

BROWNFIELDS ROAD TO REDEVELOPMENT

PRESENTED BY THE NATIONAL TECHNICAL ASSISTANCE TO
BROWNFIELDS COMMUNITIES (TAB) PROGRAM

OCTOBER 2020

Maggie Egbarts, Kansas State University (KSU)

Mary Hashem, Adaapta; CCLR; RE | Solutions

Colette Santasieri, New Jersey Institute of Technology (NJIT)



AGENDA

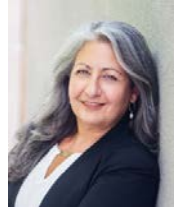
- Welcome and Introductions
 - Presenters
 - TAB Program
- Brownfields Redevelopment Recap
- Funding Sources & Financing Options
 - How to think about financing a brownfield deal
 - Finding the right money at the right time
- Redeveloping for Resilience
 - Transforming brownfields sites for social equity, economic rebound, and climate change
- Q&A

PRESENTERS



Maggie Egbarts is a KSUTAB services coordinator assisting communities, tribes and local governments in U.S. EPA regions 5, 6, 7, and 8 navigate the waters of reuse and redevelopment of underutilized, vacant, blighted properties. Maggie has a Bachelor's degree in Environmental Studies from the University of Kansas and over 16 years of experience in environmental assessment, cleanup, regulatory compliance and property revitalization, grant management, and technical writing.

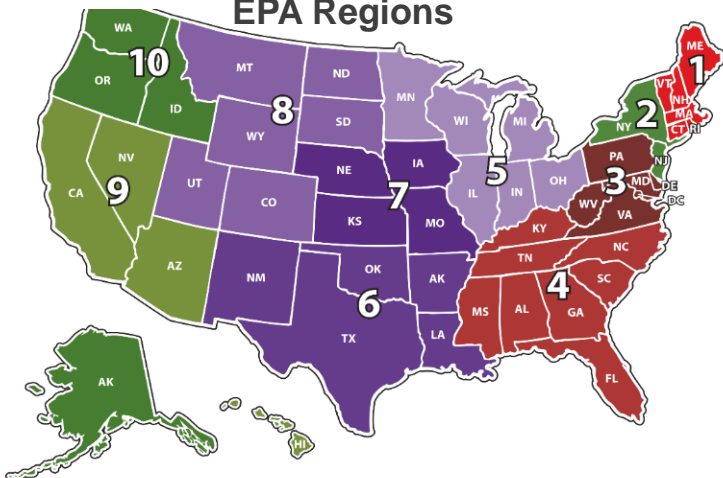
Mary Hashem is the President of Adaapta, a woman-owned small business serving local governments and non-profits at the intersection of economic development, planning and brownfields revitalization. Mary is also a Principal with RE | Solutions, a brownfields acquisition and development company, and serves as the Board Chair for the Center for Creative Land Recycling. Mary has 30 years experience in land revitalization.



Colette Santaiseri, PhD: Dr. Santaiseri is the Executive Director of the New Jersey Institute of Technology's TAB Program. She possesses over 35 years of environmental, infrastructure, land use, and community revitalization planning experience, with an expertise in the planning and design of sustainable and resilient communities, properties, and civil infrastructure systems. Dr. Santasieri holds a PhD in Urban Systems, an MS in Civil Engineering, and a BS in Environmental Planning and Design

TECHNICAL ASSISTANCE TO BROWNFIELD (TAB) COMMUNITIES

EPA Regions



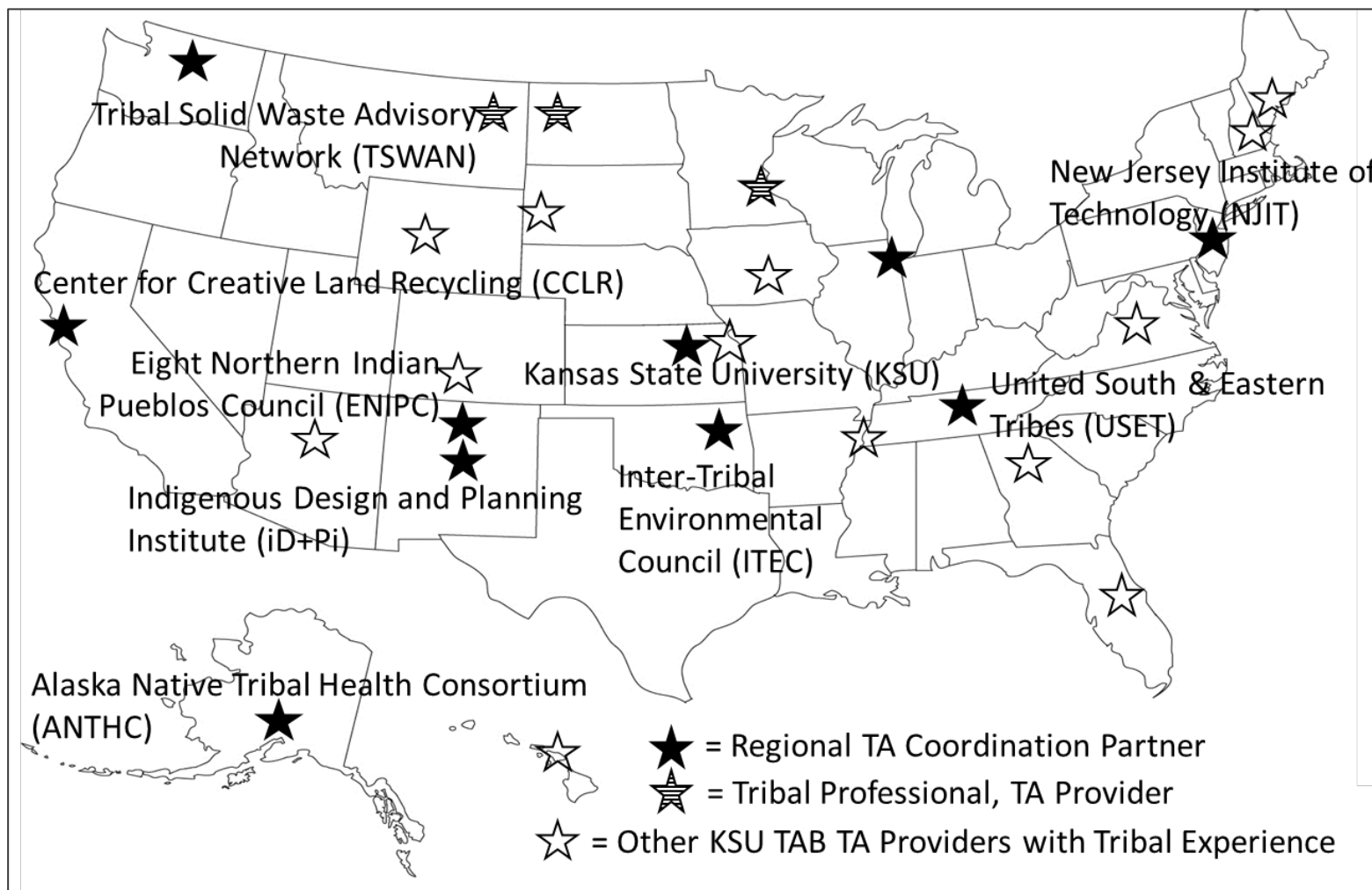
Three TAB service providers

Kansas State University (KSU) assists in EPA
Regions 5, 6, 7 & 8

Center for Creative Land Recycling (CCLR) assists
in EPA Regions 2, 9, and 10

New Jersey Institute of Technology (NJIT) assists
in EPA Regions 1, 3, and 4

- Assist communities and tribes with the brownfields redevelopment process
- A national program funded by U.S. EPA grant
- Services provided are **FREE** and tailored to specific needs
- Planning, environmental & economic development expertise
- Webinars, workshop, e-tools (e.g., BiT, TAB EZ) & online resources



TAB SERVICES MAY INCLUDE

- Help identifying and inventorying brownfields
- Strategic planning and redevelopment visioning
- Economic feasibility and sustainability analysis
- Educational workshops and webinars
- Community outreach and input
- Help identify funding sources
- Review of U.S. EPA Brownfields grant applications
- Help finding and evaluating environmental consultants
- Review of plans and technical reports
- Fact sheets and information
- Other assistance, as needed and agreed upon

LEGAL DEFINITION OF BROWNFIELDS

“...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

(Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002).



TYPICAL RURAL BROWNFIELDS SITES

- ❑ Abandoned Railroad Property
- ❑ Abandoned Gas Stations
- ❑ Agricultural Buildings (elevators, silos, flat storage)
- ❑ Automotive Repair Shops
- ❑ Abandoned Buildings
- ❑ Old Schools



BROWNFIELDS FURTHER DEFINED

- Not just any contaminated site
- A brownfield project is a redevelopment project that is often impeded by environmental concerns
 - Old industrial or commercial sites, vacated downtown corridor, abandoned school building, etc.
 - Range of sizes big to small



THE BROWNFIELDS REDEVELOPMENT PROCESS AND KSU TAB ASSISTANCE

Plan

Identify Brownfields

Engage the Community

Set Redevelopment Goals

Investigate

Assist with the environmental consultant
or qualified environmental professional

Guidance through regulatory process

Review of environmental reports and
other documents

Redevelop

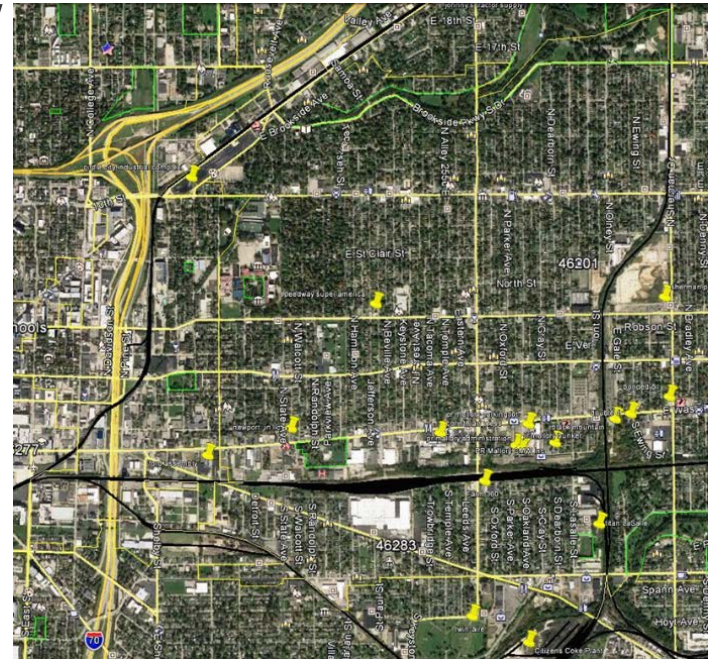
Stakeholders & Partners

Financial Resources

Reuse Strategies

IDENTIFY BROWNFIELDS

- Make a list (inventory) of potential sites
 - Look for red flags (former gas station, dry cleaner, industrial).
 - Are environmental unknowns a barrier to redevelopment?
 - Ongoing environmental actions?
- How can these sites meet your redevelopment goals?
- KSU TAB Brownfields Inventory Tool



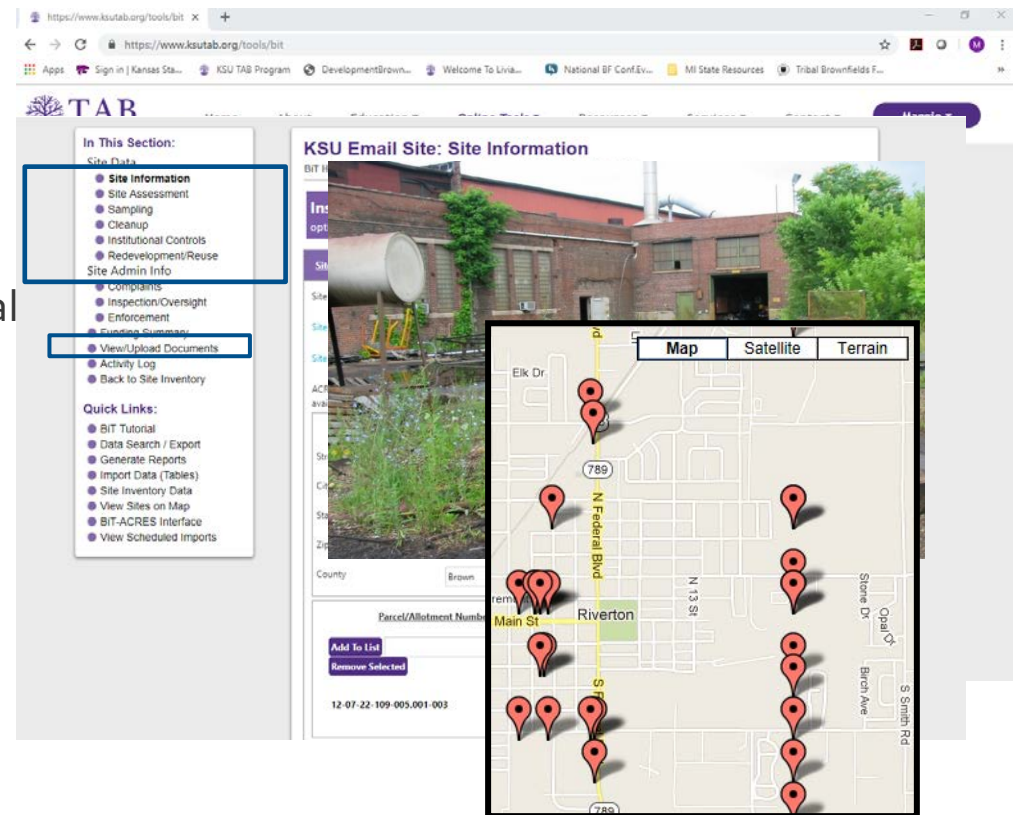


BiT
Brownfield Inventory Tool

ONLINE DATA MANAGEMENT TOOL

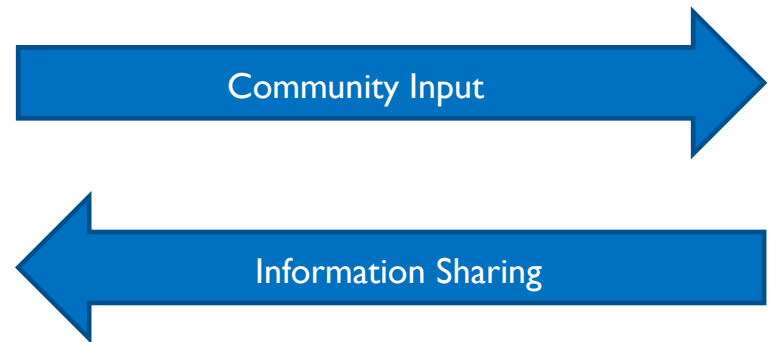
Stores & Manages Site Data:

- Site survey & inventory
- Mirrors the brownfields redevelopment process
 - Site details
 - Assessment, cleanup, institutional controls
 - Redevelopment
- Upload photos and documents
- Generate maps
- Access anytime
- Access anywhere (mobile app)
- YOU OWN THE DATA



COMMUNITY ENGAGEMENT

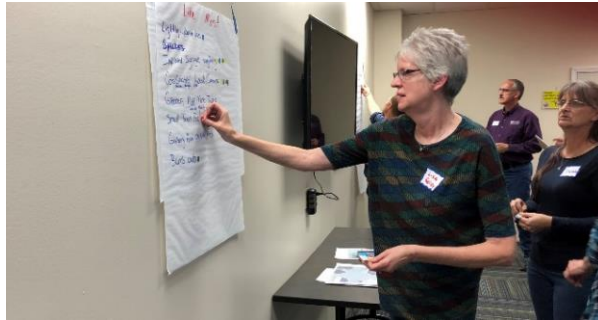
- Engagement with community is a two-way street – to inform and gather input
- Use input received to help inform redevelopment goals
- Synergies and partnerships being to form
- Ensure engagement continues throughout the project.



IDENTIFY STAKEHOLDERS

- Local non-profits, community groups, church groups
- Community Development Corporations
- Local leadership – mayor, town manager, county commissioner
- Local planners
- Regional Planning Commission
- Economic Development interests
- Financial Institutions
- All interested residents

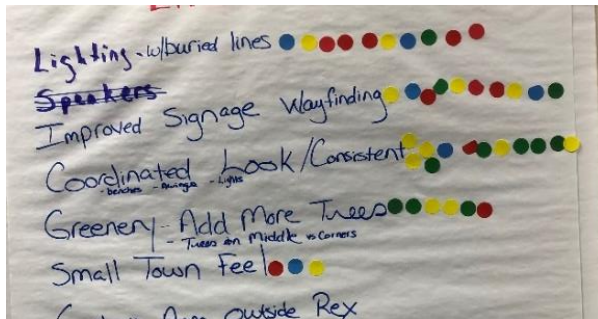




Potential Reuse Options of the old Simplicity Building - Community Input Survey

The property at 209 S Oak Street could be redeveloped into many different uses. Indicate your top 3 priority uses for this property.

Grocery	Sports Complex
Fitness	Commercial
Offices	Light Industrial



COMMUNITY ENGAGEMENT ACTIVITIES

SET REDEVELOPMENT GOALS

- Define the vision for the site, area, and/or region
 - Involve all stakeholders
 - What are the economic, community, and environmental needs & opportunities to DRIVE redevelopment
 - Do community plans exist? If so, review for already established goals. If these plans do not exist, work with stakeholders to create them.
- TAB Assistance to Communities
 - Strategic planning and reuse visioning
 - Economic feasibility and sustainability analysis
 - Facilitate meeting to help refine redevelopment goals
 - Educational workshops

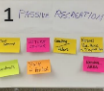


VILLAGE OF EAST TROY, WI



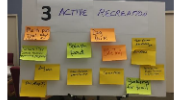
Results

PASSIVE RECREATION



- Campground
- Camping/Nature Area w/Bike/Walk Path
- Nature Center
- Boardwalk
- Natural Area
- Park w/Pavilion
- Natural Park

ACTIVE RECREATION



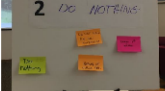
- Multi-purpose trail for hiking and running to Mukwonago
- Bike Trail, Trail Center with bike rentals etc.
- Nature Play - nature themed explorative playground
- Dog Park
- Dog Park
- Splash Pad
- Indoor/outdoor sports complex
- Soccer Field
- Parking for public access to E.T. Lake
- Band Shell
- Parking for Trail

INDUSTRIAL/COMMERCIAL



- Retail/Direct Mail
- Light Industrial

DO NOTHING



- Do nothing - let the site "heal"
- Nothing but maybe also nature walk and bike path
- Nothing or walking path
- Leaves it alone

INSTITUTIONAL/COMMUNITY



- Community Center/Library
- Combined Library/Community Center
- Community Center Library
- Community Building
- Multi-Use
- Food Pantry
- Res. Center
- Educational Nature Walk
- Post Office & Parking
- Senior Living
- East Troy Zoo
- Prairie Restoration

The images above represent the five broad categories and the site specific reuse ideas that were written on post-it notes by the participants at their tables.

RE-IMAGINING THE FORMER TRENT TUBE SITE

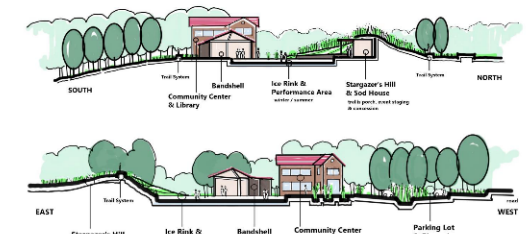
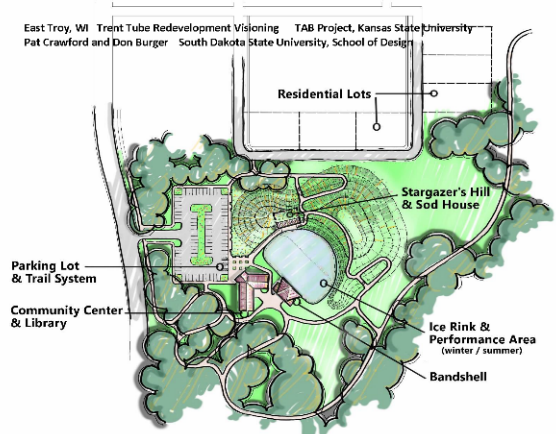
Community, Economic, and Environmental Considerations

Trent Tube Site Then



Former Trent Tube Site Today

Former Trent Tube Site Future...



INVESTIGATION

- Help find and evaluate environmental consultants
- Review and explain to the community technical plans and reports
- Guidance through regulatory framework
- Review grant proposals for funding sources
- Review Analysis of Brownfield Cleanup Alternatives (ABCA)



REDEVELOPMENT

- Key to success for any redevelopment project is public involvement and having the right players on board
- Refer back to master plans, community input, and established goals
 - ✓ Jobs and services
 - ✓ Transportation options
 - ✓ Housing, schools, parks
 - ✓ Other
- TAB Assistance to Communities
 - Resources Roadmaps
 - Feasibility study; Market analysis
 - Facilitate Resource Roundtables

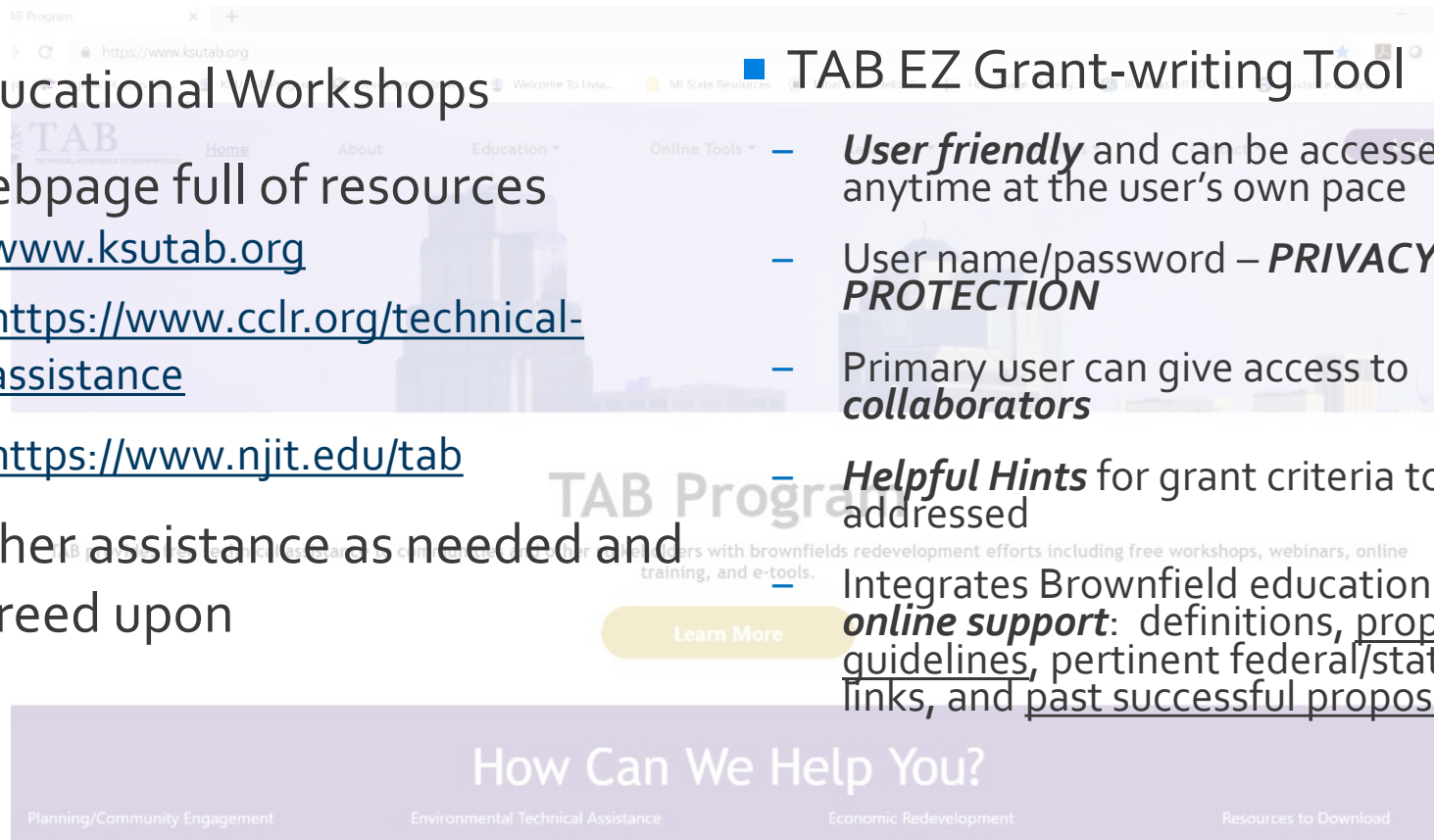


OTHER TAB RESOURCES

- Educational Workshops
- Webpage full of resources
 - www.ksutab.org
 - <https://www.cclr.org/technical-assistance>
 - <https://www.njit.edu/tab>
- Other assistance as needed and agreed upon

■ TAB EZ Grant-writing Tool

- **User friendly** and can be accessed anytime at the user's own pace
- User name/password – **PRIVACY PROTECTION**
- Primary user can give access to **collaborators**
- **Helpful Hints** for grant criteria to be addressed
- Integrates Brownfield education with **online support**: definitions, proposal guidelines, pertinent federal/state web links, and past successful proposals



FUNDING SOURCES & FINANCING OPTIONS

- How to think about financing a brownfield deal
- The right money at the right time
- Funding sources and financing options

HOW TO THINK ABOUT FINANCING A BROWNFIELD DEAL

- Debt vs. Equity
- Sources & Uses
- Building the Capital Stack
- The Right Money at the Right Time

SOURCES & USES

Sources

Equity

- Developer equity

- Private equity

- Grants

- Public Financing

Debt

- Loans

- Bonds

- Public Financing

Uses

- Community Outreach

- Planning

- Environmental & Geotech
Assessment

- Purchase Price

- Legal, Title, Survey

- Insurance

- Cleanup

- Development Costs

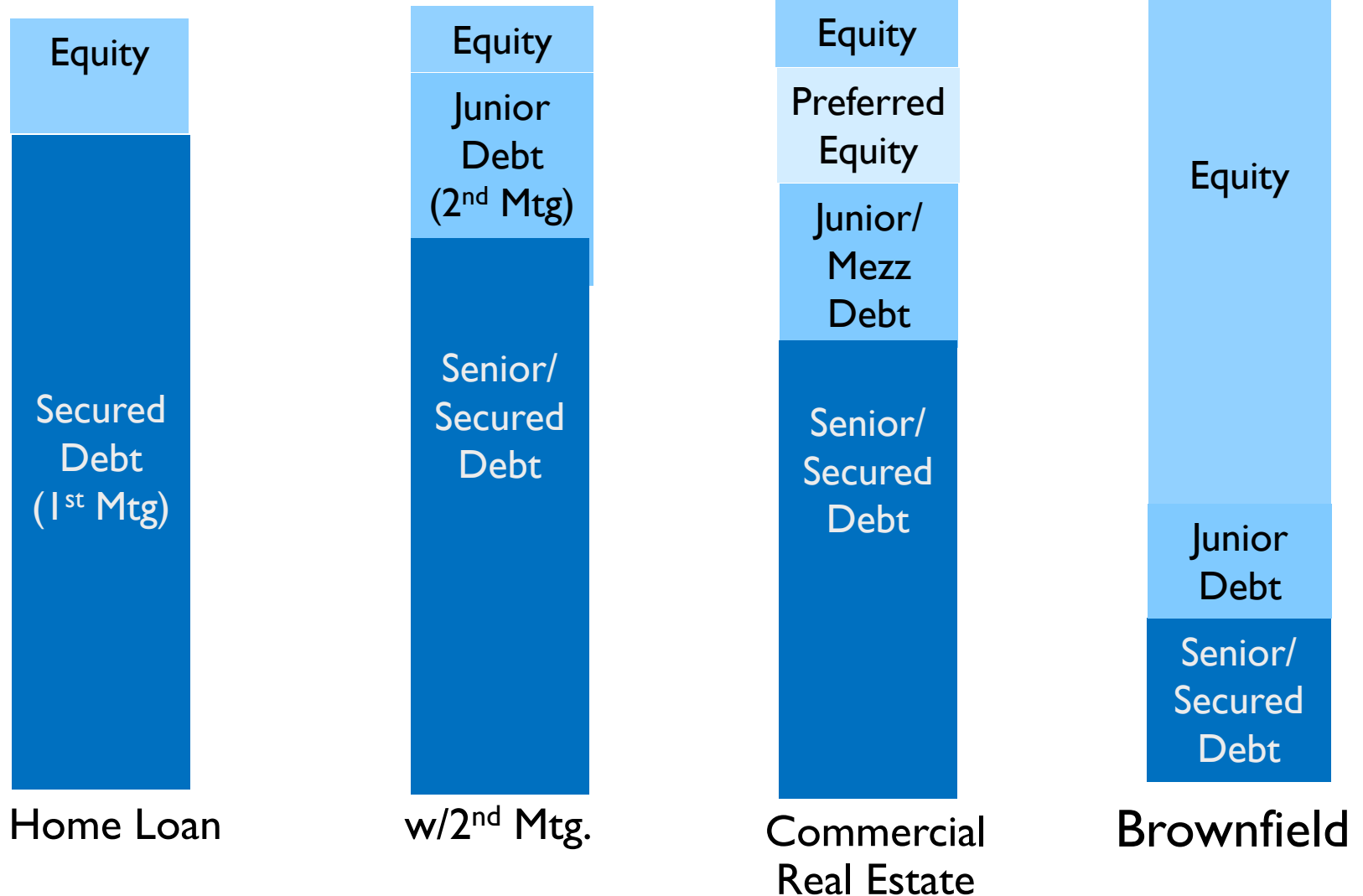
Example Sources and Uses Table

FUNDING SOURCES			PROJECT USES	
Entity	Role	Funding	Use	Amount
ASARCO Multi-State Custodial Trust	Dispose of ASARCO Assets / Property Owner	\$14.5 million	Abatement, Demolition, & Remediation	\$16.9 million
CDPHE + ASARCO National Trust	Grants	\$500,000	Over lot Grading, Onsite & Offsite Infrastructure	\$10.0 million
Globeville I, LLC	Developer / Equity	\$2.25 million	Planning, Approvals, Fees, Overhead, & Other Soft Costs	\$1.1 million
HUD Section 108 (Adams County)	Debt	\$10.0 million		
HUD CDBG (Denver)	Grant	\$750,000		
Total Project		\$28 million	Total Project	\$28 million

THE CAPITAL STACK

- Capital Stack is a term used to describe the layers of funding of different types and sources that go into financing a real estate deal.
- When properly depicted, it also represents the relative risk that each investor holds in the deal, with sources at the bottom of the stack being more secure, and those at the top bearing the most risk.

Examples of Capital Stacks



THE RIGHT MONEY AT THE RIGHT TIME

- Plan and structure the Capital Stack with an eye to how and when the dollars will be used.
- Early stages of a project need funding or in-kind services for planning, assessment and community outreach.
- Later stages of a project need funds for cleanup, infrastructure, and construction.
- Assess and plan for long-term care.

FUNDING SOURCES & FINANCING OPTIONS

Public Sources

- EPA Grants (Cleanup, Assessment, Planning)
- Revolving Loan Funds
- Tax Increment Financing (TIF)
- Bonds
- Special Districts
- State or Regional Sources
- Federal Agencies (other than EPA)

Private Sources

- Developers
- Private Sector Investors (“private equity”)
- Banks
- Foundations
- Corporate Philanthropy

In-Kind Support

- TBA assistance
- TAB support

FUNDING SOURCES & FINANCING OPTIONS

Examples of Non-EPA Federal Program
Funding Sources

- **Housing and Urban Development (HUD) 108 loans, CDBG and Choice Neighborhood grants**
- **Tax Credit Programs**
 - New Market Tax Credits
 - Historic Tax Restoration Credits
 - Opportunity Zones
 - Low Income Housing Tax Credits
 - Energy Efficiency and Renewable Energy Tax Credits
- **USDA Grants**
- **Economic Development Administration Grants**

RESOURCES

- EPA Publications

- *Setting the Stage for Leveraging; Resources for Brownfields Revitalization*, April 2016
- *2019 Federal Programs Guide*, September 2019
- Available at www.epa.gov/brownfields

- Technical Assistance to Brownfields Communities (TAB)

REDEVELOPING FOR RESILIENCE: TRANSFORMING BROWNFIELDS SITES FOR SOCIAL EQUITY, ECONOMIC REBOUND, AND CLIMATE CHANGE

Colette Santasieri, PhD

Executive Director

New Jersey Institute of Technology

Technical Assistance to Brownfield Communities Program (NJIT TAB)

October 21, 2020

Resilience

**the ability of a community to respond to
and recover from adversity**





**Wilmington Delaware,
Southbridge neighborhood**

Photo courtesy of Bryan P. Lennon

South Wilmington Wetlands Park



Rendering courtesy of Kimley-Horn

South Wilmington Wetlands Park



Rendering courtesy of Kimley-Horn

Stafford Hill Solar Farm

Rutland, VT



Photo courtesy of Green Mountain Power

Sparta, Tennessee



Photo courtesy of Tennessee Department of
Environment and Conservation

Jackson Kayak



Photo courtesy of Tennessee Department of Environment and Conservation

Aurora, Colorado



Stanley Marketplace

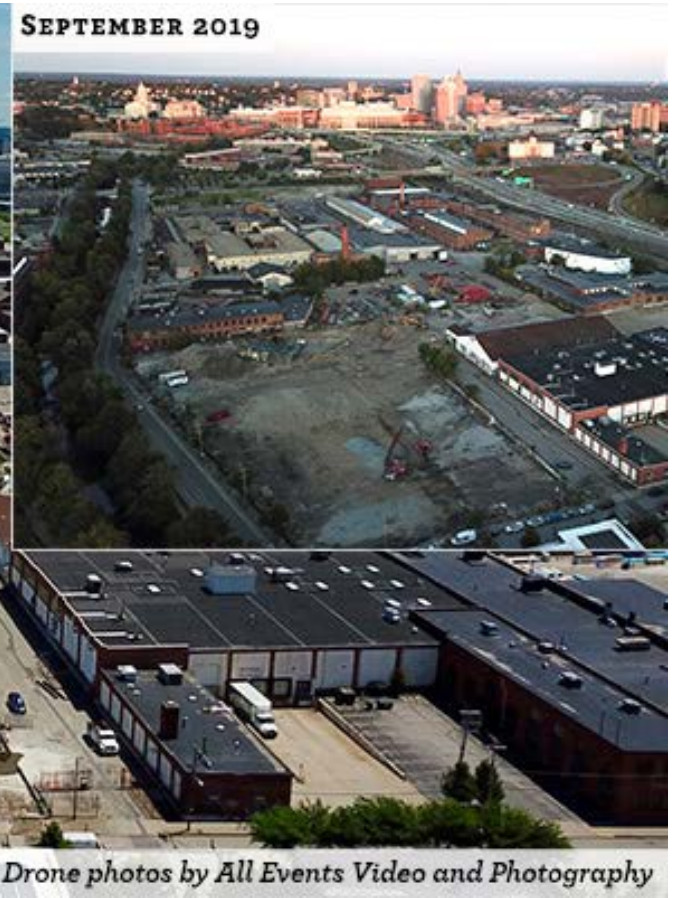


Pawtucket, Rhode Island

JUNE 2020



SEPTEMBER 2019



Drone photos by All Events Video and Photography

Farm Fresh Rhode Island



Missoula, Montana



Burns Street Nutrition Center



It will take a village- Create a Collaborative Planning Team.

Determine the mission and goals of your team.

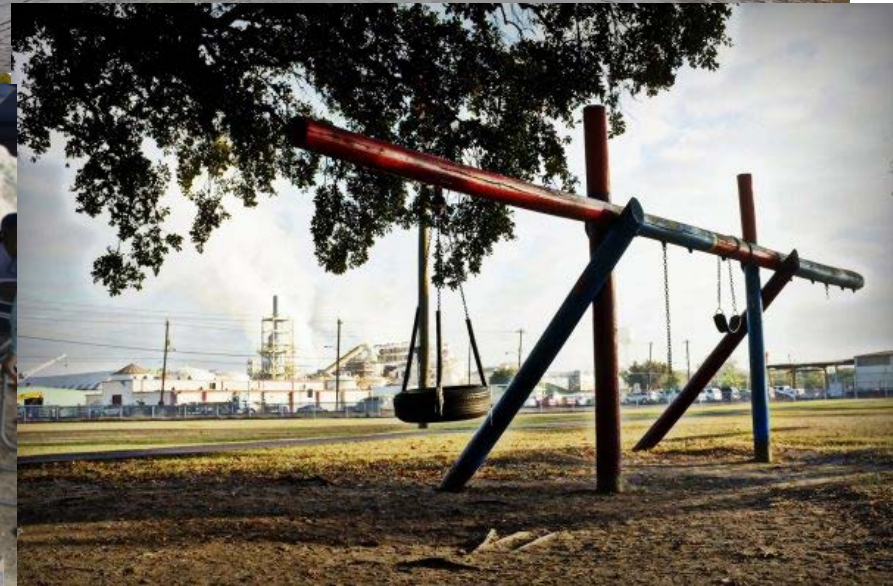
Potential team members

- Government representatives, such as:
 - Elected officials
 - Health Department
 - Police or Public Safety Department
 - Engineering Department
 - Planning Department
 - Economic Development Authority
 - Redevelopment Agency
 - Housing Department
 - Community Development Department
 - Environmental Commission
 - Parks Department
- Environmental Justice Organization
- Chamber of Commerce
- Faith Based Organization
- Local Business Owners
- University



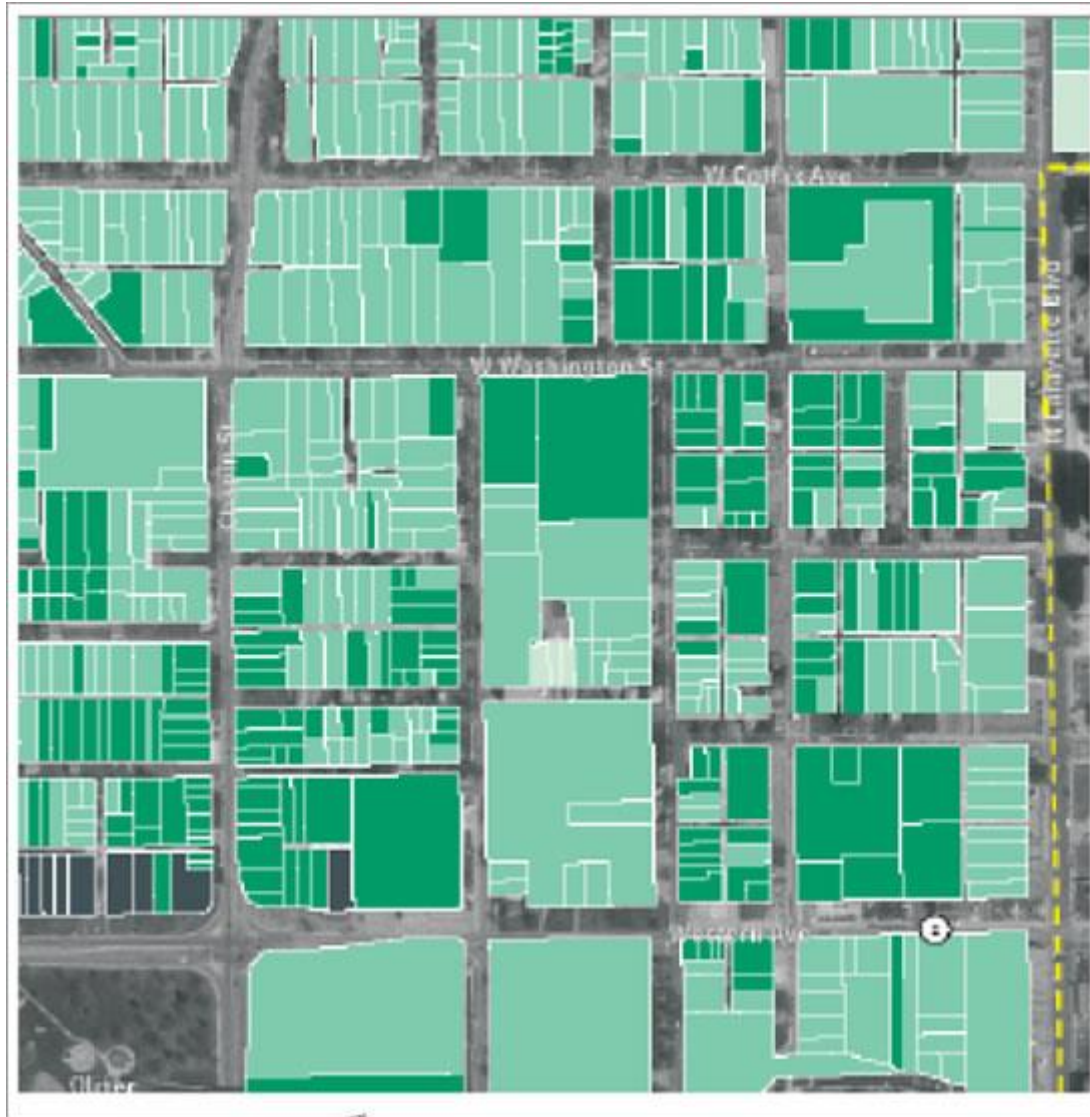
Tips on Building Community Resilience by Redeveloping Brownfields

Understand the community's vulnerabilities.

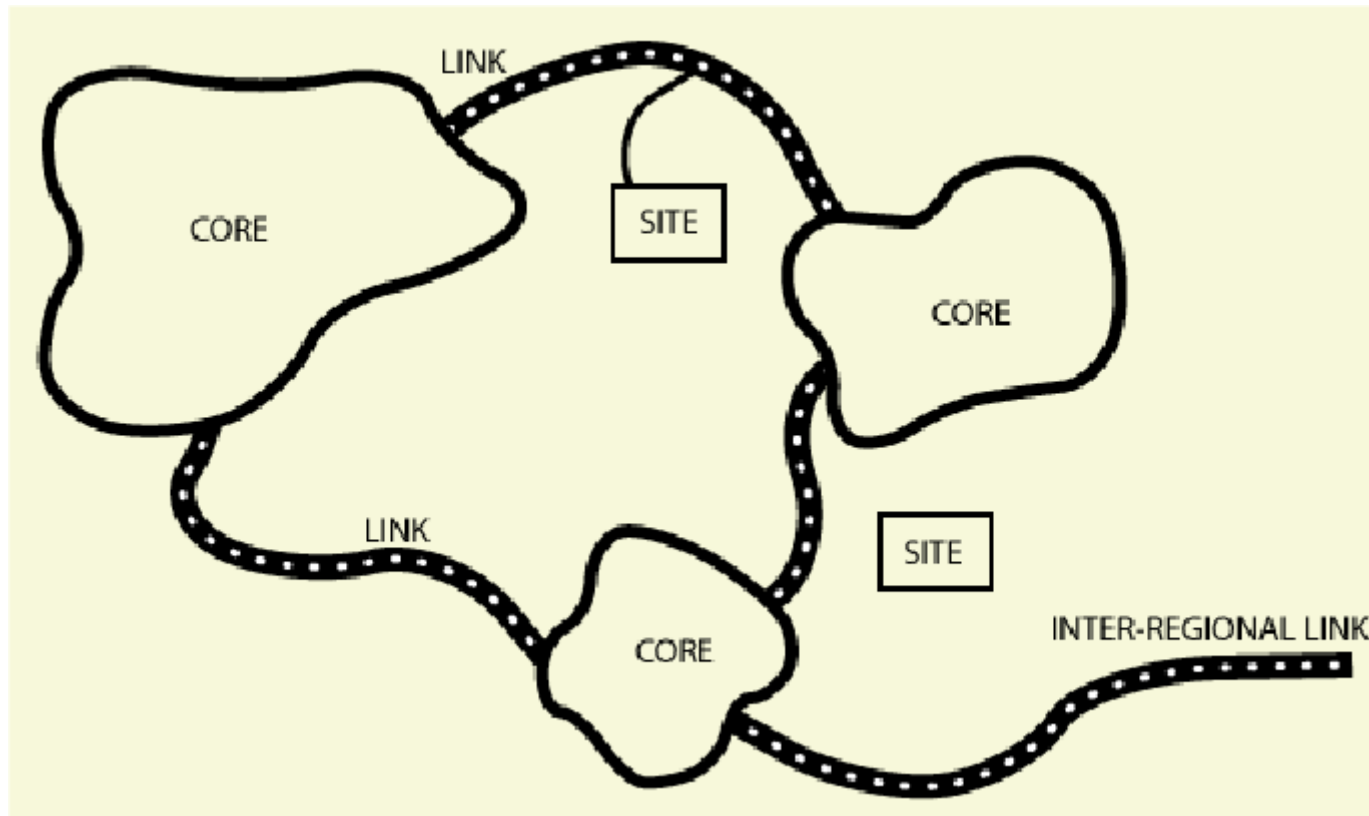


Tips on Building Community Resilience by Redeveloping Brownfields

Inventory your brownfield sites.



**Match your brownfield sites with the vulnerabilities,
but take a systems approach.**



ENGAGE YOUR COMMUNITY THROUGHOUT THE ENTIRE PROCESS.



EPA Regions 1, 3, 4

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QUESTIONS

