

# *Identify & Assess:* Reuse Readiness

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# Presentation Overview

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Project partner:  
ECIA and the East  
Central Brownfields  
Coalition

Why address  
brownfields?

IA Reuse Readiness  
Toolkit: Inventory and  
prioritization software

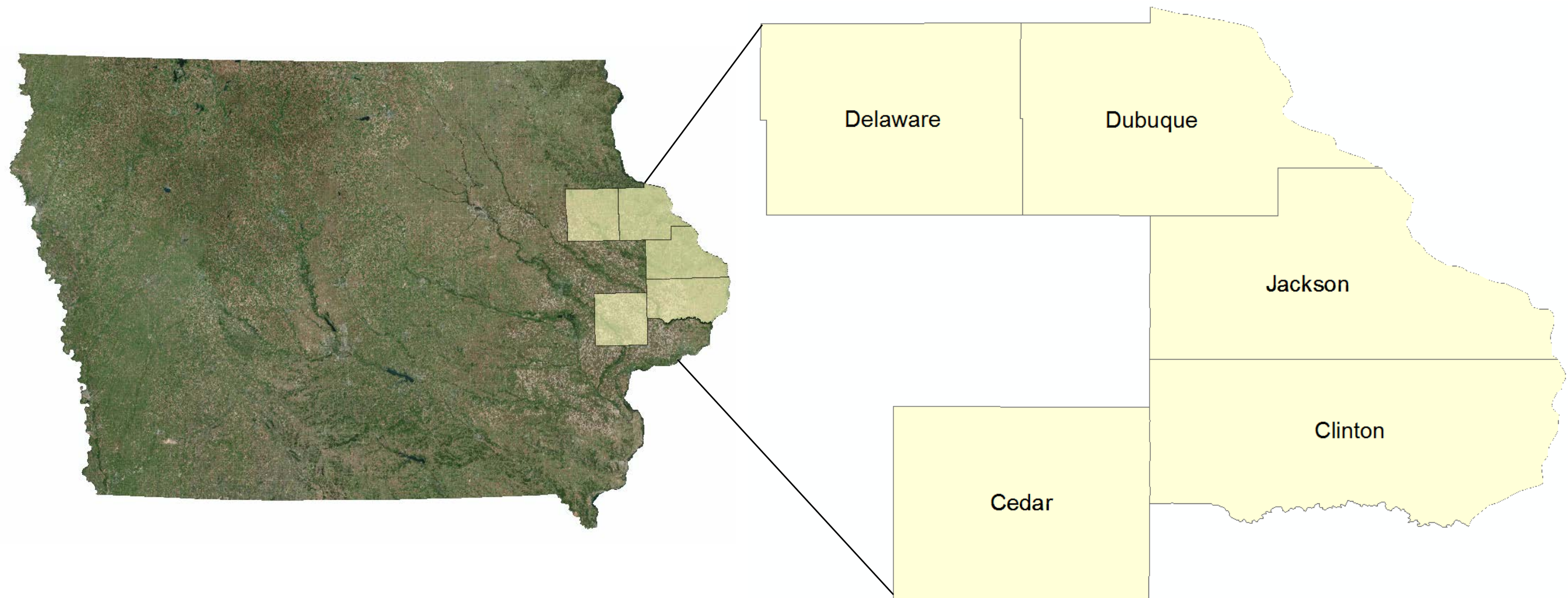
IA Reuse Readiness  
Toolkit: Outreach  
materials

IA Reuse Readiness  
Toolkit: Land bank  
investigation

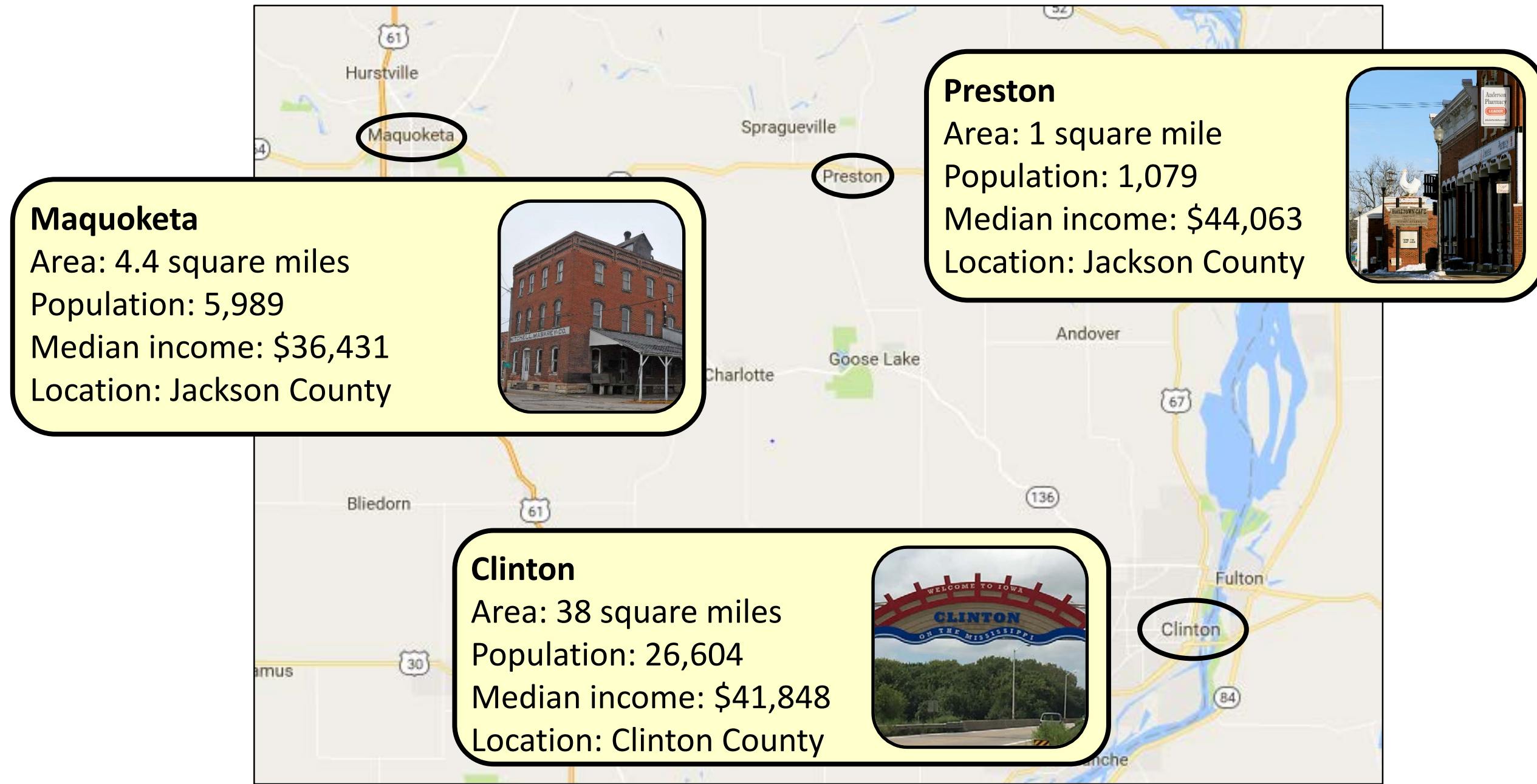
Questions and  
comments

# Project Partners: ECIA

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# Three focus communities



# What is a brownfield?

“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.”



# Risk of exposure to hazardous chemicals

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- Diethanolamine (DEA)
- Benzelkonium Chloride
- Quaternium-15 (Formaldehyde)
- Cocamidopropyl Betaine- (CAPB)
- Methylisothiazolinone
- Methylchloroisothiazolinone
- Propylene Glycol
- Parabens



# Problems associated with brownfields

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Stigma of contamination

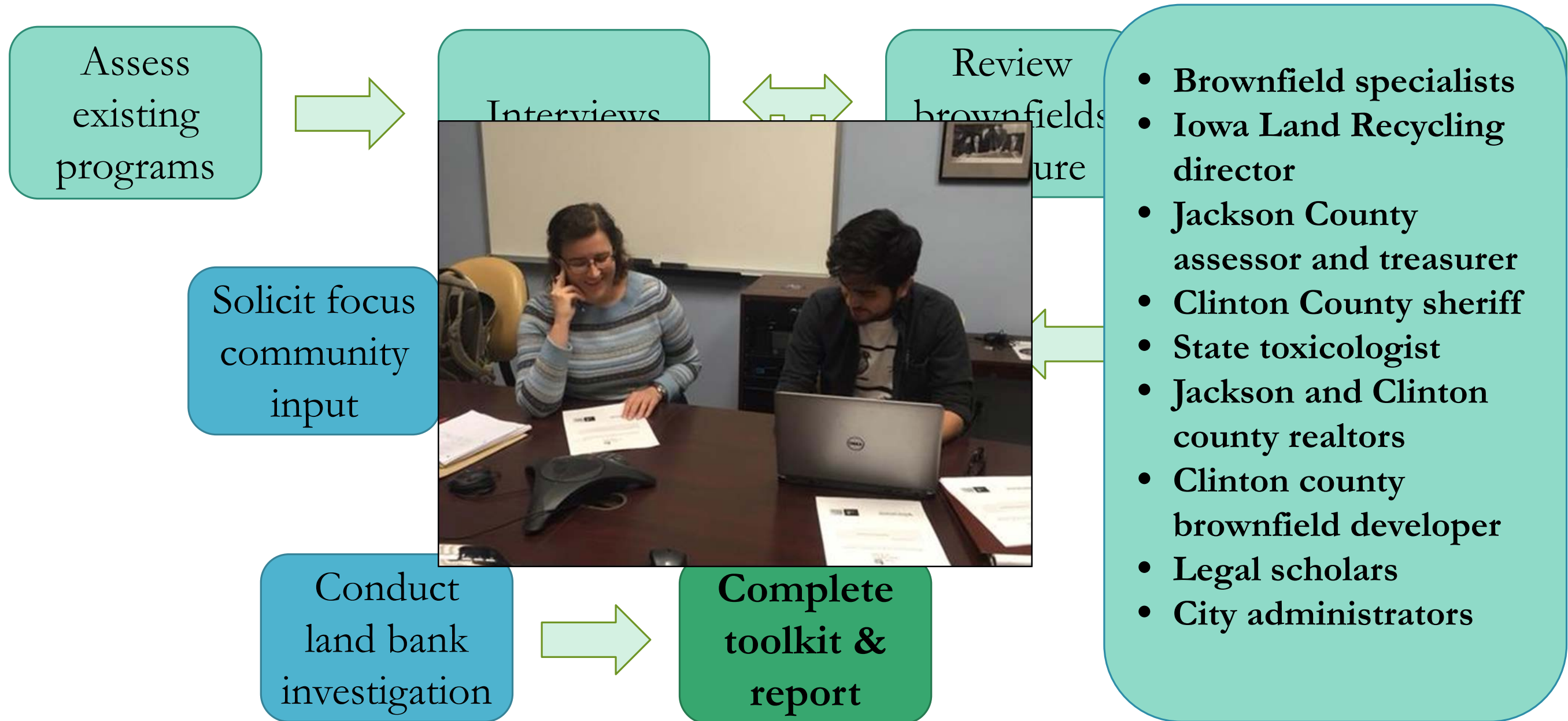
Cost of remediation can exceed value of the land

Little to no market incentive for developers

Perception of disinvestment in the community

Economic, social, and public health spillover effects

# Methods





# Methods

Solicit focus  
community  
input

Phased software  
testing and  
evaluation



- Feedback on scoring system
- Technical and design issues
- Value of outreach materials
- Community priorities

IA  
Reuse Readiness  
Toolkit

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# Excel-Based Brownfield Inventory System

Mandatory | Redevelopment Plans | Priority | Supplemental

### Enter Site Name

Old Speedy's Filling Station

**Site Location**

County:

City:

Site street address:

Site ZIP code:

Parcel ID:

Parcel size:

Will the owner consent to testing?

Does the applicant own the property?

**Services requested**

Phase 1 Testing  Lead Testing  Air Quality Testing

Phase 2 Testing  Asbestos Testing  Cleanup Planning

**Applicant Contact Information**

Name:

Street address:

State:

City:

**Is the property listed on the National Priorities (Superfund Site) List?**

**Is the property subject to unilateral administrative orders, court orders, or consent decrees related to CERCLA?**

**Is the property under the jurisdiction or control of the U.S. Government?**

Phase I testing generally costs between \$2,000 and \$5,000.  
Phase II testing generally costs between \$10,000 and \$80,000.  
ECIA recently won a grant from the EPA to cover the cost of these assessments. Your site may qualify.

THE UNIVERSITY OF IOWA School of Urban & Regional Planning

Home | User Info | Point Values | Possible Contaminants | Repository | Raw Data | +

# Every property gets a score based on the information entered for it

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## Mandatory Fields

- Provide basic details about site location and applicant contact information
- Also include “red flag” questions
- **Worth no points**

## Priority Fields

- Drawn from ECIA and EPA brownfields applications
- Provide key information such as ownership, past uses, and concerns
- **Worth 5-15 points each**

## Supplemental Fields

- Drawn from other brownfield inventories
- Provide more detail about the site in terms of safety, infrastructure, and site impact
- **Worth 5 points each**

## Example site

**\* Current  
Score: 120**

**\* Possible  
Additional  
Points:**

**15 points: Detailed  
redevelopment plan**

**5 points: Flooding concerns**

**5 points: Suspected contaminants**

**5 points: Existing infrastructure**



**IA  
Reuse Readiness  
Brownfields Inventory**

East Central Intergovernmental

Welcome!

This system is designed to help communities identify environmental testing of brownfield sites.

You may click on one of the buttons below to enter a brownfield site into the inventory, or get more information about the testing and cleanup process.

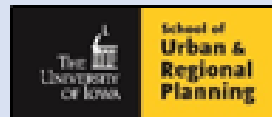
Every site entered into the system is given a score based on the information entered into the system and how to raise the score of a site by clicking on the "User Info" button.

When you have entered your sites into the inventory, you can submit them to the inventory. Anytime you update an entry about a site, you can resubmit it to the inventory.

Enter a site

What is a Brownfield?

Questions? Comments? Contact Nicole Turpin at nturpin@ecig.org



Home

User Info

Point Values

Possible Contaminants

**Priority Fields (Including Redevelopment Plan): 150 points total**

Is there a redevelopment plan for the property?

Yes (10 points)

No (0 points)

What type of future use is proposed for the property?

Industrial (5 points)

Commercial (5 points)

Mixed use (5 points)

Public facility (5 points)

Residential (5 points)

Green space (5 points)

Please describe the redevelopment plan

Please be as detailed as possible (15 additional points for completing this field)

Current use or zoning classification

Industrial (10 points)

Commercial (10 points)

Mixed use (8 points)

Public facility (6 points)

Residential (5 points)

Current condition of property

Buildings maintained (10 points)

Please detail the condition of building(s) and lot

Is the property tax delinquent?

Sites must score 150 total points or more to be considered a "Top Priority" site

# Export & report functions

The screenshot shows the main interface of the IA Reuse Readiness Brownfields Inventory. At the top, it features the IA Reuse Readiness Brownfields Inventory logo and the ECIA logo. Below the logos, the text reads "East Central Intergovernmental Association". A "Welcome!" message follows, explaining the system's purpose: to help communities identify environmental testing needs and assess the redevelopment potential of brownfield sites. It provides instructions on how to enter, edit, or submit sites, and how to use the scoring system. At the bottom, there are several buttons: "Enter a site", "What is a Brownfield?", "Edit a site", "Export Local Inventory", and "Generate Report". The "Export Local Inventory" and "Generate Report" buttons are circled in red. A red dashed arrow points from the "Generate Report" button to the right-hand screenshot. The footer includes contact information for Nicole Turpin and logos for The University of Iowa School of Urban & Regional Planning and the Iowa Initiative for Sustainable Communities. A navigation bar at the very bottom contains links for Home, User Info, Point Values, Possible Contaminants, Repository, Raw Data, and a plus sign.

This screenshot displays a detailed site report for "Clinton Engines". At the top, it includes a disclaimer: "Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of the EPA." The site name is "Clinton Engines" with a "Current Score: 153". Key information includes: County: Jackson, City: MAQUOKETA, Parcel ID(s): 145181938200800, 145181938200700, Parcel Size: Over 10 Acres, and Site Address: 605 East Maple Street, MAQUOKETA, IA. Applicant information for Brian Wagner is provided, including address, phone number, and email. A series of questions are listed, such as "Does the current owner consent to testing?", "Is the applicant the current owner?", and "Services Requested:" with checkboxes for Phase 1/2 ESA, Lead Testing, Asbestos Testing, Air Quality Testing, and Cleanup Planning. Further questions include "Is this a Superfund site?", "Is this site subject to any portion of CERCLA?", and "Is this site under Federal control?". A section titled "Redevelopment Plans" follows, asking "Are there redevelopment plans for this site?" and providing a description: "Redevelopment Category: Public Facility. Redevelopment Plan Description: Future plans have included another industrial manufacturing facility or mixed use housing development. The City is exploring all reasonable options for sustainable reuse of the property." Logos for The University of Iowa School of Urban & Regional Planning and the Iowa Initiative for Sustainable Communities are at the bottom.

# Outreach Materials

## What is a brownfield?

Shuttered  
Salvage yard  
Brownfield  
community  
town, in sr

Some of th  
require cle  
testing to c

Left unadd  
impacts on  
crime, hind  
impacting

It does not  
ECIA rece  
sites. Your

How do yo  
• Could t  
lead, as  
• Would  
site?



## What are Phase I and Phase II ESAs?

Potential con  
depending on

These can inc

- Gas station
- Dry clean
- Railroads
- Factories
- Buildings

Sometimes, s  
contaminatio  
redevelopme  
considered a

Two types of  
extent of con  
hazard and re

- **A Phase I** ...  
contaminat  
a records  
potential d
- **A Phase II** ...  
needed. It  
concentra



## What are the steps to brownfield cleanup?

When a prop  
process for s  
reuse of the s  
because fund  
whether the

The Iowa Dep  
has establish  
evaluation an

These steps a  
Recycling Pro  
requirements

Redevelopm

- 1
- 2
- 3
- 4
- 5

## What funding resources are available?

There are many types of outside funding available to landowners, community members, and city officials who wish to clean up and redevelop their brownfields.

Public funding can take the form of low interest loans and incentives such as tax credits, and is based on the level of funding required, the scope of the assessment and cleanup, and the desired reuse of the property.

By using sources such as those listed on the back of this sheet, communities can have better access to capital in order to address their most pressing brownfields sites.

### How do we know which public funding source is right for the project?

In Iowa, there are two primary sources of funding for assessing and cleaning up brownfields: the Iowa Department of Natural Resources (IDNR) and the U.S. Environmental Protection Agency (EPA).

IDNR offers assessment assistance through their Brownfields Redevelopment Program. This assistance is tailored to single projects in communities that do not already have an EPA community-wide grant.

EPA grants are nationally competitive, but a better fit for communities that want to address multiple properties in a 3-year timeline. These EPA grants come in the form of assessment, cleanup, revolving loan funds, and area-wide planning grants.

**Basic brownfields definition**  
The Environmental Protection Agency (EPA) defines brownfields as "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."

**Contact Us**

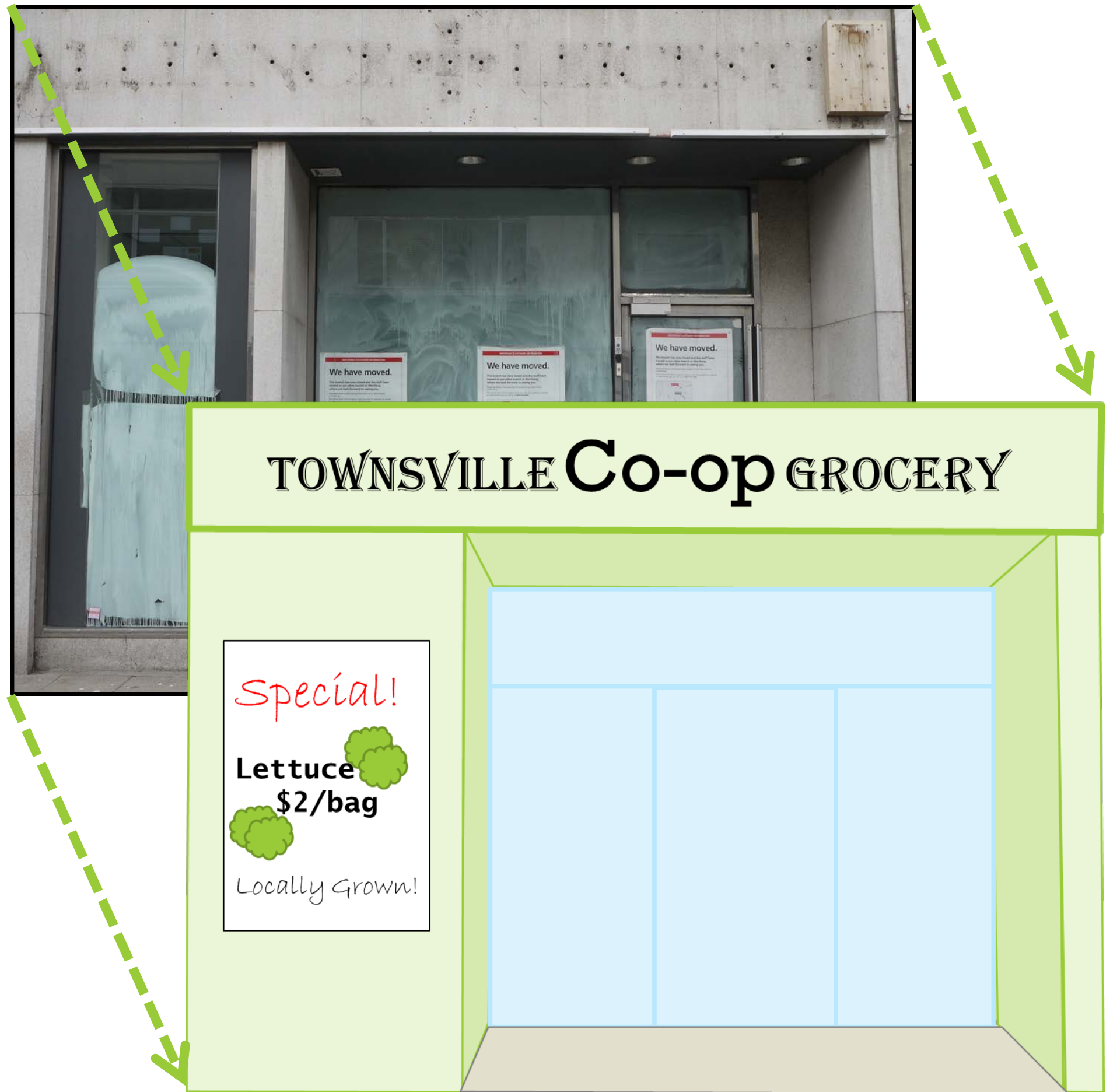
**Nicole Turpin**  
East Central Intergovernmental Association  
7600 Commerce Park  
Dubuque, IA 52002  
nturpin@ecia.org

[www.ecia.org](http://www.ecia.org)

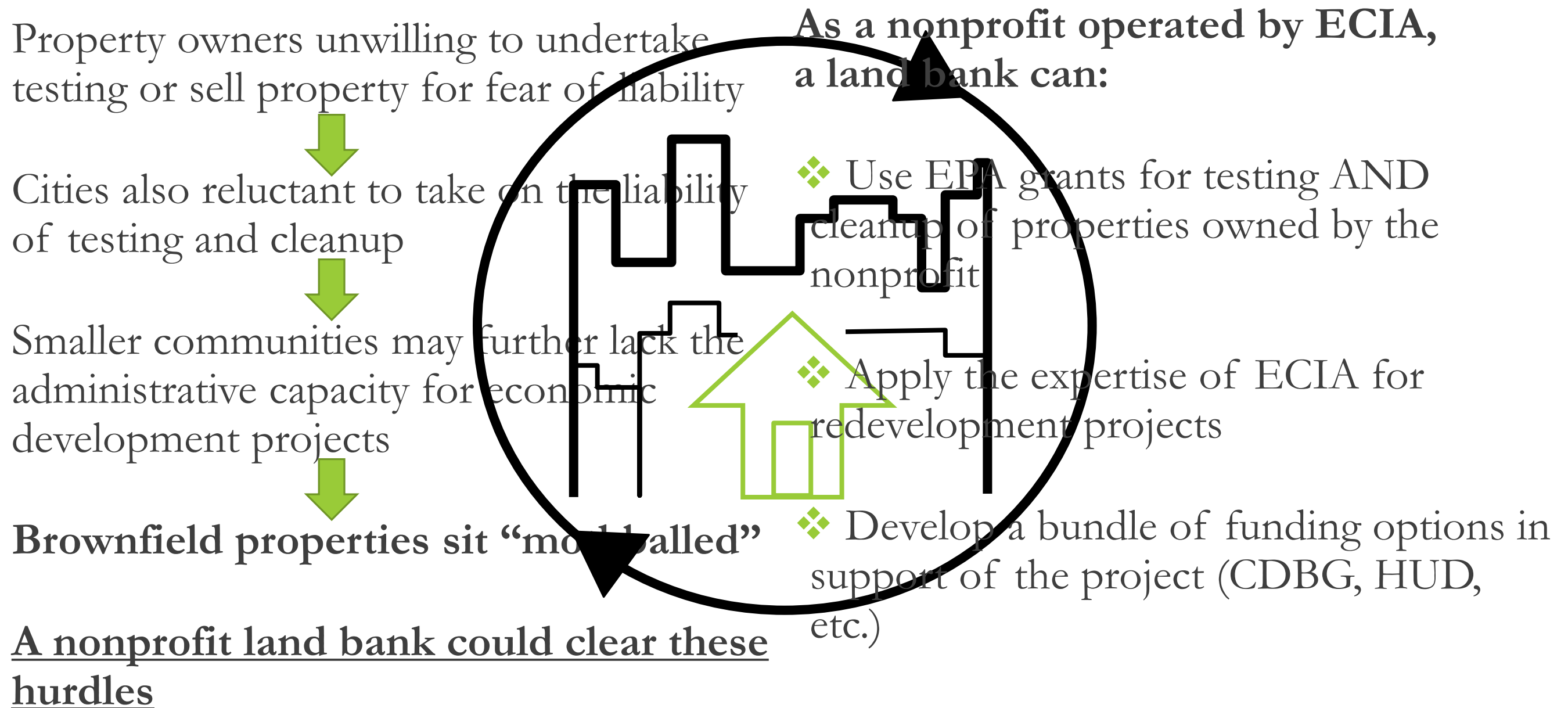
*Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of*



# Land Bank Investigation



# Why a land bank?



# Enabling legislation: best practices

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A stylized grey icon of a building with a triangular roof and two vertical columns. To the right of the building, six green arrow-shaped boxes point to the right, each containing a text item.

*In rem* foreclosures

Judicially supervised tax foreclosures

Constitutionally adequate notice

Shortened time between delinquency and foreclosure

Large volume bulk foreclosure

Sales with no minimum bids

# Key considerations in Iowa

## **Iowa Code §364.7.3**

Cities may only gift property to other government entities

## **Iowa Code §331.361.4**

Counties may only gift property for public purposes as determined by the board

The code allows both cities and counties to lease properties to a private party for less than 3 years



# Four potential operating structures

## Option 1: Donation

County enacts ordinance establishing the public purpose of a land bank and gifts properties to Land Bank.

## Option 2: Purchase

Land bank acquires property by bidding on tax certificate in foreclosure sale OR by direct purchase.

## Option 3: Manage

City retains title to the property, contracts with land bank to manage it.

## Option 4: Lease

City and/or County leases property to land bank for less than 3 years.

# Each has potential pitfalls

## Option 1: Donation

Administratively complex

Political uncertainty

Lengthy process

## Option 2: Purchase

Requires large initial investments and greater financial risk

Resale options may be more limited

## Option 3: Manage

Cities remain liable

Cannot use EPA cleanup grants

Sales do not support land bank activities

## Option 4: Lease

Cities remain liable

Cannot use EPA cleanup grants

Sales do not support land bank activities

Option #1  
And appears.  
potential  
most viable  
stringtise

Option 1: Donation

Cities/counties relieved of liability

EPA cleanup grants can be applied to properties

Property sales can support land bank activities

Option 3: Manage

No costs incurred for property acquisition or future sale

Operations focused entirely on site cleanup

Option 2: Purchase

Less administrative complexity

Cities/counties relieved of liability

EPA cleanup grants can be applied to properties

Option 4: Lease

No costs incurred for property acquisition or future sale

Operations focused entirely on site cleanup

# Implementation





# ECBC Workshops

## YOU ARE INVITED!

### Steps & Resources for Engaging in Brownfield Redevelopment

Two Free Brownfield Workshops in Iowa:  
April 5<sup>th</sup> in Maquoketa & April 6<sup>th</sup> in Manchester

Hello, Community Leaders, Planners, and Economic Development Stakeholders!

I wanted to let you know about two [free brownfields workshop](#) being co-hosted by the East Central Intergovernmental Association (ECIA) and the Technical Assistance to Brownfields (TAB) Program at Kansas State University. Both days' meetings will cover the same topics to give everyone two opportunities to attend!

Does your community have an abandoned industrial property, old gas station or other potentially contaminated building or vacant property that is impeding your communities' future growth?

- \* Learn how to manage redevelopment projects for turning abandoned, contaminated idle properties or brownfields into vibrant community spaces such as housing, parks, trails and job-creating businesses.
- \* Hear from regional, state and national leaders on resources available to you and your community.
- \* Local success stories will be presented.



**Who should attend?** Local and regional government officials, not-for-profit economic and community development organizations, lenders and real-estate professionals, property owners, and anyone interested in learning about brownfields and about financial resources for local redevelopment.

**Free Registration:** Attendance is free, but registration is required.

**April 5<sup>th</sup> in Maquoketa (12:00 noon – 5:00 p.m.) or April 6<sup>th</sup> in Manchester (8:00 a.m. – 12:30 p.m.)**

To register, please go to the webpage of the workshop of your choice at: [www.ksutab.org/education/workshops](http://www.ksutab.org/education/workshops)  
(If you need assistance with your registration, please contact Sheree Walsh, [chr@ksu.edu](mailto:chr@ksu.edu), 785-532-6519)

**For more information contact:**

Nicole Turpin, ECIA Brownfields Project Manager, [nturpin@ecia.org](mailto:nturpin@ecia.org), 563-690-5771

Margaret Renas, Delta Institute & KSU TAB Partner, [mrenas@delta-institute.org](mailto:mrenas@delta-institute.org), 312-651-4335

**Please share this information** with your colleagues, clients, and feel free to forward this information to any listservs or announcement postings you have to help get the word out.

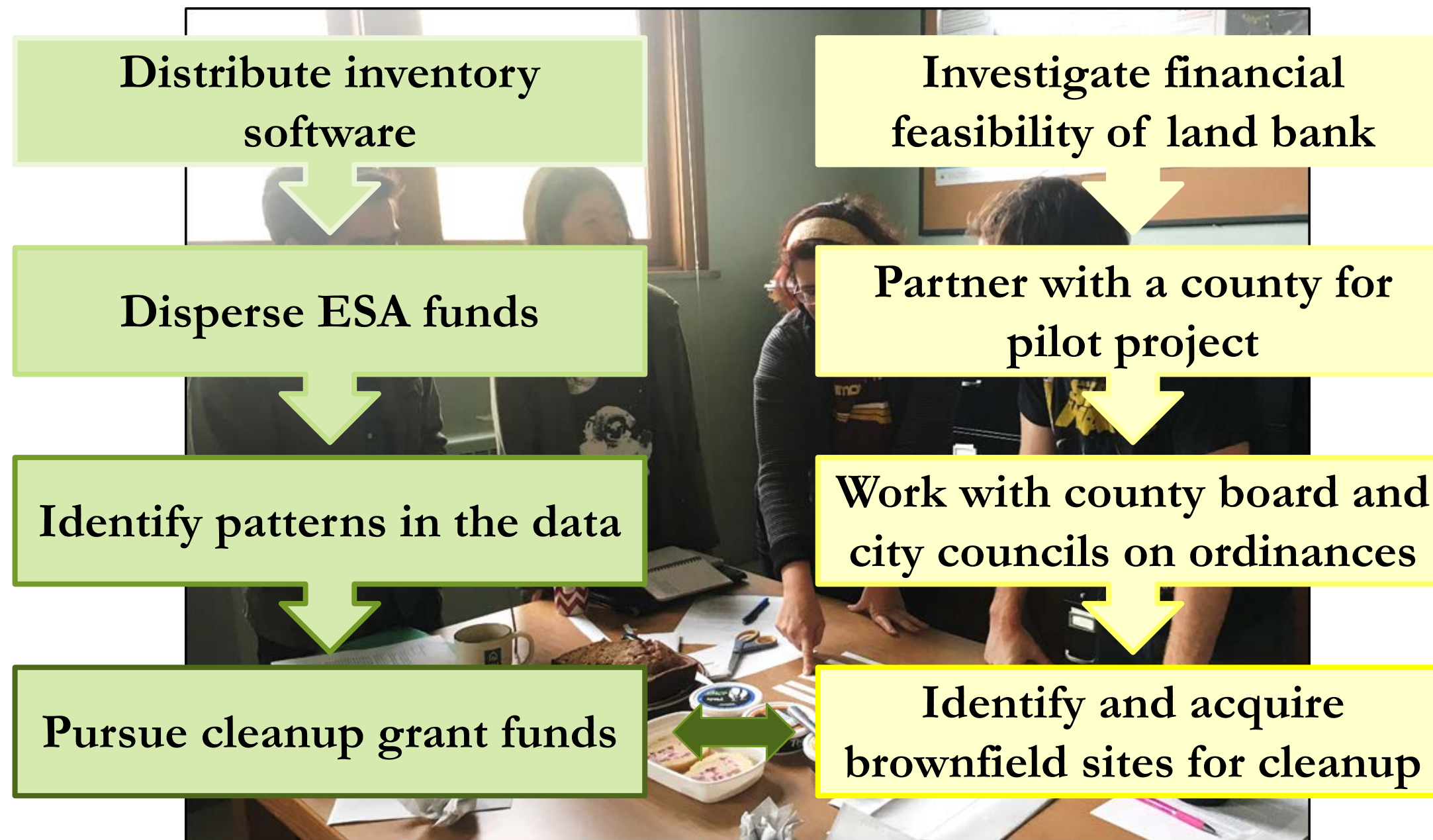


**We hope to see you there!**

These workshops made possible  
with funding provided by US EPA



# Next steps: ECIA implementation





# IA Reuse Readiness

A TOOLKIT FOR *IDENTIFYING AND ASSESSING* BROWNFIELDS

ROBERT CAUDILL, JAY FIESER, AND  
SARAH J. GARDNER



QUESTIONS?



# Inventory Documentation

```
COState.RowSource = "States"  
PublicAcquire.RowSource = "PublicAcquire"  
PrivateAcquire.RowSource = "PrivateAcquire"  
PhaseIComplete.RowSource = "YesNoUnknownNA"  
PriorInvestigation.RowSource = "YesNoUnknown"  
ResponsibleParty.RowSource = "YesNoUnknown"  
ResponsibleFinance.RowSource = "YesNoUnknown"  
ApplicantContam.RowSource = "YesNo"  
COContam.RowSource = "YesNoUnknown"  
RedevPlan.RowSource = "YesNo"  
RedevCategory.RowSource = "RedevCategory"  
Conformity.RowSource = "YesNo"  
'RedevInterest.RowSource = "YesNo"  
LowIncomeMinority.RowSource = "YesNo"  
AdjacRedev.RowSource = "YesNo"  
Photos.RowSource = "YesNo"  
POState.RowSource = "States"  
KnownPO.RowSource = "YesNoUnknown"  
Superfund.RowSource = "YesNo"  
CERCLA.RowSource = "YesNo"  
FedControl.RowSource = "YesNo"  
  
'Setting variables used in locating the last entry in the re  
Dim lastRow As Long  
Dim targetCell As Range  
  
lastRow = Cells(Rows.Count, 1).End(xlUp).Row  
Cells(lastRow, 1).Offset(1, 0).Select  
'Set targetCell = Application.ActiveCell
```

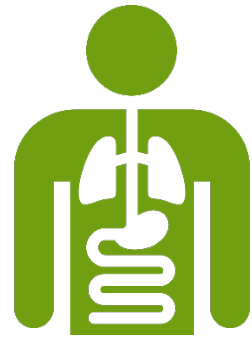
- ❖ Documentation of code will be included in the final iteration of deliverables
  - ECIA's inventory will act as a guide should other organizations want to adopt the system
- ❖ Documentation will include both a text explanation and corresponding screenshots

# Federal law establishes four kinds of brownfields eligible for cleanup funds

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- A site where a non-naturally occurring hazardous substance is located and may be leaching into the surrounding area
- A disposal site for petroleum if it presents a danger to health or the environment
- Leaking underground storage tanks (LUSTs) containing petroleum or other hazardous substances
- A building containing asbestos that will be subject to renovation or demolition





Lost tax  
revenue

Potential  
health  
impacts

Increased  
property  
crimes

Equity  
issues

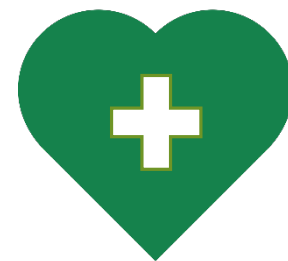
# Benefits to addressing brownfield sites

Return  
properties  
to  
productive  
use

Improve  
social fabric

Reduce  
public  
health  
hazards

Protect  
vulnerable  
community  
members





# How is this planning?

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- Planning provides the data needed for effective public and private decision-making
- Planning promotes the common or collective interests of the community
- Planning attempts to remedy the negative effects of market actions
- Planning considers the distributional effects of public and private action, and attempts to resolve inequities in the distribution of basic goods and services

- Richard Klosterman,  
“Arguments For and Against Planning”

# Example: Former Schick Army Hospital

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- 40 acres in northwest Clinton
- Partially city owned
- Some buildings in active use for housing
- Nuisance complaints
- Property tax delinquency
- Potential contamination

