



**TAB**  
Technical Assistance  
to Brownfields

**KANSAS STATE**  
UNIVERSITY

## Community Update:

# Brownfields Cleanup Grant Progress

**Roxanne Anderson** – *KSU TAB Regional Director in EPA Region 5*

**Scott Nightingale** - *KSU TAB Regional Director in EPA Region 6*

*Wednesday, January 14<sup>th</sup>, 2026*

*5:30 PM*

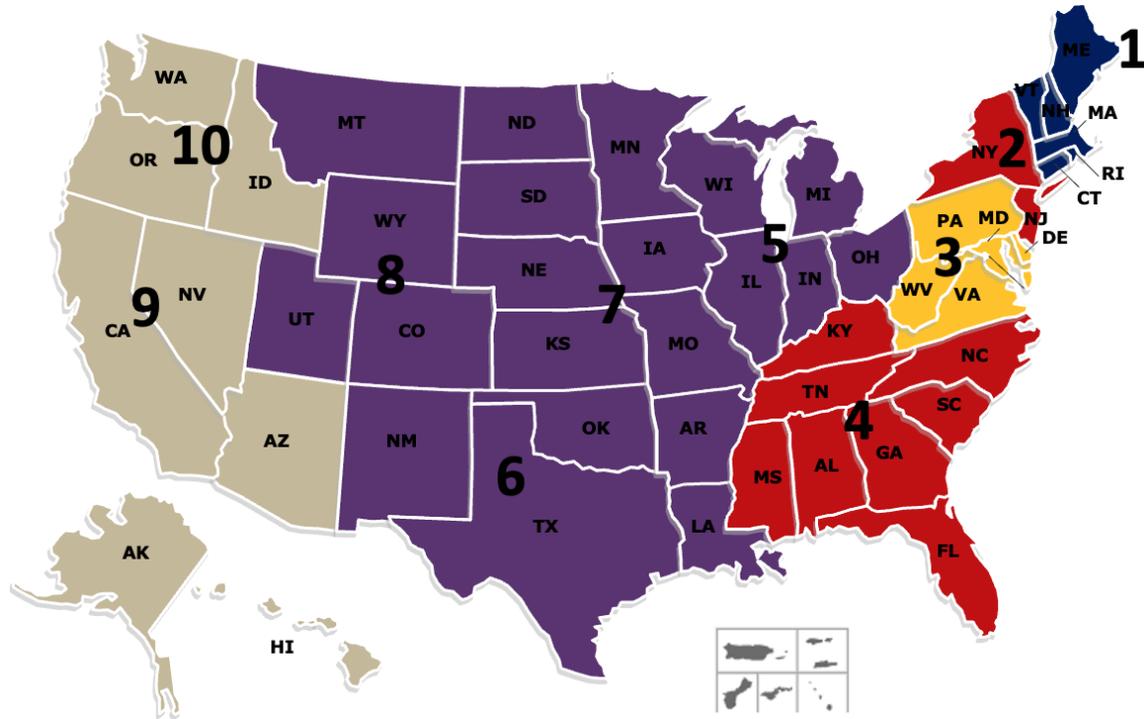
*BW University*

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# AGENDA

- Welcome and introductions
  - Purpose of tonight's session:
    - Share progress one year into the EPA Cleanup Grant
    - Explain *what it took to secure the grant*
    - Walk through *what work is happening now* and *what comes next*
    - Why cleanup matters for community health, safety, and future reuse
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# Technical Assistance to Brownfields (TAB)



## What is TAB?

- A national program funded by U.S. EPA
- Dedicated TAB services provider for each EPA region & a dedicated TAB services provider for all federally recognized Tribes & Alaska Native villages
- 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

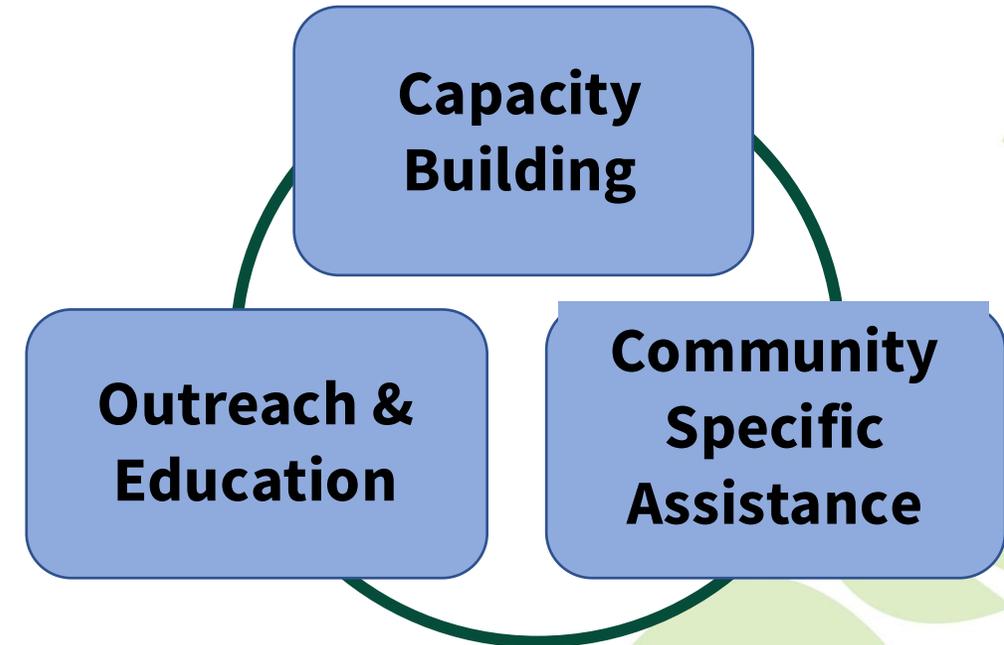
[The West Virginia University](#) – EPA Region 3

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

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

[KSU – ITEP – ANTHC](#) – Tribal TAB

# **KSU TAB Assistance to Communities and Tribes**



# KSU TAB and Partner Services

- Brownfield Assessment and Cleanup  
Redevelopment Strategies
- Site Design
- Leveraging Funds
- Public/Private Partnerships
- Economic Impact Analysis
- Market Studies
- Real Estate Finance
- Solid and Hazardous Waste
- Infrastructure and Transportation
- Clean Energy/Solar Fields Planning
- Community Engagement
- Area Wide Planning
- Public Housing
- Historic Preservation
- EJ Outreach and Involvement
- Indigenous Planning
- Sustainability
- Resilience
- Community Gardens
- Healthfields
- Database Management



# The North Star Concept

**What is a “North Star”?**

A **guiding question or statement** that keeps us focused on what matters most.

It helps us stay on track for the intent of the session – which is to update the community on the status of the Lionite Cleanup Grant, and to provide any clarification needed regarding the process.

# What Is a Brownfield?

In layman's terms:

- A brownfield is a property that is difficult to develop because it is contaminated or believed to be contaminated
- A site with low to moderate levels of contamination
- Including: hazardous substances, petroleum, asbestos, lead paint, mold, meth- lab contaminants, and mine-scarred lands



# Opening Activity:

## “Questions, Concerns, & Possibilities”

- **■ Questions:**

*What do you want answered tonight?*

- **■ Concerns / Tradeoffs:**

*What worries you or feels unclear about the cleanup or development?*

- **■ Hopes / Possibilities:**

*What positive outcome do you hope this cleanup leads to?*

**You don't have to fill out all three—but we encourage everyone to try at least one **green** note. Cleanup is about removing problems, but it's also about creating possibilities.**

# Cleanup Grant Process



# What Is a U.S. EPA Brownfields Cleanup Grant?

- Funds used for **environmental cleanup only** (not redevelopment)
- Typical contaminants (e.g., petroleum, hazardous substances, asbestos, lead)
- Key requirements the applicant had to meet:
  - Site ownership or legal access
  - Completed Phase I & Phase II Environmental Site Assessments
  - Cleanup planning and cost estimates
  - Demonstrated community engagement
  - Compliance with federal laws (NEPA, procurement, labor standards)
- Why these requirements exist (accountability, safety, transparency)

# How PCUL's Project Earned the Grant

- High-level walkthrough of the application process:
  - Timeline from planning → application → award
  - Competitive nature of the grant
- **What made this project successful:**
  - Clear contamination problem
  - Strong cleanup plan
  - Community need and support
  - Long-term vision for reuse
- Role of KSU TAB in providing technical assistance

# Property Location – 115 Depot Street

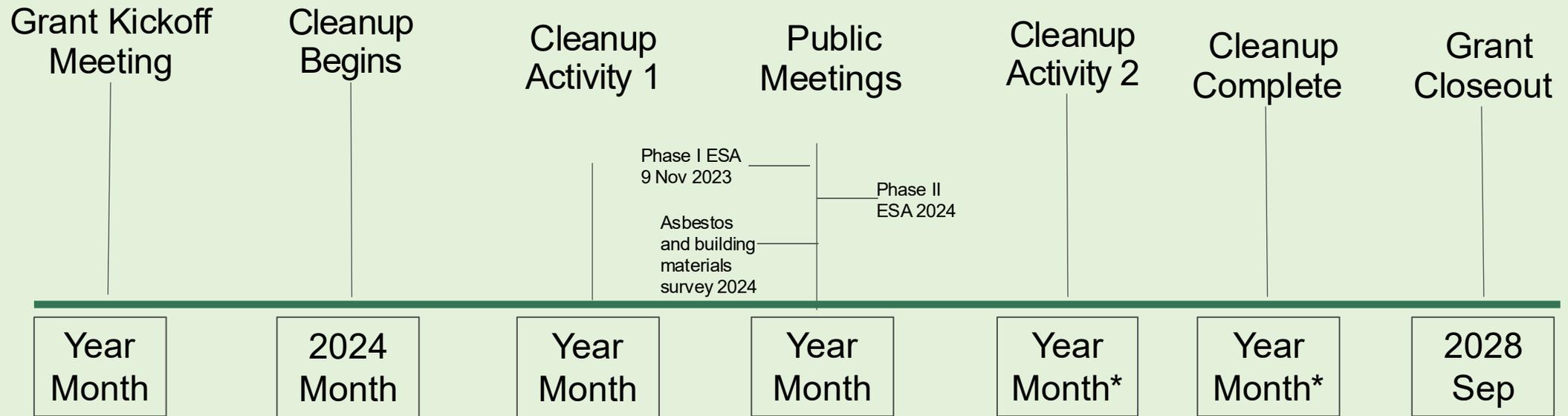




# Former Lionite Mill Property Cleanup Application Timeline



# Former Lionite Mill Property Cleanup Timeline



\*Anticipated deadlines



# Current Cleanup Workplan Status

PCUL's EPA-approved workplan is split up into **six main tasks** for the 9.2 acre 'site'

*Project Period Timeline: 08/01/2024-09/30/2028*

- Outreach, Grant Management, and Reporting
- Engineering Analysis to determine Demolition Necessary to Complete Remediation
- Demolition of Structures which are necessary to address Asbestos Containing Materials, and Universal Waste
- Hazardous Materials Removal; Submit RAP to State
- Remedial Design Sampling
- Soil Remediation/Capping and Sub-Slab Contamination Remediation

# Current Cleanup Workplan Status

## Outreach, Grant Management, and Reporting

- Community Involvement Plan-reviewed and approved by EPA
- PCUL gave a presentation to the community on the ABCA for the Asbestos Abatement of Equipment and Removal of Petroleum, Chemicals, and Universal Wastes
  - 1 of 3 ABCAs planned for this cleanup project
- This ABCA was open for public comment and made available to the public at the local library
- PCUL will need another ABCA for the soil removal, and likely a third for further hazardous material abatement in buildings that will either remain or be demoed

# Current Cleanup Workplan Status

## Engineering Analysis to determine Demolition Necessary to Complete Remediation

**Status:** In progress - Draft structural assessment report

# Current Cleanup Workplan Status

## Demolition of Structures which are necessary to address Asbestos Containing Materials, and Universal Waste

**Status:** Preparation Stage - PCUL is still evaluating which buildings will be demoed which will and remain standing. An architectural assessment needs to be done prior to demoing *any* buildings and they must be in compliance with the National Historic Preservation Act.

*Asbestos inspections, sampling, and abatement have occurred*

# Current Cleanup Workplan Status

**Hazardous Materials Removal;  
Submit RAP to State**

**Status:** Preparation Stage, In Progress



# Current Cleanup Workplan Status

## Remedial Design Sampling

**Status:** Not Started



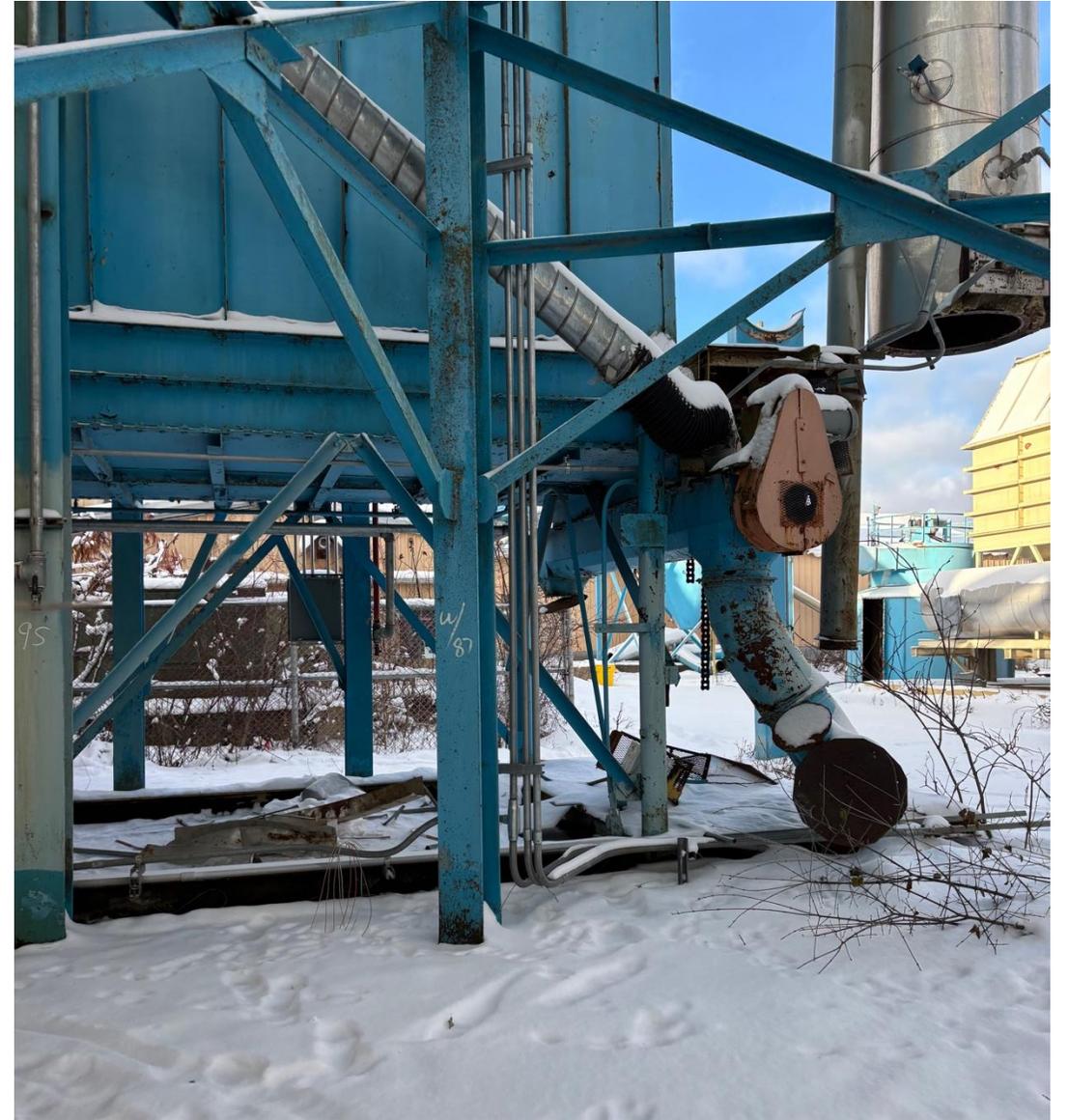
# Current Cleanup Workplan Status

## Soil Remediation/Capping and Sub-Slab Contamination Remediation

**Status:** Not Started

# Asbestos Abatement







# What Compliance Looks Like During Implementation

- Health & safety planning
- EPA reporting and oversight
- Contractor procurement rules

# Common Questions

## **What can the grant be used for?**

Removing or treating contaminated soil  
Addressing petroleum or hazardous substances  
Asbestos or lead cleanup  
Environmental monitoring and reporting

**It cannot be used for buildings, redevelopment, or new construction.**

# Common Questions

## **How competitive is this grant?**

Very competitive.

Applicants must show:

Proven contamination

A realistic cleanup plan

Site control

Strong community support



# Common Questions

## **Why did this take so long to get started?**

Federal grants require:

Detailed planning

EPA approval at multiple stages

Competitive contractor procurement

These steps protect public health and taxpayer dollars.

# Common Questions

## **Is the site safe during cleanup?**

Yes. Cleanup follows:

Approved health and safety plans

EPA oversight

Environmental standards designed to protect workers and neighbors



# Common Questions

## What happens after cleanup is finished?

The site becomes **ready for reuse planning**, which may require:

- Additional funding
- Community visioning
- Private or public investment

# Common Questions

## **Why does it feel like nothing is happening?**

That's a fair question.

A lot of the work happens behind the scenes—planning, testing, approvals, and contractor coordination. Those steps don't always look exciting, but they are required to make sure the cleanup is done safely and correctly.

# Common Questions

## **Why can't this money be used to build something?**

EPA Cleanup Grants are strictly for environmental cleanup. They are designed to remove barriers to redevelopment—not to pay for the redevelopment itself. Cleanup is the necessary first step before anything new can happen.

# Common Questions

## **Why is the timeline changing?**

Cleanup projects often uncover new information once work begins. When that happens, EPA requires adjustments to make sure the cleanup still meets safety standards. While that can affect timelines, it protects long-term outcomes.

# Common Questions

## **What if the cleanup costs more than expected?**

The grant has a defined budget and scope. If unexpected issues arise, the project team works with EPA to adjust the plan or identify additional funding. Transparency and accountability are built into the process.

# Common Questions

## **What's the benefit to the community if nothing is built yet?**

Cleanup removes environmental and legal barriers that have held the property back—sometimes for decades. It's the step that makes future investment possible and safer for everyone.

# Why Clean Up Matters

## *Community Health, Safety & Future Reuse*

- **Protects public health**

- Removes or contains contamination that can affect soil, water, and air
- Reduces long-term exposure risks for families, kids, and neighbors

- **Improves day-to-day safety**

- Addresses hazards like unstable buildings, contaminated soil, or debris
- Makes the site safer for nearby homes, schools, and businesses

- **Stops problems from spreading**

- Prevents contamination from migrating to neighboring properties or waterways
- Limits future environmental and financial liabilities for the community

# Why Clean Up Matters

## *Community Health, Safety & Future Reuse*

### • **Unlocks future reuse**

- Cleanup is the critical first step before redevelopment can occur
- Opens the door to new uses that align with community needs and vision

### • **Restores community confidence**

- Signals investment, care, and accountability
- Turns a long-standing problem into an opportunity for progress

### • **Creates momentum for reinvestment**

- Clean sites are more attractive to funders, developers, and partners
- Positions the community for the *next chapter*, not just a temporary fix

# Community Input

## *Why it continues to matter*

*Cleanup projects are technical and federally regulated—so there are parts the community can't vote on. But there are many parts where your voice still matters, and we want to be clear about the difference*

# Community Input

*Why it continues to matter*

**During Cleanup, Community Input Helps Shape:**

## **Communication**

How often updates are shared

How information is explained (meetings, flyers, social media, signage)

## **Transparency**

What people want explained better: safety, timelines, or next steps

# Community Input

## *Why it continues to matter*

### **After Cleanup, Community Input Shapes:**

What the site becomes next

Green space, housing, small business, community use

What *doesn't* happen

Uses the community isn't willing to support

How future funding is pursued

Grants increasingly require proof of community support

# Contact Info

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**Let's Connect!**

*Scan to get in touch with a TAB team member or to join our mailing list*

**SCAN  
ME!**



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# Thank You

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