



**TAB**

TECHNICAL ASSISTANCE TO BROWNFIELDS

# Overlooked Opportunities within the UST Backlog and What to Do...

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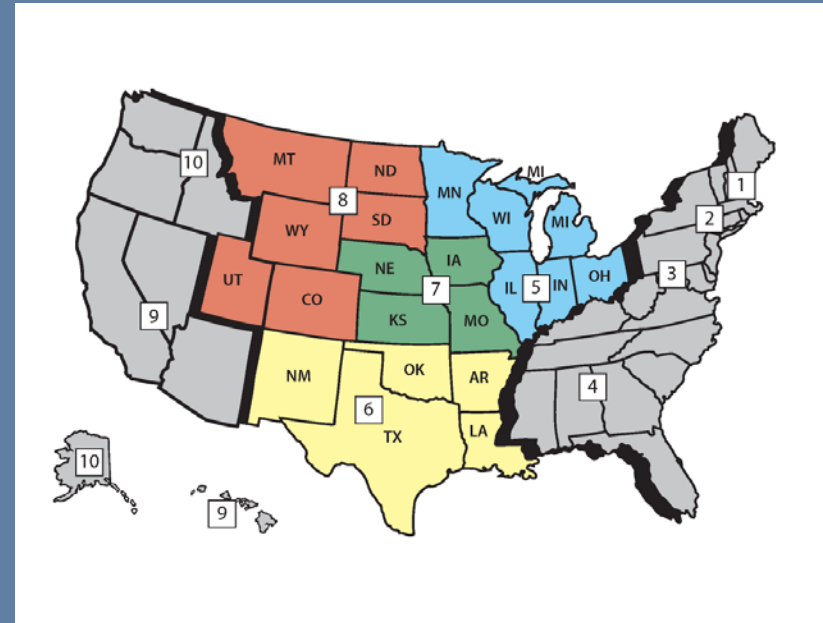
Technical Assistance to Brownfields (TAB) Program

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# Technical Assistance to Brownfield (TAB)

- A national program, funded by EPA
- KSU TAB interfaces regularly with each of the state VCP programs to address state BF priorities
- **Free** to communities
- K-State assists communities in EPA Regions 5, 6, 7 and 8



# Some of the “*Liaison*” Roles of TAB

- Help identifying and inventorying brownfields
- Strategic planning and redevelopment visioning
- Educating Local Government on Redevelopment Tools
- **Informing Local Government of State & Federal Programs**
- Help finding and evaluating environmental consultants
- Review of project plans and technical reports



# Quantifying the “Opportunity”?

- Estimated that nationwide there are nearly 500,000 Brownfield sites (likely many tank sites)
- US Conference of Mayors Survey finds
  - ...public investments in brownfields are generally recouped from local taxes generated by the project within about five years
  - ...redeveloped brownfields in 62 surveyed cities could lead to \$408 million in annual local tax revenue
  - ...redeveloping remaining brownfields could generate between \$1.3 and \$3.8 billion in local taxes

# The Petroleum Universe from the perspective of local government...



# Brownfields + *Low Priority*

## ≠ Redevelopment

### Brownfield Sites & Program Mission

- *Unknown to Minimal* Threat
- Usually good locations but small sized lots
- Often “*upside down*” economically...need help!
- Public component to grant funding

### UST Program Mission

- Protection of public health and the environment
- Wise expenditure of limited public funds-dealing with *high priorities* first
- *Cleanup* of contamination
- No tracking after cleanup

# Why are these Opportunities Important?

- Economic Development
  - Job creation
  - Increased Tax collection
- Blight Elimination
- Eliminating Sprawl
- Community Revitalization



# Benefits to State & Local Governments

## State Programs

- Alternative, easily understood metrics justifying program existence
- Reduction of backlog
- Additional Funding?

## Local Government

- Community Revitalization
- Additional tax funds
- Blight Elimination



# What can States do to take advantage of the Opportunity?

- Reach out and partner with local government
- Provide a single point of contact for local government that is a champion of redevelopment and can talk between programs
- Plug some of the funding gaps with existing programs
- Document and Advertise redevelopment successes



# Next Steps?

1. Identify redeveloped UST sites and Sites from the Backlog for possible pilot studies
2. Identify existing programs (LUST-Trust, state funds) and/or seek additional funding for “new” program needs (EPA Assessment grants)
3. Assemble case studies using Template or Other Metrics
  1. Past, Present, Future
  2. Reach out to other entities with developed case studies to access existing expertise
4. Partner with Local Governments (Create an Initiative)
  1. Reach out and share case studies
  2. Use of new/existing funding, Local Match?
5. Share Information & Repeat

# Some Suggested Metrics that Demonstrate a Benefit

## 1. *Jobs Created*

- Full Time or Construction?

## 2. Tax Revenue Increase

- Property Tax, Sales Tax or Other?

## 3. Public Funds Leveraged

- Assessment Costs

- Cleanup Costs

- Local Contributions; TIF, Infrastructure, etc



# Calculating Return on Investment (of Public Funds)

- **Residential Reuse of UST Site**

Total Public \$ ÷ Increased Property Tax

- **Commercial Reuse**

Total Public \$ ÷ Increased Sales Tax

- **Industrial Reuse**

Total Public \$ ÷ Increased Property Tax

# A Tool for Quantifying Public Return on Investment (ROI)

## What is this tool about?

- Narrative & Glossary of Terms explaining the template and some of the terms used
- Identifies possible sources of data collection
- Explains calculation of some common metrics, such as ROI and more specific metrics (wages
- Explanations of reasoning and procedures for making reasonable assumptions when data is not directly available
- The template can be used to calculate past metrics or project what one might expect in the future by cleaning up and redeveloping a specific site

# What to consider in using the ROI Tool

- This tool can...
  - be used for determining simple or more complex metrics
  - be used by non-economists at any level of government
  - be used to prioritize sites for cleanup based on the optimum metrics
- This tool cannot...
  - Address metrics relevant to a public reuse of a site
  - Calculate the metrics itself, it just describes how and where to seek the input data
- Considerations
  - *“Garbage in, Garbage Out”*
  - *Be as consistent as possible in your data collection when comparing or summarizing your outcomes*
  - *And finally the disclaimer...“Never operate this tool without consulting your favorite professional economist. Outcomes may be subject to alternative interpretations. Local Results can vary.”*

# Next Steps for the ROI Tool

- Seeking public comments
  - ASTSWMO
  - You?

# TAB Contact

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