



**TAB**  
Technical Assistance  
to Brownfields

**KANSAS STATE**  
UNIVERSITY

# Community Assistance, Tools, and Resources

## KSU Technical Assistance to Brownfields

Maggie Belanger, Senior Director  
Center for Hazardous Substance Research | Kansas State University

2025 April

[ksutab.org](https://ksutab.org)

# Do you have a brownfields property?

Have you experienced or seen these type of properties in you community?





# Brownfields Defined

- i) Distressed Properties with
- ii) possible or real environmental issues that are limiting
- iii) a desired, beneficial reuse of the site.

## Legal Definition\*

“...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

# Examples of Brownfields Sites

- Former Rail lines and maintenance facilities
- Old Manufacturing
- Old gas stations / oil & gas sites
- Abandoned mines and tailings & mine scarred lands
- Vacant lots
- Anywhere with fill
- Note: Regulated sites not eligible for Brownfields funding



# Environmental Concerns Limit Redevelopment

- Property owners, potential new buyers, banks, and municipalities worry about possible costs & liabilities
- Fear of the unknown stall community improvement projects



# What is Brownfields Law?

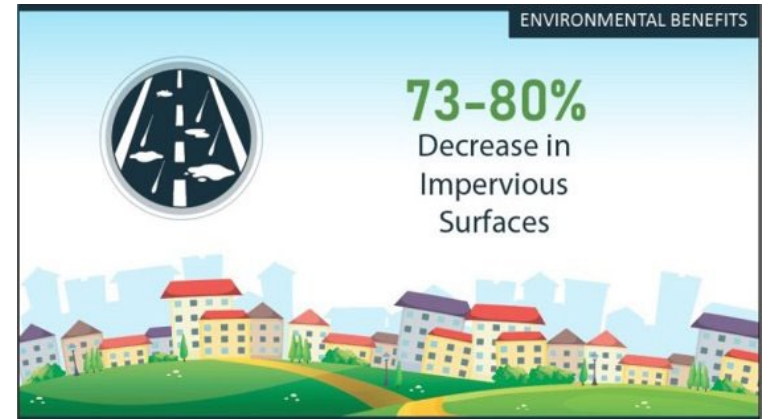
## *Small Business Liability Relief and Brownfields Revitalization Act (1/11/2002)*

- Provides liability protections for buyers
- Provides funding for brownfield assessment and cleanup to:
  - Local governments (including Development Organizations), nonprofits, States, and Tribes
  - Requires community involvement
  - Redevelopment must benefit community (e.g. creates jobs/provides housing)



# Opportunity in Brownfields

- Preserve community character and history
- Mitigate blight
- Mitigate public health and safety concerns
- Promote infill and vacant property reclamation reducing the need to develop “greenfields”
- Mechanism to leverage and combine limited resources to a single supported outcome
- Liability Protections



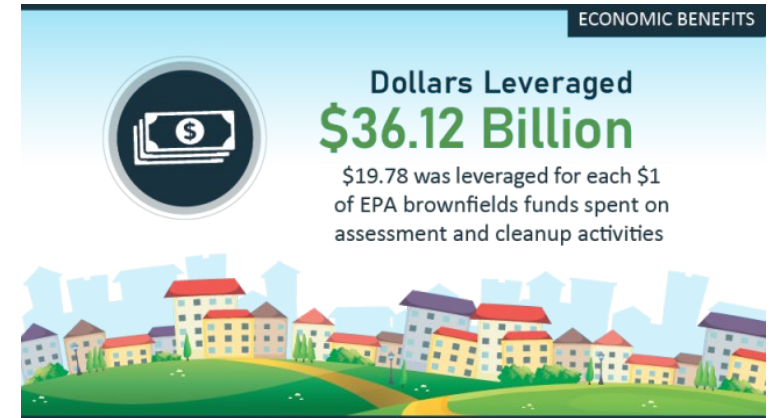
# Opportunity in Brownfields

## Makes financial sense

- Free money available for assessment, cleanup, etc.
- Using existing infrastructure
- Desirable locations that encourage a mix of land uses to provide services that may be lacking
- Increase local tax base and facilitate job growth

## Less uncertainty with redevelopment outcome

- Community involvement
- Identify phases and funding along the way

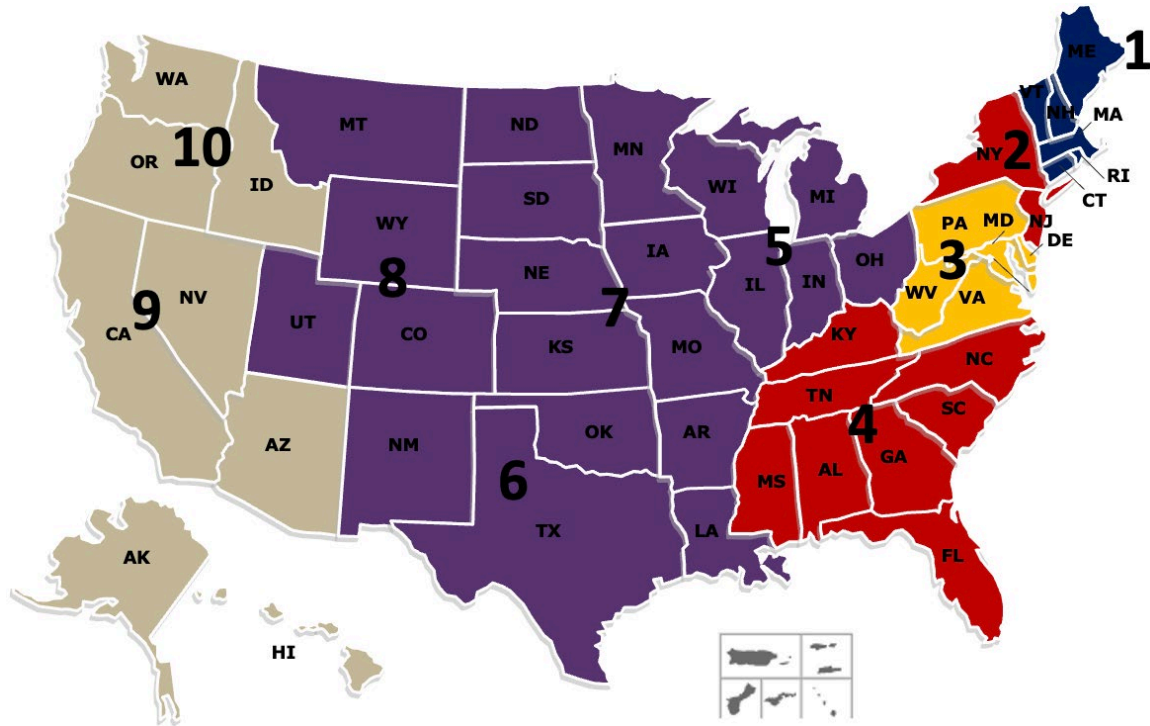


# How do we tackle brownfields?

- ▶ Do your Environmental Due Diligence
- ▶ Get funding for assessments and cleanups
- ▶ Types of Brownfield Grants
- ▶ Get help from your TAB provider



# Technical Assistance to Brownfields (TAB)



## What is TAB?

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

## Who are the TAB Service Providers?

[University of Connecticut](#) EPA Region 1

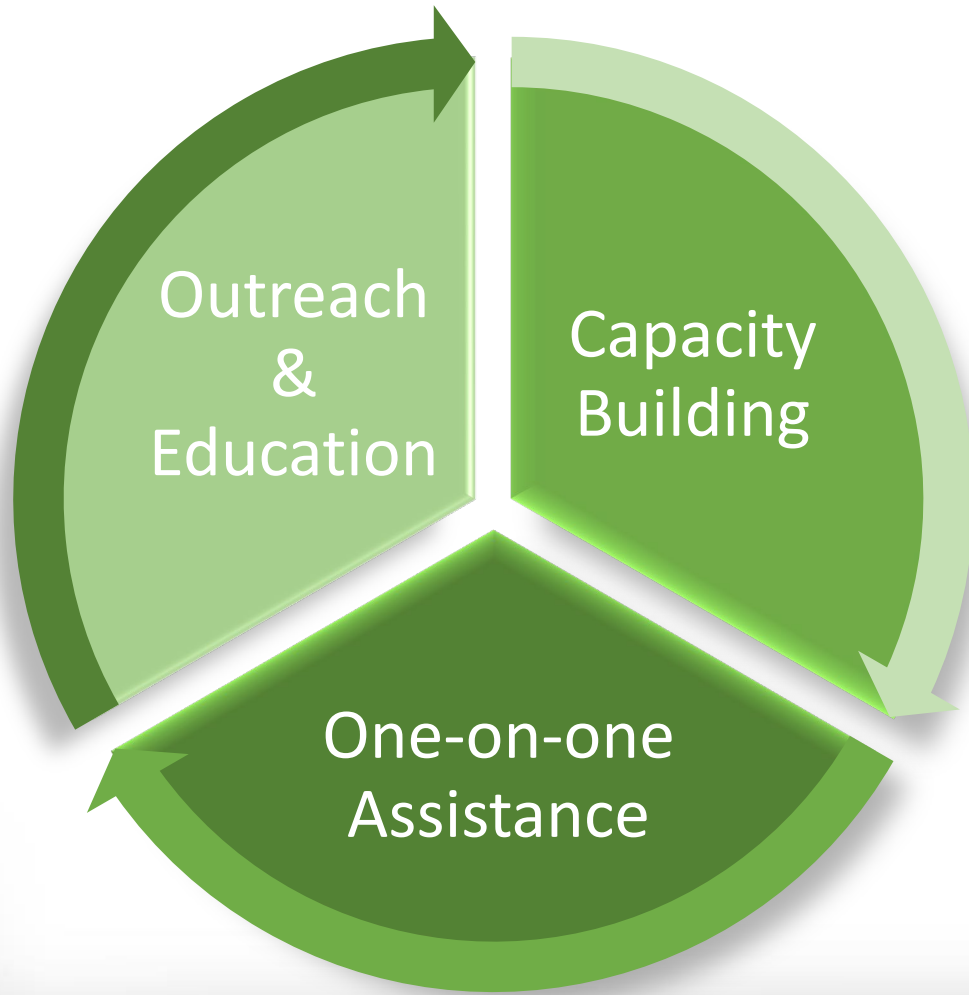
[New Jersey Institute of Technology \(NJIT\)](#) EPA Regions 2 & 4

[Mid-Atlantic TAB](#) EPA Region 3

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

[Center for Creative Land Recycling \(CCLR\)](#) EPA Regions 9 & 10

# KSU TAB Resources & Assistance



**All services are FREE**

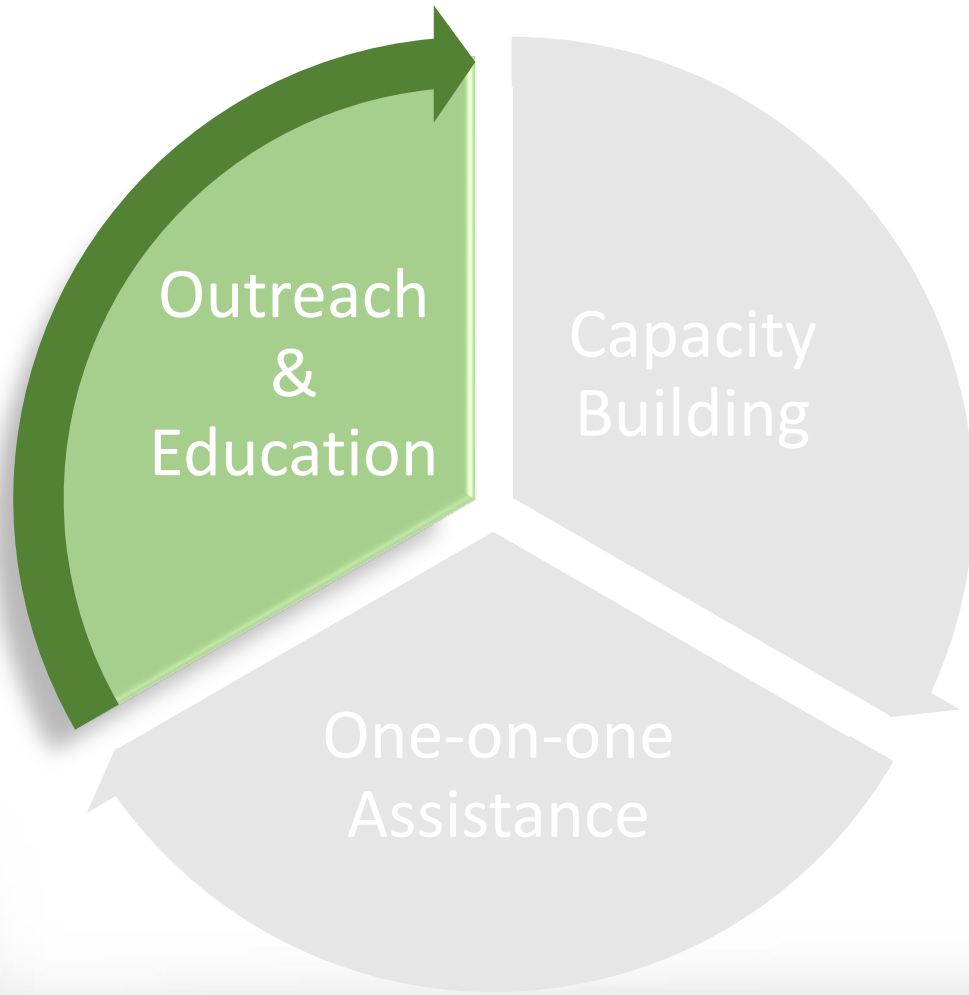
**Services are provided by:  
KSU TAB Staff & as needed,  
KSU TAB Partners**

**Three main categories of services**



Empower communities to realize tangible change through engagement, education, tools and resources.

# KSU TAB Resources & Assistance



- Workshops & Webinars
- Presentations
- Laneshift's Active Transportation Academy
- Brightfields Academy by Rocky Mountain Institute
- Resources Database

# Workshops & Webinars

Want your community to know about Brownfields and other redevelopment resources?

KSU TAB can help you host an in-person workshop or a webinar!

KSU can help you find speakers, take registration, draft invitations, agendas, and more!

The screenshot displays the 'Events' page of the KSU TAB website. The header is purple with the text 'Home / Events' and 'Events'. Below the header, a purple banner states: 'KSU TAB events are available to regional and national audiences and cover a variety of topics related to brownfields redevelopment and community revitalization.' The main content area has a white background with a 'Search' section at the top. This section includes a search bar, a 'Location' dropdown, a 'Type' dropdown (which is open, showing options: 'On Demand', 'Online Training', 'Webinars', and 'Workshops'), a 'Past' dropdown, and 'Search' and 'Reset' buttons. Below the search section, there is a grid of event cards. Each card features a 'View / Register' button, the event title, the date and time, a 'VIRTUAL' icon, and a brief description. The events listed are: 'Reimagining the Ride: Brownfields Active Transportation' (Wed, Feb 19 2025, 10:00 - 11:30AM), 'Beyond Inventory: A Deep Dive into the Brownfields Inventory Tool (BiT)', 'Fall 2024 Brightfields Academy', 'Montana Brownfields Workshop: In-Person', 'Montana Brownfields Workshop: Virtual', 'From Liability to Viability - Buying and Reviving Old Properties (McAlester, OK)', 'Heartland Federal Partners' Grant Writing Workshop - In Person', and 'Region 5 Tribal Brownfields Workshop'.

Home / Events

## Events

KSU TAB events are available to regional and national audiences and cover a variety of topics related to brownfields redevelopment and community revitalization.

### Search

Location Type Past Search Reset

Type

- On Demand
- Online Training
- Webinars
- Workshops

**View / Register**

**Reimagining the Ride: Brownfields Active Transportation**

WED, FEB 19 2025, 10:00 - 11:30AM

**VIRTUAL**

Explore how brownfields development and transportation are transforming underutilized spaces to create more walkable, bikeable, and livable communities.

**View / Register**

**Beyond Inventory: A Deep Dive into the Brownfields Inventory Tool (BiT)**

**VIRTUAL**

BiT has a new user interface (UI) to improve the experience for users. Join us as we take a deep dive into this tool sharing key updates and enhanced features.

**View / Register**

**Fall 2024 Brightfields Academy**

**VIRTUAL**

Join KSU TAB partner, RMI, this fall for our Brightfields Academy – a series of virtual workshops to help you prepare for brownfields funding with clean energy reuse in mind.

**View / Register**

**Montana Brownfields Workshop: In-Person**

KSU TAB, EPA Region 8, and Montana DEQ have partnered on a brownfields workshop for Montana communities. Workshop content will be focused on the steps after assessment.

**View / Register**

**Montana Brownfields Workshop: Virtual**

**VIRTUAL**

KSU TAB, EPA Region 8, and Montana DEQ have partnered on a brownfields workshop for Montana communities. Workshop content will be focused on the steps after assessment.

**View / Register**

**From Liability to Viability - Buying and Reviving Old Properties (McAlester, OK)**

Join us in McAlester for a free workshop to learn about resources available to address old gas stations, unused buildings, or other potentially contaminated properties.

**View / Register**

**Heartland Federal Partners' Grant Writing Workshop - In Person**

Join KSU TAB, EPA Region 7 and other federal agencies to learn about the fundamentals of applying for federal grants and hear tips and tricks from successful grantees.

**View / Register**

**Heartland Federal Partners' Grant Writing Workshop - Virtual**

**VIRTUAL**

**View / Register**

**Region 5 Tribal Brownfields Workshop**

Tribal communities in Region 5 are invited to the Region 5 Tribal Brownfields Workshop, which is being graciously

# Presentations

KSU Staff can present information about Brownfields to:

- City officials
- Elected Leaders
- Regional Groups
- Public
- Focus Groups

KSU Staff can present at:

- Town halls/Public meetings
- Board meetings
- Focus Groups
- And lots more!



# Resources Database



**Environmental Science and Technology Briefs for Citizens**  
**Center for Hazardous Substance Research**  
Kansas State University • 104 Ward Hall • Manhattan KS 66506 • 785-532-6519 • [www.engg.ksu.edu/CHSR/](http://www.engg.ksu.edu/CHSR/)  
Issue 15  
March 2009

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## Human Health Effects of Heavy Metals

Sabine Martin, Ph.D., P.G.  
Wendy Griswold, Ph.D.

### Introduction

Heavy metals are individual metals and metal compounds that can impact human health. Eight common heavy metals are discussed in this brief: arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver. These are all naturally occurring substances which are often present in the environment at low levels. In larger amounts, they can be dangerous.

Generally, humans are exposed to these metals by ingestion (drinking or eating) or inhalation (breathing). Working in or living near an industrial site which utilizes these metals and their compounds increases ones risk of exposure, as does living near a site where these metals have been improperly disposed. Subsistence lifestyles can also impose higher risks of exposure and health impacts because of hunting and gathering activities.

### Arsenic

Aside from occurring naturally in the environment, arsenic can be released in larger quantities through volcanic activity, erosion of rocks, forest fires, and human activity. The wood preserving industry uses about 90% of the industrial arsenic in the U.S. Arsenic is also found in paints, dyes, metals, drugs, soaps and semi-conductors.

• Ingestion of very high levels can possibly result in death.  
• Long-term low level exposure can cause a darkening of the skin and the appearance of small “corns” or “warts” on the palms, soles, and torso.

### Regulatory limits

- Environmental Protection Agency (EPA) - 0.01 parts per million (ppm) in drinking water.
- Occupational Safety and Health Administration (OSHA) - 10 micrograms per cubic meter of workplace air ( $10 \mu\text{g}/\text{m}^3$ ) for 8 hour shifts and 40 hour work weeks.

### Barium

Barium is a very abundant, naturally occurring metal and is used for a variety of industrial purposes. Barium compounds, such as barium-nickel alloys are used for spark-plug electrodes and in vacuum tubes as a drying and oxygen-removing agent; barium sulfide is used in fluorescent lamps; barium sulfate is used in diagnostic medicine; barium nitrate and chlorate give fireworks a green color. Barium compounds are also used in drilling muds, paint, bricks, ceramics, glass, and rubber.

### Health effects

Barium is not known to cause cancer.

## Resources

KSU TAB provides a variety of resources designed to enhance community knowledge as it relates to many topics associated with brownfields redevelopment and community revitalization efforts.

### Filter

Tag

E-Tools

Environmental Assessments & Cleanup

Establishing a TRP

Fact Sheets

Federal Resources and Guidance Documents

Human & Environmental Health Risks

MARC Grant Guidelines

Re-Use Planning and Goal Setting

Sample Successful Grant Applications

Statistics and Demographics

Identifying Funding Sources in BiT Tutorial  
Grant Funding & Management

Quick Start Guide for New Users  
Grant Funding & Management

FY24) EXAMPLE Cleanup (Urban  
Development Authority of Pittsburgh,  
Grant Funding & Management  
Sample Successful Grant Applications, #MARC Grant  
Guidelines



What's New with BiT  
Grant Funding & Management

Download



Creating a New Program in BiT  
Grant Funding & Management

Download



Renewable Energy o Energy-efficient  
Approaches\_EPA FactSheet  
Grant Funding & Management

Download

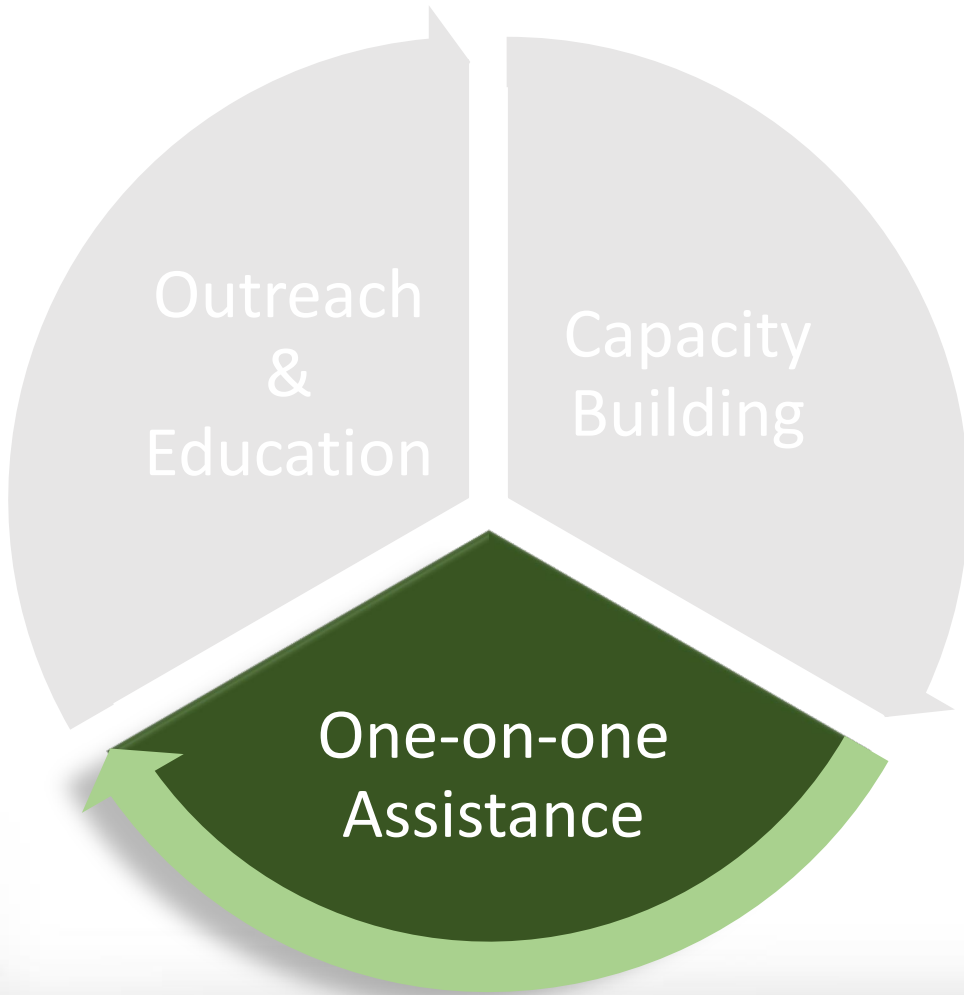


FY25 Helpful Hints RLF Criteria  
Grant Funding & Management



FY25 Helpful Hints Cleanup Criteria  
Grant Funding & Management

# KSU TAB Resources & Assistance



- Identify & Prioritize Sites
- Strategic Planning and Redevelopment Visioning
- Market Analysis, Proformas, & Feasibility Studies
- Conceptual Renderings
- Resource Roadmaps
- Technical Report Reviews
- Help in contractor procurement

# KSU TAB Partners & Resources

- Planners
- Developers
- Landscape Architects
- Designers
- Economists
- Scientists, Geologists
- Tribal Brownfields Funding and Resources
- Experts
  - Real Estate Finance
  - Healthfields
  - Clean Energy
  - Solid and Hazardous Waste
  - Infrastructure and Transportation
  - Historic Preservation
  - Housing
  - Environmental Justice and Equity



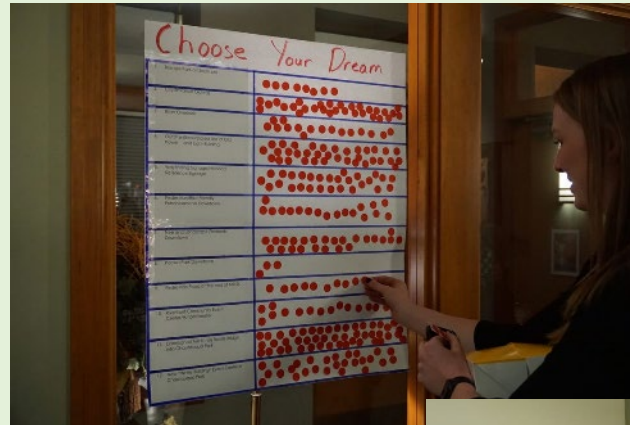


# Be Beloit: Visioning & Riverfront Redevelopment

**Visioning for Downtown Revitalization:** Evaluate & analyze brownfields and underperforming sites, streetscapes, and connections to the adjacent Chautauqua Park

## Outcomes

- Redeveloping Chautauqua Park; emphasis on improving access
- Enhancing downtown civic space and infrastructure
- New branding and wayfinding strategy
- Extending the City's trail network



## Be.Beloit Exhibition and Open House

K-State students from the College of Architecture, Planning and Design will present 5 visionary ideas for the future of Beloit's Downtown & Riverfront  
Wednesday, Nov 14  
5:30 - 7:00 PM  
Porter House Lobby: 209 E Main St



# Community Visioning Marysville

- Destination Depot
  - reuse design concepts for the train depot site
- Marysville Rediscovered
  - urban design strategies for redevelopment, connectivity, and way-finding
- Resources Funding Roadmap
  - funding strategies for priority short-term and long-term projects
  - strategic considerations for competitive applications, typical funding ranges, required match amounts, timing concerns
  - identifies key next steps for resources to support community development, public safety, arts/culture, and infrastructure projects



OPPORTUNITY	PURPOSE	AMOUNT & MATCH	ANTICIPATED DEADLINE	NOTES
<b>TRANSPORTATION</b>				
<b><u>U.S. Department of Transportation (DOT) – Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grant</u></b>	<ul style="list-style-type: none"> <li>▪ To support transportation projects that promote safety, accessibility, mobility, and economic redevelopment</li> <li>▪ New priorities emphasize streamlining, public safety, and leveraging of funds</li> </ul>	<ul style="list-style-type: none"> <li>▪ Grants up to \$25 million; typically in the \$10-15 million range</li> <li>▪ Must apply for minimum of \$1 million or more</li> <li>▪ No match required for rural applicants</li> </ul>	<ul style="list-style-type: none"> <li>▪ Summer 2020</li> </ul>	<ul style="list-style-type: none"> <li>▪ Previously known as the TIGER program</li> <li>▪ Seek State support for the City's application</li> <li>▪ Contact: Shira Bergstein, (202) 493-0286, <a href="mailto:shira.bergstein@dot.gov">shira.bergstein@dot.gov</a></li> </ul>
<b><u>KDOT – Transportation Alternatives Grant</u></b>	<ul style="list-style-type: none"> <li>▪ To fund projects for pedestrian and bicycle facilities, trails, traffic calming, lighting and other safety-related infrastructure, and transportation projects to achieve compliance with the Americans with Disabilities Act of 1990</li> </ul>	<ul style="list-style-type: none"> <li>▪ Variable; typically, in the \$300,000-400,000 range</li> <li>▪ 20% match required</li> </ul>	<ul style="list-style-type: none"> <li>▪ October 1, 2020</li> </ul>	<ul style="list-style-type: none"> <li>▪ Require a resolution as documentation of funds to cover required match and will need to be presented to council prior to the submission of an application</li> <li>▪ Contact: Jenny Kramer, Bicycle &amp; Pedestrian Coordinator, (785) 269-5186, <a href="mailto:jenny.kramer@ks.gov">jenny.kramer@ks.gov</a></li> </ul>
<b><u>KDOT – Safe Routes to Schools (under the Transportation Alternatives Program)</u></b>	<ul style="list-style-type: none"> <li>▪ Provides funding support for capital projects that promotes and encourages more students to walk or bicycle to school by making the school routes</li> </ul>	<ul style="list-style-type: none"> <li>▪ Up to \$12,000 for non-infrastructure projects; up to \$400,000 for infrastructure projects</li> </ul>	<ul style="list-style-type: none"> <li>▪ October 1, 2020</li> </ul>	<ul style="list-style-type: none"> <li>▪ State legislature incorporated the Safe Routes to School program into the Transportation Alternatives program when federal funds expired</li> <li>▪ Communities must conduct planning studies to evaluate</li> </ul>

# Economic Development Tools & Resources



## OVERVIEW

In Plano, Illinois local government and community stakeholders are eager to pursue revitalization of the former Monarch Foundry Site (Site), located just east of the City's downtown area. The vacant 8.6-acre Site is ready for redevelopment and with support from the Technical Assistance to Brownfields (TAB) Program at Kansas State University (KSU), the City gathered community input to help guide redevelopment planning during a May 2019 visioning workshop.

From 1933 until 1974, the Monarch Foundry fabricated gray iron and semi-steel castings. Since its closure the site remained vacant. To advance revitalization of the area, the City of Plano purchased the site in 2007 and demolished former facility buildings on the Site in 2015 to prepare the area for redevelopment.

This document is a supplement to the 2019 report titled *Redeveloping the Former Monarch Foundry Site: Considerations for Redevelopment*. The following pages outline key site status, development opportunities and potential redevelopment scenarios for the City and development partners to consider at the Site.

## BACKGROUND

The site includes three separate parcels encompassing 8.6 acres located at the eastern entrance of the City's downtown area. Surrounding land uses include the BNSF railroad to the north, Illinois state highway Route 34 to the south, the Big Rock Creek River to the east and Plano Moldings industrial facility and outlet store to the west. Site properties are zoned B-5 Service Business District.

Zoning B-5 is the least restrictive commercial zoning classification in Plano and permits a range of highway commercial retail, light industrial, recreational, and community service uses. The property is currently covered in natural vegetation, and concrete slabs remaining from the demolished foundry buildings are still in place.



Prepared for City of Plano through the Kansas State University TAB Program



Plano's iconic BNSF rail bridge over Big Rock Creek

## COMMUNITY PROFILE

Plano (pop. 11,863) is approximately 50 miles southwest of Chicago. The community doubled in size between 2000 and 2010.

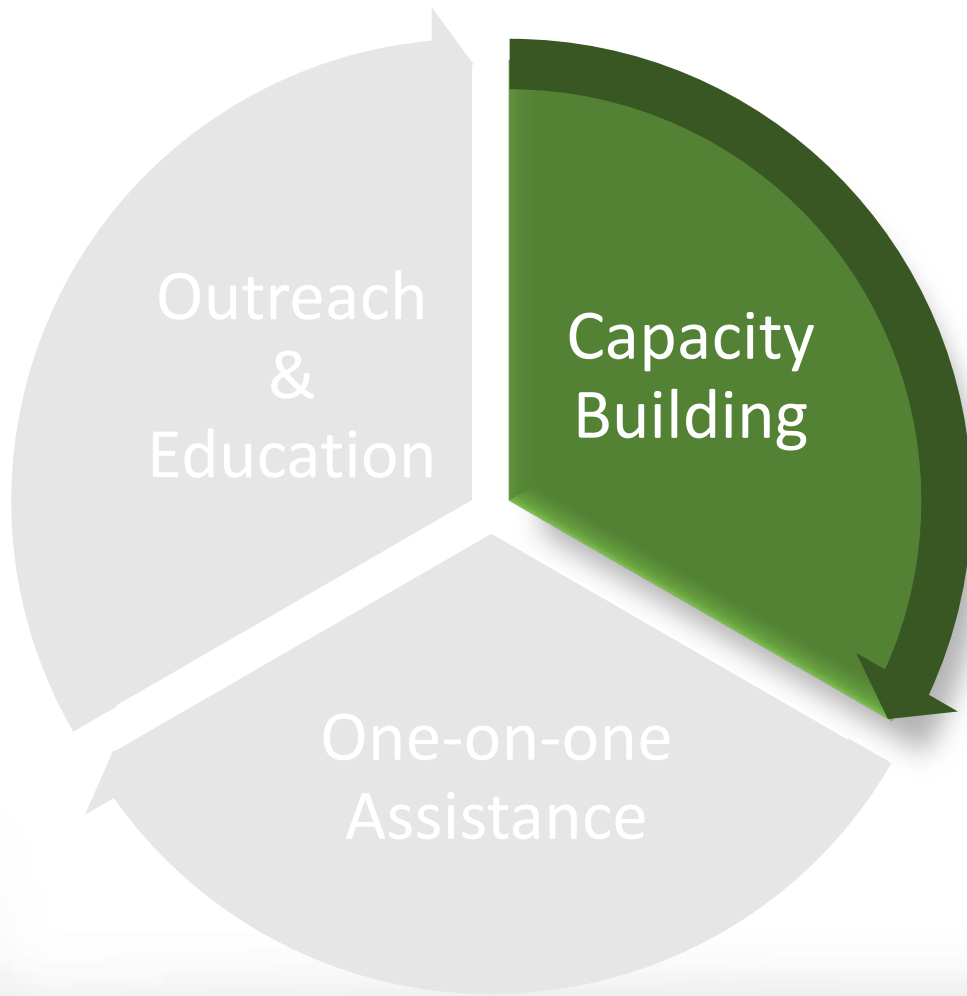
The City has a strong history in manufacturing and is nationally renowned as the home of the Plano tackle box, produced at the company's molding facility next door to the Monarch Foundry site.

Plano has attracted new commercial businesses to the community in recent years, including the Menards Distribution Center. The City is also home to many natural areas, including a significant amount of open space along the Big Rock Creek.

October 2019

- Feasibility Study
- Highest and Best Use Market Analysis
- Resource Roadmap
- Facilitate Resource Roundtables
- U.S. EPA Brownfields Grant Application Support
- Property Marketing Fact Sheets

# KSU TAB Resources & Assistance



- [Brownfield Inventory Tool \(Bit\)](#)
- [TAB EZ](#)
- [Platform for Exploring Environmental Records](#)
- Community Benefits Calculator
- RFP/RFQ Template and Review
- MARC Grant reviews

# Brownfields Inventory Tool (BiT)

- Site details & information
- Structured to mirror the brownfields redevelopment process
- Assessment, cleanup, institutional controls
- Redevelopment
- Upload photos and documents
- Funding Summary
- Import and Export data
- ACRES Interface

A screenshot of the BiT web application's "Site Setup" form. The interface is divided into three main sections. The left sidebar contains a navigation menu with options like "Program Houston", "Site 2450 Houston Ave", and a list of site management tasks including "All Sites Map", "ACRES Interface", "Site Setup", "Edit Default Menus", "Manage Participants", "Manage Funding Sources", "Site Information", "Site Assessment/Reuse Planning", "Sampling", and "Cleanup". The main content area is titled "Site Setup" and includes fields for "Site Name\*" (2450 Houston Ave), "Site Status" (a dropdown menu), "Site Type" (a dropdown menu), and "Address" (with sub-fields for Street Address/P.O. Box, City, State, County, Zip Code, Latitude, and Longitude). The right sidebar shows a "Map" view of the site location in Houston, Texas, with coordinates 29.7785047, -95.3724373, and buttons for "Upload Images" and "Upload Documents".

# TAB EZ

## Grant Writing Help

- Free and user friendly
- Collaborative
- “Helpful Hints” for addressing grant criteria
- View Ranking Criteria and Evaluation Criteria side-by-side

### IV.E.1.a.i Overview of Brownfield Challenges and Description of Target Area

Discuss the brownfield challenges and their impact on the city(ies), town(s), or geographic area(s) targeted by this application. Provide a brief overview of how this grant may help address those challenges and impacts.

Within the city(ies), town(s), or geographic area(s), identify and describe the specific target area(s) where you plan to perform the grant activities, such as a neighborhood, district, corridor, or census tract. *Depending on the scope and design of your project, one or more target areas may be presented.*

#### Evaluation Criteria for Cleanup Grants

This section is worth **5 points**. Your application will be evaluated on the extent to which:

- the brownfield challenges are clearly discussed and the degree to which the brownfield challenges impact the city(ies), town(s), or geographic area(s) targeted by this application;
- this grant may help address those challenges and impacts; and,
- the applicant clearly identifies and describes the specific target area(s) within city(ies), town(s), or geographic area(s) where it plans to perform grant activities.

[HELPFUL HINTS](#)

The screenshot shows the TAB EZ web application interface. At the top, there is a navigation bar with the TAB EZ logo, links for Home, BIT, TAB EZ, and PEER, and a user profile for Leslie Etzel. The main header area is purple and contains the text 'TAB EZ' and 'My Grant Applications'. Below this, there is a yellow button that says 'Start New Grant Application'. The main content area is white and displays three grant application cards: 'RLF' (10/07/2024), 'Cleanup' (10/07/2024), and 'CWA' (10/07/2024). Each card has an 'Edit' and 'Delete' link. On the right side of the main content area, there is a 'Helpful Links' section with a list of links: Definitions, Acronyms, Assessment Coalition Grant Help - Coming Soon!, Cleanup Grant Help - Coming Soon!, Statistics / Census Information, Community-wide Assessment Help, Revolving Loan Fund Grant Help - Coming Soon!, Multipurpose Grant Help - Coming Soon!, and Community-wide Assessment Grant for States and Tribes Help. Below the 'Helpful Links' section, there is a 'Welcome To TAB EZ' section with a paragraph of text and a 'How do I start a grant application?' section with a paragraph of text. At the bottom, there is a 'Sample Grant Applications' section with a paragraph of text and a 'How to use TAB EZ' section with a paragraph of text.

TAB EZ

Home > Online Tools > TAB EZ

## My Grant Applications

Start New Grant Application

<b>RLF</b> 10/07/2024	Edit Delete	<b>Cleanup</b> 10/07/2024	Edit Delete
<b>CWA</b> 10/07/2024	Edit Delete		

## Welcome To TAB EZ

TAB EZ (Technical Assistance to Brownfields (TAB) easy brownfields grant application (EZ) software program) provides a template, configured for the type of U.S. EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund (RLF), or Cleanup (a.k.a. MARC) grant application you are writing. Content written in TAB EZ can be exported to a Microsoft Word (.doc) file for final editing, formatting and packaging before submittal. We recommend using either Mozilla Firefox or Google Chrome when working in TAB EZ.

### How do I start a grant application? ▲

Getting started is easy, simply select the 'Start New Grant Application' button located at the top of this page. From here, you will be guided through a grant configuration process that will generate a template appropriate for your grant application. Use the section links located on the left-hand side of the screen to guide you along the way. Once the grant configuration is complete, you will use the generated application template to draft your application section by section. Completed grant templates will appear at the top of the TAB EZ main page for easy access to continue editing. If you get stuck or have questions, please contact Maggie Belanger at 785-532-0782 or [maggiejessie@ksu.edu](mailto:maggiejessie@ksu.edu).

### Sample Grant Applications ▲

Click [here](#) to view several successful grant applications. Use the categories dropdown menu to view the most recent examples which are likely more relevant to the current year's guidelines.

### How to use TAB EZ ▲

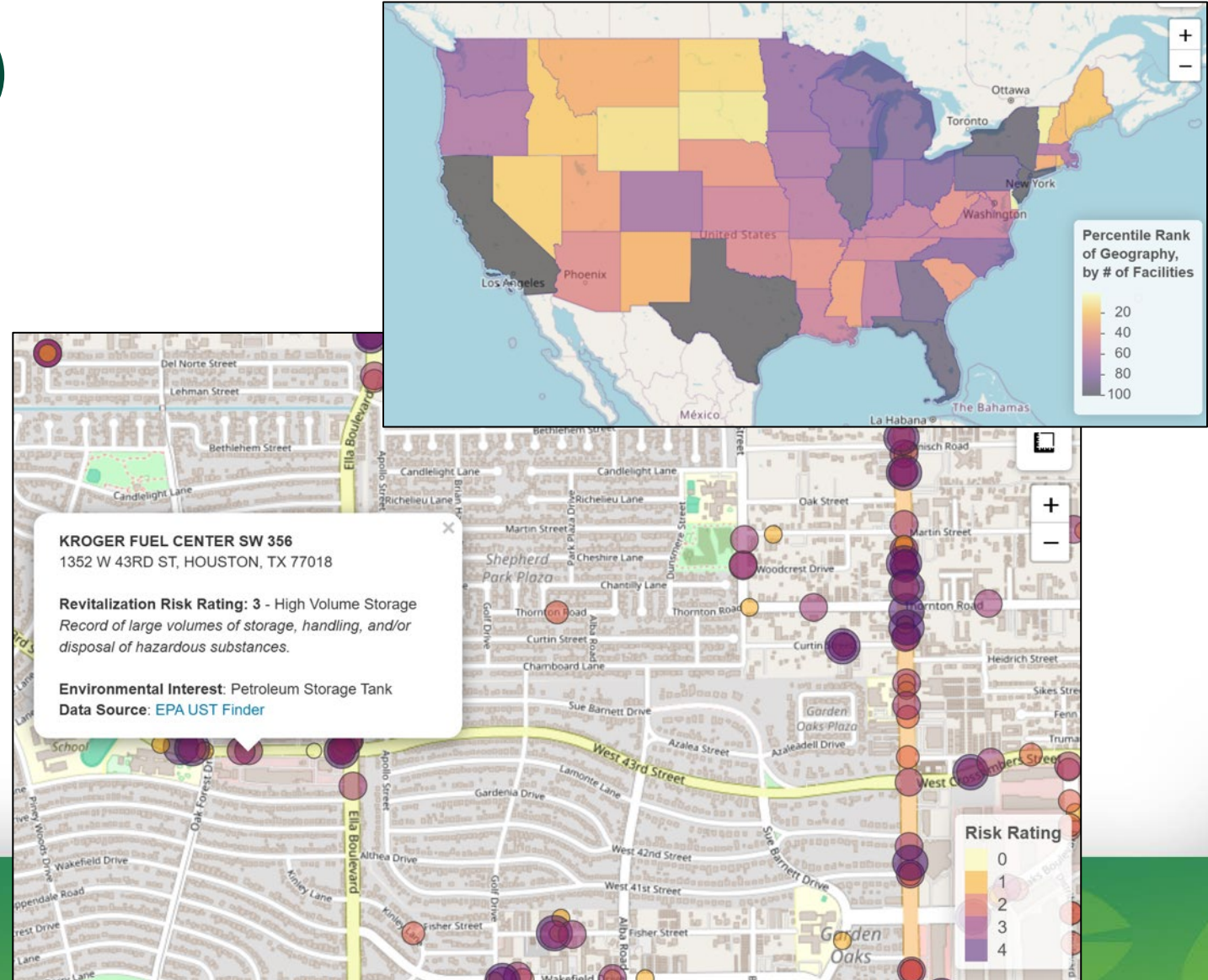
A self-guided tour through the TAB EZ E-Tool may be accessed through [this tutorial](#) or the [TAB EZ instructional video](#). If clicking these links do not work, please copy and paste the following urls into your web

#### Helpful Links

- [Definitions](#)
- [Acronyms](#)
- [Assessment Coalition Grant Help - Coming Soon!](#)
- [Cleanup Grant Help - Coming Soon!](#)
- [Statistics / Census Information](#)
- [Community-wide Assessment Help](#)
- [Revolving Loan Fund Grant Help - Coming Soon!](#)
- [Multipurpose Grant Help - Coming Soon!](#)
- [Community-wide Assessment Grant for States and Tribes Help](#)

# Platform for Exploring Environmental Records (PEER)

- Helpful for identifying Brownfields
- Helps inform brownfields redevelopment
- Aggregates and displays publicly-available environmental records
- Each record assigned a Revitalization Risk Rating



# Community Benefits Calculator

- Assist communities in evaluating potential reuse options for brownfields redevelopment and other real estate development projects.
- The CBC prompts the user to gather information and answer questions to as well as whether the project supports current public priorities.
- The CBC is not intended for use in making final decisions about projects.

Project Summary	
The proposed project is the redevelopment of a former mill into a new brewpub. The old mill sits at the end of Main Street in the town of Mayor and her staff believe that the redevelopment of the mill will spur additional foot traffic to this portion of downtown and bring additional nearby retailers. The mill currently sits abandoned. The city has come into possession of the property due to unpaid property taxes. The city is offering the site for \$100,000 to an experienced developer to gain the expected public benefits from redevelopment, including site cleanup and reuse. As research has continued, market conditions and necessary clean-up indicate the town will need to subsidize the project rather than a proceeds. The overall cost to build the brewery and restaurant will be \$4.4 million, with no land cost. The market value when the brewery operational will be approximately \$3.5 million. The brewery owner will need to bring that amount of debt and equity to the project. The rest of the site will be approximately \$3.5 million.	
Total Project Cost	\$4,100,000.00
Municipality Costs	\$100,000.00
Time to Completion	2 years
Permanent Jobs Created	20
New Annual Visitors	30000
New Annual Retail Sales Volume	\$1,500,000.00
New Assessed Property Values	\$13,630,000.00
Incremental Sales Tax	\$75,249.48
Incremental Property Tax	\$22,950.00
Adjacent Assessed Property 5 Year Increase	5.25%
Life of Project	20
Community Risk Score	11
Community Benefit Score	11
Community Economic Benefit	\$552,998.60

Project Summary	
The proposed project is the redevelopment of a dilapidated former parking lot into a brand new community pool. This site sits in a historic neighborhood in a large western city. The 3 acre site is vacant. It is city-owned. City staff would like to plan a redevelopment of the property with the help of a local pool developer. Some environmental will be required, but should not negatively impact the final use. The city will operate the pool upon completion.	
Total Project Cost	\$4,000,000.00
Municipality Costs	\$3,550,000.00
Time to Completion	1 years
Permanent Jobs Created	8
New Annual Visitors	4800
New Annual Retail Sales Volume	\$72,000.00
New Assessed Property Values	\$4,420,000.00
Incremental Sales Tax	\$16,198.88
Incremental Property Tax	\$31,500.00
Adjacent Assessed Property 5 Year Increase	10.50%
Life of Project	10
Community Risk Score	13
Community Benefit Score	13
Community Economic Benefit	-\$2,623,563.93

# Requesting TAB Assistance

- Contact us or Answer a call for....
- We'll set up a meeting to discuss assistance needs
- Review needs and TAB capability
- Agree on a course of action
- Get started



# Contact Info

## Maggie Belanger

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TAB Senior Director & Regional  
Director in EPA Regions 7 & 8  
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Technical Assistance  
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# Thank You