

Rural Prosperity Grant Writing Workshop

Brownfield Environmental Assessments for Grant Applications

Presented by

Kansas Brownfields Program

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KDHE Division of Environment
Brownfields Redevelopment Program

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What are Environmental Assessments
and why are they important?



Purpose of Environmental Assessments

- ▶ They are now a required part of many grant applications.
- ▶ The purpose of a Phase I is to identify if there is a likelihood present or past uses of the property have impacted the site.
- ▶ Phase Is are needed to offer liability protections to prospective purchasers.
- ▶ Determine if the site is appropriate for the intended redevelopment goals.
- ▶ Find out if asbestos and lead based paint are present, how much, and its condition.

The Kansas Brownfields Program: Eligibility, Timeline and What to Expect



Brownfields Redevelopment Program

What Does the Kansas Brownfields Program Offer to Grant Applicants?



- The program offers environmental services to identify and assess abandoned and underutilized properties for reuse and redevelopment
- **No Cost** to Eligible Applicants
- Assessments: Historical Property Reviews, Chain of Title, Asbestos and Lead Based Paint Sampling, and Soil and Groundwater Sampling
- Asbestos Abatement Funding

Brownfields Redevelopment Program

Applicant and Property Eligibility Determinations



- Eligible applicants are any city, town, county, not-for-profit.
- Site is abandoned, underutilized, or vacant (including vacant lots).
- The property has actual or suspected contamination due to onsite or adjoining historical uses.

Assessment and Cleanup Case Studies

Medicine Lodge Downtown Childcare Center



Assessment and Cleanup Case Studies

Medicine Lodge Downtown Childcare Center

- The City of Medicine Lodge applied to KBP for a property they wished to redevelop.
- The current structure was built in 1958 and utilized as a grocery store. Prior to this there were two structures on site with uses as a hotel, grocery, jewelry and feed stores.
- The City intended to rehab the building for a childcare center.
- Due to the historic structure onsite concerns were for asbestos building materials and lead, so KBP conducted a Phase I and included a hazardous materials study for asbestos and lead.
- KBP conducted a Phase I and Phase II; and is in the process of completing a Phase III as well as asbestos abatement project.

Assessment and Cleanup Case Studies

Medicine Lodge Downtown Childcare Center

- Environmental assessment found an adjoining or nearby filling station, dry cleaner, and an onsite hydridic lift.
- Soil sampling of the property determined the nearby concerns don't have an impact.
- Asbestos was also found as roofing tar, transite flue pipe, window glazing, and door caulking.
- The asbestos abatement was completed in January 2024.

Assessment and Cleanup Case Studies

Medicine Lodge Downtown Childcare Center

- Total KBP assessment investment \$21,259.65; Environmental assessment, asbestos and lead based paint sampling, and soil sampling.
- Total KBP asbestos abatement investment \$19,750.00; No application needed for this funding.
- Property value before redevelopment: \$91,290.00
- Property value after: To be determined upon completion of redevelopment.
- During the assessment a new roof has been completed, and renovations have been ongoing for an additional \$963,467 in grant and private funding.



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Contact Information

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<https://www.kdhe.ks.gov/488/Kansas-Brownfields-Program>