

# What Brownfield Funding Resource fits Your Community's Needs?

Amy Yersavich, TAB Partner, KSU TAB



# What's your Community's Experience with Brownfield Revitalization?



You may not want to dive into preparing an EPA grant application, which involves quite a bit of time-consuming work and preparation, until you ask yourself questions such as these:

- ▶ Have you applied for and/or received a USEPA Brownfields Grant in the Past?
- ▶ Are you familiar with and have you worked with your State's Brownfield Program?
- ▶ Have you received technical assistance from your State's Brownfield Program? Do you know what kind of assistance your State's Brownfield Program can provide?
- ▶ Does your community have a land use and/or a revitalization plan(s)?
- ▶ What's your experience conducting outreach with members of your community and partnering with entities such as local developers, educational institutions, community action groups and state/local environmental organizations?

## What type of Funding might help in this situation?

- ▶ Small community with little to no experience working in Brownfield Revitalization.
- ▶ Has a few “problem properties” - could be a gas station that has closed and no viable responsible party exists\*, an old abandoned warehouse that is an attractive nuisance for youth in the area or an old dry cleaner business in your historic downtown where you are looking to attract new business.
- ▶ You are short-staffed and can't spare the time it takes for a staff member(s) to do all the preparation, data gathering and writing a USEPA Brownfield Grant application entails.

\* No viable responsible party as defined by your State's underground storage tank laws.

3

# Possible Brownfield Funding Opportunities

- ▶ State Targeted Brownfield Assessment (TBA) - main requirements are that the property in mind is eligible and that you own or have access to the property. The State has contractors on hire who can conduct Phase I Assessments and, depending on the scope, Phase II assessments. This also can include sampling. A Phase I report, environmental report, or Phase II report will be prepared by the contractor and the State will review it for accuracy prior to providing it to you. This service is provided at no cost to local units of government,
- ▶ Federal (EPA) TBA - operates in a similar manner to the State TBA; however, in many cases, more funding (more investigation work) is available. Often States will recommend properties to their EPA Regional contacts if they believe EPA can serve them better in terms of funding available.

## How about this scenario?

- ▶ A property in your community is privately owned and the owner needs some additional funding to conduct soil cleanup at the site with the end goal of selling the property to a developer who has expressed interest. The property owner wants to do this on their own (i.e. is not interested in partnering with your community to apply for EPA Brownfield Cleanup Grant and switch ownership back and forth due to developer's time constraints).

5



# Possible Brownfield Funding Opportunities

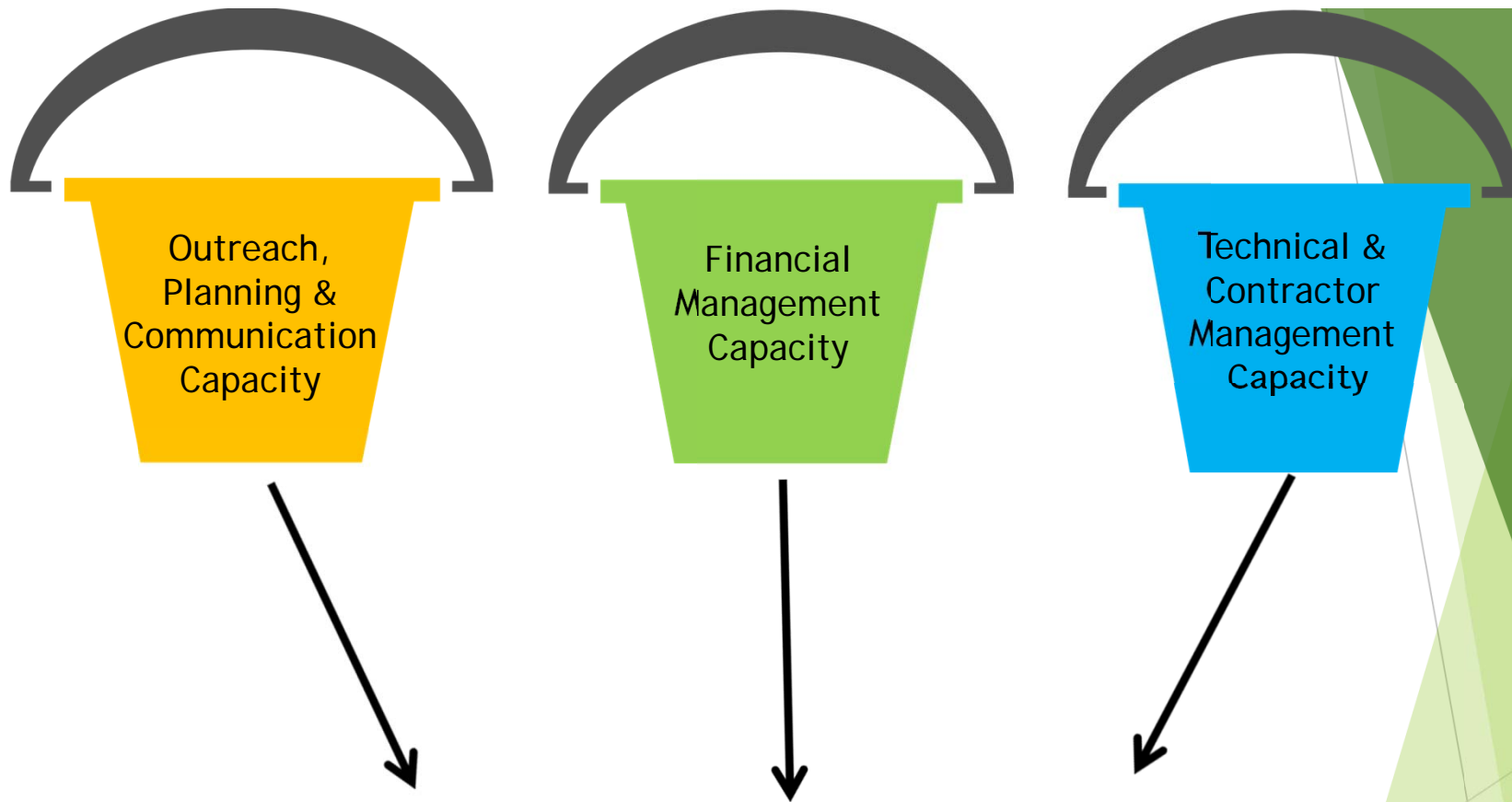
- ▶ Does your state or a regional authority, such as a Port Authority or Economic Development Authority, have an EPA Brownfield Revolving Loan Fund Grant (BCLRF)? A private property owner who is not responsible for the contamination at the site may borrow money from a Brownfield Revolving Loan Fund at low or even 0% interest.
- ▶ The Louisiana Department of Environmental Quality has a BCLRF Grant which can provide these low or no interest loans to private property owners throughout the state. Contact **Rebecca Otte** for more information: [Rebecca.otte@la.gov](mailto:Rebecca.otte@la.gov) / (504) 736-7069.
- ▶ The South Louisiana BCRLF covers areas in Lake Charles, Baton Rouge, Acadiana Planning Commission and the South Central Planning and Development Commission. Contact **Lesley Long** for more information: [lesley@scpdc.org](mailto:lesley@scpdc.org) / (985) 851-2900.

Is an EPA Brownfield Grant right for your community? Do you have the experience and capacity to manage an EPA Brownfield Grant?



A brownfield grant can provide incredibly helpful assistance when a community is trying to revitalize an area that has suffered from business closures, building abandonment, economic downturn and environmental injustice. Not only do these grants cover costs for assessment and cleanup of one or more brownfield properties, they can also provide the impetus for citizens and community officials to champion future brownfield revitalization in the community.

Brownfield grants also require certain knowledge and experience, or capacities, to manage appropriately. Does your community have the knowledge and experience needed? If not, do you know where you might obtain it?



The Primary Capacities Needed to  
Successfully Manage a  
Brownfields Grant



## Outreach, Planning and Communication Capacity

- ▶ You need to identify your community's "Cheerleader"! Who is the best person in the organization to talk about your Brownfields Program initiative.
- ▶ You need to be able to initiate workshops (in person or virtual) to educate leadership, community members, current and future partners (your chamber of commerce, downtown or Main Street organizations, local churches and foundations) – KSU TAB can help with this and you can also begin with your "tried and true" communication practices—Facebook or other virtual media, council meetings, community gatherings, your local newspaper
- ▶ Your goal is to encourage input from the community and other interested parties about the grant, about the project, about the reuse of the property
- ▶ You need to begin identifying and forming partnerships that are critical to the success of your program and the project. The **quality** of partnerships is more important than **quantity**.

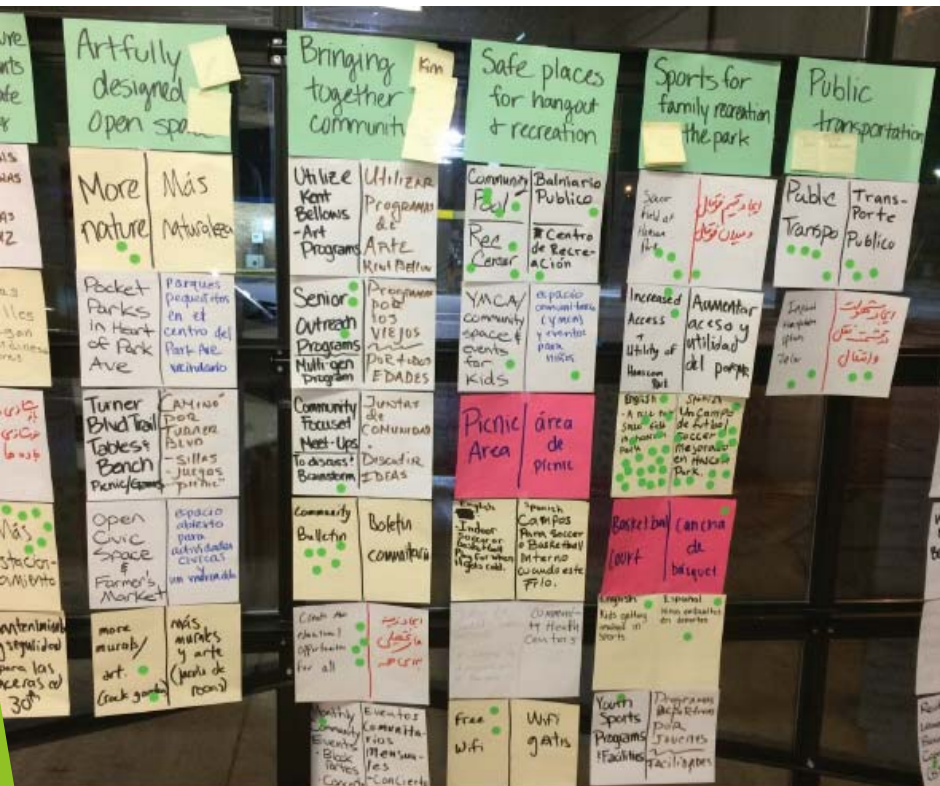




## COMMUNITY ENGAGEMENT

You have many partners in this grant project:

- ▶ Local/state/tribal environmental agency that implements the brownfields program - OHIO EPA
- ▶ Other relevant government agencies like your Health Department
- ▶ Workforce Development Partners
- ▶ Local/Regional Economic Development Agencies
- ▶ Community and Neighborhood Organizations
- ▶ Universities, Community Colleges and Training Centers
- ▶ Chamber of Commerce, Visitors Bureau
- ▶ Brownfield Developers
- ▶ County Extension Office
- ▶ TAB can also be a partner providing outreach, technical, visioning and other assistance



## TAB Assistance to Communities & Tribes

- Strategic planning and reuse visioning
  - Community outreach and input
  - Economic feasibility and sustainability analysis
  - Market studies
  
- Redevelopment Goals
  
- Facilitate stakeholder meetings



# Financial Management Capacity

## Talk to Communities with Experience!

- ▶ Partnering with a local or regional entity near you that has experience managing Federal brownfields grants can help you learn and become comfortable with the financial requirements. **Note: Federal brownfield grants typically have different financial management and reporting requirements than State environmental grants.**
- ▶ KSU-TAB or your State environmental department may be able to provide you with contacts from communities in your area that have successfully managed similar grants and can provide you with financial management advice.



In addition, take advantage of the Financial and Grants Management training and recorded webinar that EPA offers online. These trainings are designed to help applicants and recipients of grants and cooperative agreements manage their grants.

EPA Financial Management Webinar (Recording of 5/10/22 available at weblink)

Highlights include how to successfully enroll in the Automated Standard Application for Payments (ASAP) system, properly draw down and account for funds, make adjustments in ASAP, submit financial reports, and financially close out a grant.

<https://www.epa.gov/grants/financial-management-webinar>

EPA Grants Management Training for Applicants and Recipients (Pre-recorded Course Modules available at weblink)

Introduces EPA grant applicants and recipients to key aspects of the entire grant life cycle, from preparation of an application through grant closeout.

<https://www.epa.gov/grants/epa-grants-management-training-applicants-and-recipients>



Search EPA.gov

Environmental Topics ▾ Laws & Regulations ▾ Report a Violation ▾ About EPA ▾

EPA Grants

EPA Grants Home

Open Opportunities - Grants.gov

Grant Programs-SAM.gov

Overview for Applicants and Recipients

How to Apply

Grant Forms

Competition

Training

Webinars

**Recording of webinar conducted on May 10, 2022** CONTACT US

## Financial Management Webinar

May 10, 2022  
2:00-3:30 pm ET

Hear from EPA's Research Triangle Park Finance Center about grant financial management, including how to successfully enroll in the Automated Standard Application for Payments (ASAP) system, properly draw down and account for funds, make adjustments in ASAP, submit financial reports, and financially close out a grant.

Webinar Materials:

### Grants Webinars

- [Visit the webinar schedule](#)
- [Subscribe to the EPA Grants Update Listserv](#) to receive updates

# Technical and Contractor Management Capacity

## ▶ Learn from others

- ▶ Draw upon the experience from your County, Regional Entities, other Communities, and advocacy organizations—ask them for examples of their RFP or RFQ
- ▶ KSU TAB can provide scope assistance, and assist you with developing an RFP or RFQ and developing evaluation criteria that meets your needs
- ▶ KSU TAB can also assist by reviewing the responses you receive to your RFP and provide insight on how to evaluate:
  - ▶ A contractor's experience with respect to the scope of work;
  - ▶ A contractor's experience working in your state and with your state's Voluntary Cleanup Program;
  - ▶ EPA Brownfields grant implementation experience (if this is a scope for an EPA Brownfields Grant)
- ▶ A Contractor's safety record



# Assistance Writing an RFP

KSU-TAB has prepared a guide to assist communities with writing a Request for Proposals

The guide can be found at this link:

<https://www.ksutab.org/resources/educational>

The screenshot shows a web browser window displaying a document from the Center for Hazardous Substance Research (CHSR) at Kansas State University. The document is titled "Brownfields Resources: Writing a Request for Proposals" and is part of the "Environmental Science and Technology Briefs for Citizens" series, Issue 2, November 2018. The authors listed are Terrie K. Boguski, P.E., Sabine Martin, Ph.D., P.G., and Debi Morey. The document defines "brownfield site" and lists requirements for a redevelopment project.

**Environmental Science and Technology Briefs for Citizens**  
**Center for Hazardous Substance Research**  
Kansas State University • Manhattan KS 66506 • 785-532-6519 • [www.ksutab.org](http://www.ksutab.org)  
Issue 2, November 2018

Terrie K. Boguski, P.E.  
Sabine Martin, Ph.D., P.G.  
Debi Morey

## Brownfields Resources

### Writing a Request for Proposals

**G**enerally, the term "brownfield site" means 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. This definition is found in Public Law 107-118 (H.R. 2869) – "Small Business Liability Relief and Brownfields Revitalization Act," signed into law January 11, 2002.

Cleaning up and redeveloping such sites is essential if we are going to preserve our neighborhoods, slow down urban sprawl, and stop the continuing development of green space, i.e. space thus far untouched by development of any kind.

Federal and state governments are taking action to

This document spells out the goals of the redevelopment project and associated environmental site assessment or cleanup and should include the following:

- a description of the site, including maps and diagrams;
- a discussion of the scope of the project and expected deliverables;
- a statement about any preferences or requirements regarding assessment approaches, data quality, and reporting requirements;
- time constraints for completing the work;
- directions for access to relevant records (such as previous environmental work) and to the site for interested bidders;

## BEST APPROACHES TO GAINING EXPERIENCE TO OVERSEE/MANAGER YOUR CONTRACTOR/CONSULTANT



- ❖ Make Time to learn...(if possible) AND ask lots of questions!
- ❖ Draw upon your organization's experience managing infrastructure projects and budgets: (Public Works, Engineers, Wastewater Treatment Operators, City Clerk-Treasurer, Accountant)--ask them for assistance
- ❖ Draw upon the experience of your County, Regional Entities, other Communities, and advocacy organizations—ask them for assistance on best practices *OR* partner with these organizations to utilize their expertise
- ❖ Take OSHA training courses such as Health Hazardous Awareness
- ❖ KSU-TAB can also provide communities assistance with technical document review which can help you better manage and review technical project budgets.

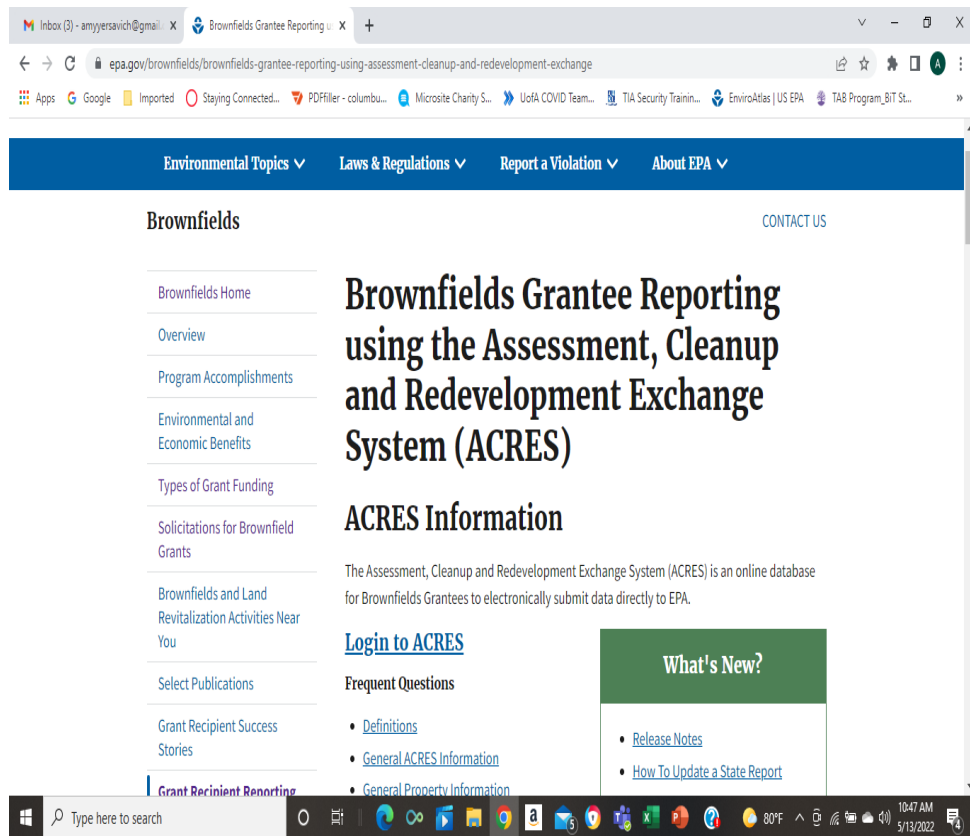


## BEST APPROACHES TO GAINING EXPERIENCE TO OVERSEE/MANAGER YOUR CONTRACTOR/CONSULTANT – ASK QUESTIONS!

### **Lots of questions! A good Consultant/Contractor should be willing to answer your questions!**

- ❖ Ask for more detail on how and why activities cost what they do.
- ❖ Ask them to explain the maps and databases found in your Phase I report.
- ❖ Why would a field technician wear a white suit but handle a sample without gloves?
- ❖ I'm overseeing the field tech's work—should I be wearing a white suit?
- ❖ How did you come up with recommendations? Explain the process?
- ❖ Please explain your site-specific safety plan?
- ❖ Why are you over-budget and why wasn't I informed?





EPA ACRES Weblink:

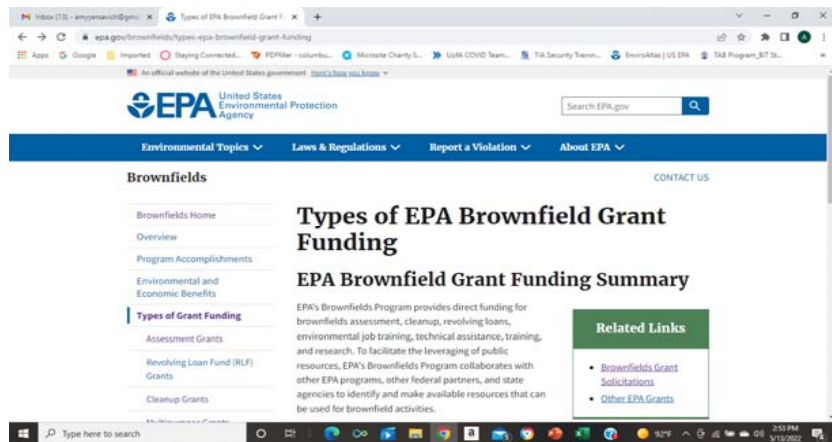
<https://www.epa.gov/brownfields/brownfields-grantee-reporting-using-assessment-cleanup-and-redevelopment-exchange>

Grant reporting, in EPA databases such as ACRES, can be performed by the environmental consultant you hire to complete technical work on your grant project. This can be part of your scope in an RFP for an environmental consultant (CP). Don't overlook the training classes provided on the ACRES website

Remember, it is ultimately your responsibility to ensure accurate reporting, not the consultant's. So having a good working knowledge of ACRES and your grant agreement, is essential.

As mentioned previously, KSU-TAB can provide you with assistance preparing an RFP scope of work.

I have (or can achieve) the capacities needed to apply for an EPA Brownfields Grant.  
So, what's next??



<https://www.epa.gov/brownfields/types-epa-brownfield-grant-funding>

Check out USEPA's webpage that describes the various brownfield grants available. Pay particular attention to assessment grants, cleanup grants and multipurpose grants and see what grant might work best for the needs in your community.

Check KSU TAB's Website to find Grant Writing Webinars. There are both live webinars and recordings of past webinars, such as the "2023 Brownfields Job Training Grant-Writing Strategies Webinar" that you can access at: <https://www.ksutab.org/events/webinars>

# Thank you for your Time!

- ▶ Amy Yersavich, KSU TAB Partner, [amyyersavich@gmail.com](mailto:amyyersavich@gmail.com), 614-206-8698

For Additional Information Specific to Louisiana's Department of Environmental Quality or EPA Region 6:

- ▶ Rebecca Otte, Statewide Brownfield Coordinator, Louisiana Dept. of Environmental Quality, [Rebecca.Otte@la.gov](mailto:Rebecca.Otte@la.gov), 504-736-7069
- ▶ Scott Nightingale, KSU TAB Region 6 Manager, [scottnight@ksu.edu](mailto:scottnight@ksu.edu), 785-207-6021