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Brownfields Priority Exercise Louisiana Brownfields Conference Alexandria, October 25, 2023

Kansas State University Technical Assistance to Brownfields Program
Scott Nightingale, TAB Services Coordinator for EPA Region 6
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ksutab.org

Community Information

- Anytown, LA - Population 12,000 and growing
- Good public schools; new streets and sidewalks
- Low unemployment; median income = state avg.
- Computer chip manufacturer coming to town, will employ 60 people



Task for Anytown City Council

- Funds available for a brownfield project
- Several worthy projects; only \$\$ for one
- City Council must choose which to fund
- Factors to include
 - Economic benefit
 - Contamination/Health Risk
 - Public benefit
 - Location



Property 1 – Joey's Dry Clean

- 1970s, before hazardous waste regulations
- Historical dumping of PCE solvent waste
- On a side road, on the edge of town
- Pre-K adjacent, 6 staff, 32 students, concerned mother
- No consideration yet for property reuse.
- Brownfields funding could be used to determine the extent of the anticipated contamination, clean up the affected areas, and mitigate any risk posed to the Pre-K.



Property 2 – Abandoned Hospital

- 4-acre property, located in the center of Anytown
- Structurally sound building, but starting to degrade due to vandalism and water damage
- Asbestos-containing materials (ACM) and lead-based paint (LBP) discovered during LDEQ environmental assessment
- Developer interested in a public/private partnership to build 40 units of workforce housing
- Brownfields funding could be used to abate the ACM and LBP problems, allowing for reuse of the building.



Property 3 – Downtown Gas Stations

- 12+ abandoned gas stations in downtown corridor
- USTs still present, preventing property sales and reuse
- No environmental assessments yet performed
- Brownfields funding could be used to conduct Phase I and Phase II assessments, to free these properties up for productive reuse in the community



Property 4 – Former Railyard

- 10-acre abandoned railyard owned by City of Anytown
- Between downtown and a large residential area
- Residents want redevelopment for recreational reuse
- Soil contamination (metals, petroleum) found in Phase II
- Brownfields funding could be used to clean up the property to contamination levels appropriate for recreation use.



Task for Anytown City Council

- As a group, decide, in the next 15 minutes, which of the 4 projects the City of Anytown will pursue.
- Be prepared to share your decision and reasoning with the room.
- As a reminder, factors to include:
 - Economic benefit
 - Contamination/Health Risk
 - Public benefit
 - Location





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Thank You

Scott Nightingale

KSU TAB Services Coordinator, R6

scottnight@ksu.edu

785.207.6021

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