County Board, or economic development group



TAB Resources



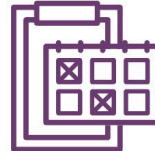



- Webpage full of resources
 - Writing an RFQP; Hiring a Contractor
 - Educational Fact Sheets
- Recorded & Shared Presentations from Educational Events
- Brownfields Community Capacity Assessment
- E-Tools Suite (BiT, TAB EZ, Community Benefits Calculator, PEER)
- Review of draft grant applications



The screenshot shows a web browser at ksutab.org with a purple header and a white main content area. The header contains the title 'How We Can Help'. Below the header, there is a paragraph of text explaining that KSU TAB services are free and tailored to community needs. The main content area features six white boxes, each with a purple icon and a title: 'Brownfields Foundation and Basics' (chart icon), 'Grant Funding & Management' (magnifying glass with dollar sign icon), 'Community Engagement' (calendar icon), 'Climate, Resilience, Green Infrastructure & Energy' (leaf with circular arrows icon), 'Redevelopment: Community, Economic & Finance' (building icon), and 'See all services' (plus sign icon).

How We Can Help

KSU TAB services are free to communities and tribes. We work closely with federal and state agencies to assist communities/tribes in their revitalization efforts of brownfields sites. KSU TAB assistance is tailored to the specific needs of a community/tribe and is usually coordinated through the city, tribal or non-profit brownfields project manager.

-  Brownfields Foundation and Basics
-  Grant Funding & Management
-  Community Engagement
-  Climate, Resilience, Green Infrastructure & Energy
-  Redevelopment: Community, Economic & Finance
-  See all services

EPA Brownfield Grants

<https://www.epa.gov/brownfields/marc-grant-application-resources#Open%20Solicitations>

Due November 14, 2024

- Community-wide Assessment
- Assessment Coalition
- Community-wide Assessment Grants for States and Tribes (CWAGST)
- Cleanup
- Revolving Loan Fund

Anticipated Spring 2025

- Job Training Grants



FY25 EPA Brownfield Grants

Grant Type	Maximum Project Period	Maximum Amount Per Grant	Estimated # of Awards	Total Per Grant Type	
				Bipartisan Infrastructure Law Funds	Regular Appropriated Funds
Assessment (CW)	4 years	\$500,000	92		\$46,000,000
Assessment Coalitions	4 years	\$1,200,000	29		\$35,000,000
Assessment (State/Tribal Level)	5 years	\$2,000,000	18	\$36,000,000	
Cleanup	4 years	\$500,000	30	\$15,000,000	
Cleanup	4 years	\$2,000,000	23	\$45,000,000	
Cleanup	4 years	\$4,000,000	10	\$40,000,000	
			202	\$136,000,000	\$81,000,000
				\$217,000,000	



Community-wide Assessment Grants

- Provide environmental information required for the purchase and/or redevelopment of property
- Eligible activities:
 - Phase I and Phase II Environmental Assessments
 - Site-specific remediation plans
 - Develop an inventory of sites
 - Plan for redevelopment of properties
 - Community involvement activities



Types of Assessment Grant

- Community-Wide Grant
 - Single recipient which is either a government or not-for-profit
 - 92 awards up to \$500k in FY 25
- Coalition Grant
 - Partnership of one lead member which has experience managing grants and 2-4 non-lead members
 - 29 awards up to \$1.5 million in FY 25
- State and Tribal Grants
 - Only available to States, Tribes, and Alaskan Native Corporations
 - 18 awards up to \$2 million in FY 25



Cleanup Grants

- Cleanup Grants provide funding for remediation activities at sites contaminated by hazardous substances and/or petroleum
- An applicant may request funding to address either a single property or multiple properties within the same application
- In FY 25:
 - 30 awards at \$500k
 - 23 awards at \$2 million
 - 10 awards at \$4 million



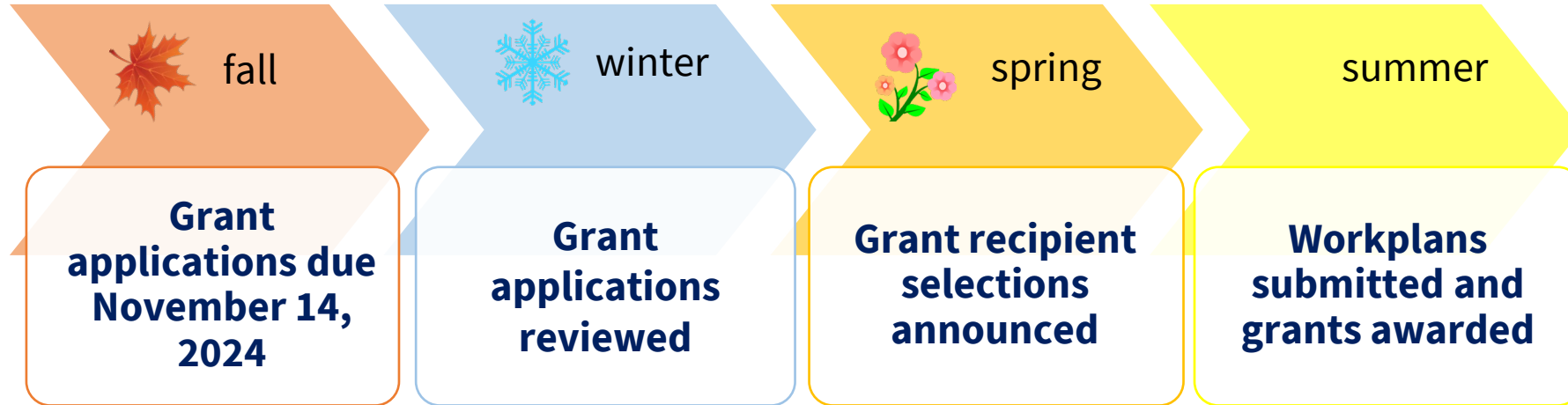
Cleanup Grants

- Requires substantial pre-application preparation of the property
 - Applicant must own the site
 - Applicant must have a CERCLA liability exemption, exception, or defense
 - Acquired the site through governmental action, acquired the site prior to 1/11/2002, or established a BFPP defense
 - Applicant must have completed Phase II investigation
- Requires additional application steps
 - Cleanup planning
 - Public review and comment prior to submitting application
 - Arrange for Cleanup Oversight
- Consequently, there's a long lead-time between project conception and completed remediation

Please Contact Region 5 Staff Before Starting Application



Anticipated FY25 Competition Timeline



- Deadline is November 14, 2024
- Selections are generally announced in April – May
- Workplans and grant paperwork finalized are generally submitted June-August
- September – October: Grants awarded/funds become available

Dates are subject to change

Contact Info

Kristin Prososki

KSU TAB Assistant Regional Director

507-340-5799

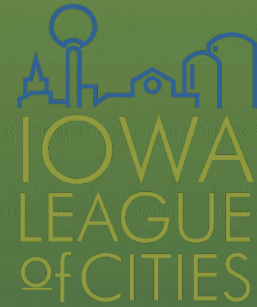
kp3@ksu.edu

ksutab.org

Iowa DNR Brownfield Redevelopment Program

Partnering to Transform Properties with
Environmental Obstacles
into Community Opportunities for Reuse

Mel Pins – Iowa DNR

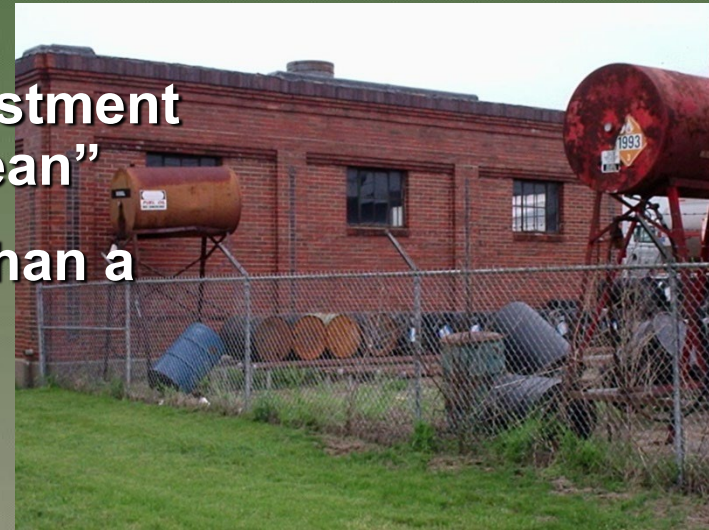


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What is a Brownfield:

- Former industrial/commercial properties
- Abandoned or continually available for sale/lease
- Site has a “reputation” that it is contaminated (often not warranted)
- Issues of asbestos materials, buried tanks, waste disposal, etc. causes lack of interest in purchase, liability concerns
- Banks, lenders, investors leery of investment unless they are assured the site is “clean”
- Brownfields are a “syndrome” rather than a regulatory determination







? Contaminated ? ?
Liability ?
? Risk ?



? Contaminated ?
? Liability ?
? Risk ?





? Contaminated?
? Liability?
? Risk?





Iowa DNR Brownfield Redevelopment Program

Who we can help:

- Local governments
- Non-profits with community redevelopment or impact
- Area economic development corporations
- Consultation on Environmental Issues/Liability at Sites
- Technical and Financial Assistance for Site Assessments and Environmental Cleanup
- Identify additional partner resources and assistance available
- Help the Community Move Brownfield Sites from Obstacles, into Opportunities!
- Funded from an EPA Grant that IDNR Receives



What Is Required of the Community?

Communities should identify a key brownfield site they wish to acquire and redevelop with at least one of the following reuse options:

- 1) resale for redevelopment, and creation of tax base and jobs;
- 2) a public reuse of the site of significant value to the community (e.g. - new library); or
- 3) creation of improved greenspace, recreational use, or natural habitat restoration



Iowa Brownfield Redevelopment Program

Property Assessment Resources
(Grants up to \$25,000 per site)

- *Pre-Purchase Environmental Due Diligence*
 - *Phase I assessment grant to learn about site's history*
 - *Phase II site assessment to sample soil and groundwater to determine if past uses have contaminated the site*
 - *Grants for asbestos and lead-based paint inspection*

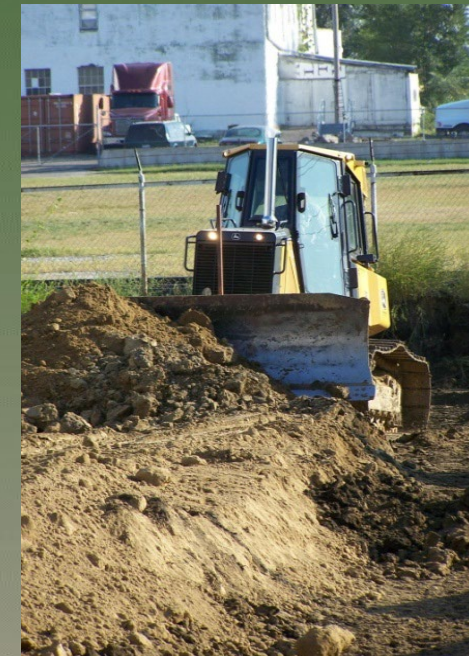


Iowa Brownfield Redevelopment Program

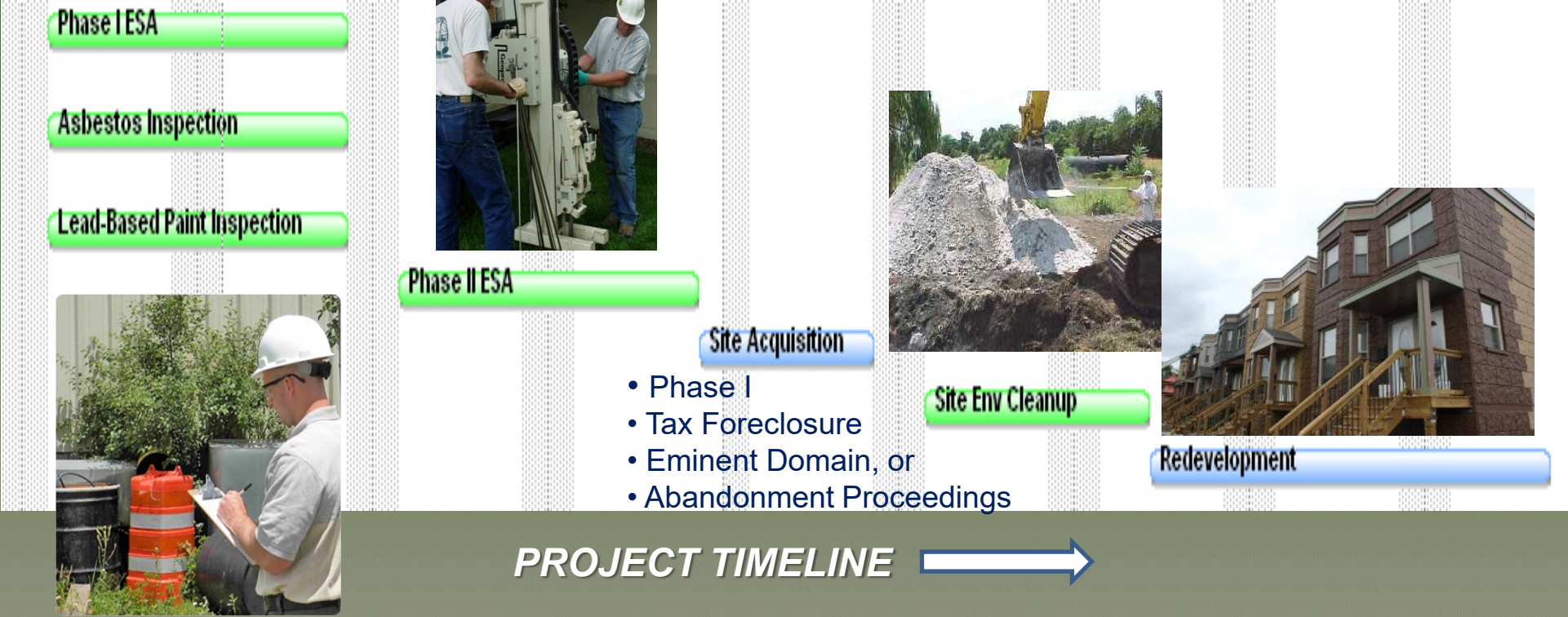
Environmental Cleanup Grants – Post Acquisition

75% reimbursement of up to \$25,000 for eligible environmental cleanups, including:

- Asbestos & Lead-Based Paint Removal
- Contaminated Soil Removal and Disposal
- Groundwater Cleanup



Brownfield Site Assessment, Acquisition, Cleanup & Redevelopment Process



Iowa Brownfield Redevelopment Program

Financial Assistance Process:

- Consultation with DNR
- Formal Letter of Request for Assistance
- Grant Reimbursement Contract Issuance
- Performance Period for Grant
- Reimbursement / Closeout
- Your Redevelopment & Success



Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

*Former International Harvester Warehouse
1000 S. Main St. – Council Bluffs, Iowa*



1888 Construction – Next to Railyard



Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

*Former International Harvester Warehouse
1000 S. Main St. – Council Bluffs, Iowa*



DNR Brownfield Cleanup Grant - \$25,000 for contaminated soil removal

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Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2004 - Abandoned warehouse - Emmetsburg (Palo Alto Co.)



Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2004 - Abandoned warehouse - Emmetsburg (Palo Alto Co.)



Improper Demo / Back Taxes Owed / \$16,000 for asbestos abatement

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2005 – Veterans' Monument / Park -Emmetsburg (Palo Alto Co.)



Reuse Plan! / County Acquires / DNR \$8,000 grant for Asbestos Abatement

Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2006 – Veterans' Monument / Park - Emmetsburg (Palo Alto Co.)



Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2006 – Veterans' Monument / Park - Emmetsburg (Palo Alto Co.)



Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2008 – Veterans' Monument / Park - Emmetsburg (Palo Alto Co.)



Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2008 – Veterans' Monument / Park - Emmetsburg (Palo Alto Co.)



Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2008 – Veterans' Monument / Park - Emmetsburg (Palo Alto Co.)



Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*

2018 – Veterans' Monument / Park - Emmetsburg (Palo Alto Co.)



Brownfield Redevelopment Success Stories: *Turning Obstacles into Opportunities*



Community & Charity Investment / \$150,000

Brownfield Redevelopment Success Stories: *Community Visioning and Planning*

- *Communities should have the primary investment in plans, capital and resources needed to move the site back into reuse*
- *DNR Brownfield assistance designed to provide solutions to environmental questions that have hindered interest in reuse*
- *Getting the first dollar into a project is often the catalyst to focus interest, enthusiasm, and partners for a site*

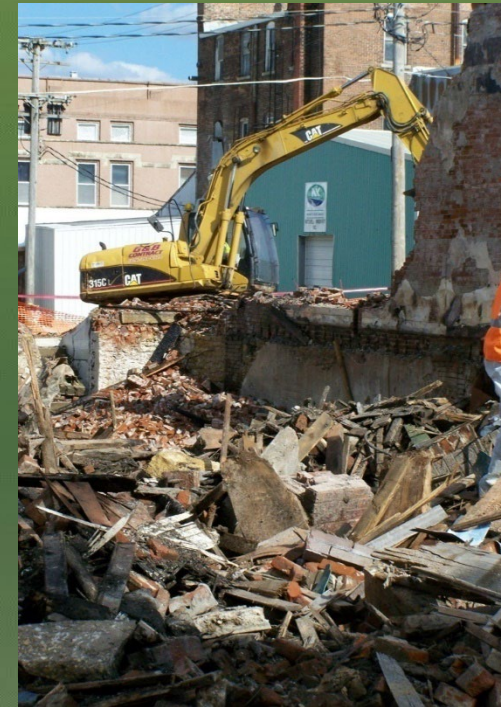


Iowa DNR Derelict Building Grant Program



Iowa DNR Derelict Building Grant Program

- \$400,000 annual Iowa Legislative appropriation – funded by Landfill Tonnage Fee
- Cities of <5,000 pop. – must own building
 - Building Renovation – 50% grant, up to \$50K
 - Building Demolition – 50% grant, up to \$50,000 per project (*must divert 30% of materials from landfill*)
 - Grants of first \$10,000 for Phase Is, Phase IIs, asbestos inspection, or asbestos removal



Iowa DNR Derelict Building Grant Program

- Any county, or municipal government, with a population of less than 5,000
- Any commercial or public building that a local government has ownership of, or intent to own.
- An applicant may partner with a local non-profit organization on a project
- Competitive Program: Applicants should be able to note the negative impact caused by the building and what reuse or redevelopment would occur after assistance is provided
- Annual application round – late February



Iowa DNR Derelict Building Grant Program

For more information contact:

Mr. Reid Bermel
Derelict Building Grant Program
Iowa Department of Natural Resources
515-217-7230
reid.bermel@dnr.iowa.gov



Questions? Projects? Scenarios?

*To discuss any site or facility in your community
you'd like to revitalize contact:*

Mel Pins

Brownfield Program / Contaminated Sites Section

Iowa Department of Natural Resources

515-729-4616

mel.pins@dnr.iowa.gov

