

# NEBRASKA PANHANDLE BROWNFIELD REDEVELOPMENT RESOURCES

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*A guide to available resources for technical assistance, environmental assessment, clean-up, and redevelopment of brownfields in the Nebraska Panhandle.*



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# Environmental Site Assessments and Surveys

## Nebraska Department of Environmental Quality (NDEQ)

Phase I and Phase II Environmental Site Assessments (ESAs): NDEQ will perform **free environmental site assessments** for eligible entities. *Eligible entities* are: city or county government, non-profit economic development organizations, and regional councils of government. **Eligible entities may apply for assessment of privately held property, provided the property is a brownfield site and an access agreement has been signed.** For more information, application and access agreement forms see <http://deq.ne.gov/NDEQProg.nsf/OnWeb/Brown1> or contact Taryn Serwatowski, NDEQ, at 402-471-6411 or [taryn.serwatowski@nebraska.gov](mailto:taryn.serwatowski@nebraska.gov)

Asbestos Survey: can be performed for free by NDEQ as part of a brownfield site assessment. See applicant eligibility and contact info above.

Lead based paint survey: can be performed for free by NDEQ as part of a brownfield site assessment. See applicant eligibility above. Contact Taryn Serwatowski, NDEQ, at 402- 471-6411 or [taryn.serwatowski@nebraska.gov](mailto:taryn.serwatowski@nebraska.gov) for application form and more information.

## EPA Resources

Assessment grants: 3-year grants, competed nationally every year, very competitive. *Eligible entities* are: General Purpose Unit of Local Government; Land Clearance Authority or other quasi-governmental entity that operates under the supervision and control of, or as an agent of, a general purpose unit of local government; Government Entity Created by State Legislature; Regional Council or group of General Purpose Units of Local Government; Redevelopment Agency that is chartered or otherwise sanctioned by a state; and State. **Eligible entities receiving awards may assess eligible privately held property provided the property is a brownfield site and an access agreement has been signed.** Request for Proposals are usually issued in the fall of each year.

Types of assessment grants: *Site specific grants* - for large sites: up to \$200,000; *community-wide grants* - for larger geographic areas (communities, counties, etc.): up to \$300,000; *coalition grants* - 3 or more eligible coalition members: up to \$600,000. **Note**: award amounts are based on 2016 grant cycle.

# Clean-up and Abatement

## Nebraska Department of Environmental Quality (NDEQ)

Asbestos abatement: Local governments, non-profit organizations, and economic development organizations can apply to be **reimbursed at 50% cost up to \$10,000** by NDEQ. The applicant needs to own the property, must get certification from SHPO (State Historic Preservation Office)

that the property is not on the registry of historic properties, and enter into agreement outlining the conditions for reimbursement. Contact Taryn Serwatowski, NDEQ, at 402-471-6411 or [taryn.serwatowski@nebraska.gov](mailto:taryn.serwatowski@nebraska.gov) for application form and more information.

Deconstruction Grants for abandoned buildings: grants are available for cities of the second class, villages, and counties of 5,000 or less. **Deconstruction costs related to the percentage of reused and/or recycled materials from the abandoned buildings will be eligible for reimbursement.** For more information and application form see <http://www.deq.state.ne.us/Publica.nsf/pages/WAS061>

## **EPA**

Cleanup grants: 3-year grants, competed nationally every year, very competitive. *Eligible entities* are the same as for assessment grants (see above) PLUS nonprofit organizations. Awards are made for up to **\$200,000/site, and the site needs to be owned by the applicant at time of application.** An eligible applicant may apply for up to 3 sites. There is a 20% cost share. **Note:** award amount is based on 2016 grant cycle. Request for Proposals are usually issued in the fall of each year.

Revolving Loan Fund grants: 5-year grants, competed nationally every two years, very competitive. Grant money may be used to capitalize a revolving loan fund from which to provide loans and sub-grants to carry out **cleanup activities** at brownfield sites contaminated with petroleum and/or hazardous substances. *Eligible entities* are the same as listed under Assessment grants (see above). Grant awards are up to \$1,000,000. **Note:** award amount is based on 2015 grant cycle. Request for Proposals are usually issued every two years.

## **PADD**

Economic Development Loan Fund (EDLF): PADD hosts an economic development loan fund for gap financing for prudent and productive economic development purposes in the PADD region. Real estate and working capital are eligible expenses to clean-up or renovate brownfields so long as activities prepare the site for **economic development and/or job creation.** New or existing businesses located in PADD communities are eligible to apply for low interest loans in cases where the brownfield cleanup will lead to economic development.

Contact: Bryan Venable | 308-633-3741 | [bryanv@nepadd.com](mailto:bryanv@nepadd.com)

## **Other Financing and Funding**

*These resources are not specific to brownfields assessment, clean-up, or redevelopment but could be utilized for eligible brownfield redevelopment projects.*

## **PADD**

Innovations and Investment Fund: Provides funds designated to support **social enterprise businesses or projects.** Social Enterprises are business whose primary purpose is to enhance social or human good while utilizing a business model to be sustainable. Social enterprises which

seek to renovate or clean-up brownfields as part of their business development or growth are eligible under this grant. Grant amount not to exceed \$50,000 with a 100% required match. Applications accepted on a rolling basis. [http://www.nepadd.com/Social-Enterprise.html#anchor\\_68](http://www.nepadd.com/Social-Enterprise.html#anchor_68)

Contact: Bryan Venable | 308-633-3741 | [bryanv@nepadd.com](mailto:bryanv@nepadd.com)

### **Panhandle Partnership**

**Greater Good Fund:** Funds **projects which have arisen from community planning and address a community identified need in a sustainable way.** Funds can be used for preparation of a project site, including demolition, clean-up, and redevelopment, as long as the project fits the grant guidelines. Greater Good Funds are not for operations. Non-profits and local units of government may apply. Grants generally not exceed \$50,000 and require 100% match. Application deadlines are May 30th and November 30th of each year.

Contact: Panhandle Partnership | 308-633-3818 | [tyler.irvine@panhandlepartnership.com](mailto:tyler.irvine@panhandlepartnership.com)

### **US Department of Agriculture (USDA)**

**Rural Business Development Grants:** competitive grant designed to support targeted **technical assistance, training** and other activities leading to the **development or expansion of small and emerging private businesses in rural areas** that have fewer than 50 employees and less than \$1 million in gross revenues. Programmatic activities are separated into enterprise or opportunity type grant activities. **Eligible activities include the acquisition or development of land, pollution control and abatement, rural business incubators, and much more.** Grants range from \$10,000 to \$500,000. No cost share is required. Applications are accepted once/year. <https://www.rd.usda.gov/programs-services/rural-business-development-grants>

Contact: Marla Marx | 308-632-2195 Ext. 132 | [marla.marx@ne.usda.gov](mailto:marla.marx@ne.usda.gov)

### **Nebraska Department of Economic Development (NEDED)**

**CDBG (Community Development Block Grants), Economic Development Grants:** may be used for environmental activities, including demolition of structures on sites slated for community activities, such as affordable housing developments.

<http://www.neded.org/community/community-info/documentslibrary-a-forms/cdbg-forms>

Contact: Starr Lehl | 308-632-1370 | [starr.lehl@nebraska.gov](mailto:starr.lehl@nebraska.gov)

## **General Community Redevelopment**

*The following resources are for planning and implementation of community redevelopment. These resources may help with site specific improvements tied to a community development project, but more generally can help improve a corridor or district where brownfields may present.*

**Nebraska Department of Economic Development (NEDED)** – as per 2016 guidelines

Contact: Starr Lehl | 308-632-1370 | [starr.lehl@nebraska.gov](mailto:starr.lehl@nebraska.gov)

CDBG Downtown Revitalization: restricted to Economic Development Certified or Leadership communities to plan strategy and construct eligible infrastructure, business façade or code improvements. \$30,000 for planning activities, \$350,000 for implementation, 25% match required.

CDBG Tourism Development: investments in effective and affordable tourist attraction facilities to assist tourism development projects that have already attracted significant financial support and are likely to have long-term positive impacts on the local and regional economics. \$50,000-\$350,000; 25% match required.

CDBG Comprehensive Development: for LMI neighborhoods; activities may include neighborhood/comprehensive/strategic pre-development studies; functional or special predevelopment studies for: housing, downtown revitalization, energy conservation and transportation; environmental, heritage tourism, and historic preservation studies; loans to businesses located in the designated downtown business district for façade improvements; loans to businesses located in the designated downtown business district to improve deficiencies in meeting community codes; historic restoration, rehabilitation, housing conversion of upper stories, and preservation for physical structures, and infrastructure in a defined downtown business district; public infrastructure; spec buildings/parks; nonprofit centers for day care, dependent care, primary health and mental health care outpatient clinics, etc. \$30,000 for planning activities, \$700,000 for implementation, 25% match and 25% leverage required.

CDBG Planning: community/neighborhood planning, strategic and comprehensive plans, functional studies, environmental and historic preservation, downtown revitalization, preliminary engineering studies. Grant amount: \$30,000 community/county, \$50,000 regional, 25% match required.

CDBG Public Works: Community Centers, Senior Centers, non-profit centers for day care or dependent care or primary health and mental health care outpatient clinics, remodel shelter facilities for the homeless, accredited public libraries, fire/rescue buildings including fire trucks, removal of architectural barriers for accessibility, parks, water distribution, sanitary sewer collection, bridge and/or street improvements, storm sewer improvements, flood control/drainage improvements, tornado safe shelters for manufactured home parks. \$250,000, 25% match required.

Community Development Assistance Act: distributes a 40% state tax credit to businesses, corporations, insurance firms or financial institutions or individuals that make eligible contributions of cash, services or materials to approved community betterment projects. For chronic economic stress areas only (nearly all NE communities qualify!). Projects that may qualify include employment training; human and medical services; physical facility and neighborhood development services; recreational and educational activities; crime prevention

<http://www.neded.org/community/community-info/financial-assistance/community-development-assistance-act-cdaa>

**Department of Housing and Urban Development (HUD)**

Sustainable Communities Initiative: provides grants to improve regional and local planning efforts that integrate housing and transportation decisions, and increase the capacity to improve land use and zoning to support market investments that support sustainable communities.

Community Challenge Grants: foster activities that enable the development of affordable, economically vital, and sustainable communities. Activities may include modification of local master plans, zoning, and building codes to promote mixed-finance development or re-using older buildings and structures for new programs. Unclear if funding will be available in 2017, check at <https://portal.hud.gov>

Sustainable Communities Regional Planning Grants: supports locally led collaborative efforts that bring together diverse interests from municipalities in a region to determine how best to target planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure investments. Planning for economic competitiveness and revitalization; social equity, inclusion, and access to opportunity; energy use and climate change; and public health and environmental impact. Unclear if funding will be available in 2017, check at <https://portal.hud.gov>

Contact your local HUD office at 402-492-3134 for more information.

# Technical Assistance

## Technical Assistance to Brownfields Program (TAB) at Kansas State University

Provides free technical assistance to brownfields communities. TAB services include educational workshop, redevelopment visioning, economic feasibility and sustainability analysis, and more.

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

## Nebraska Main Street Network

Technical Assistance: partners with communities to educate and support the work they are doing to transform their downtowns. <http://nebraskamainstreet.org/>

## Council of Development Finance Agencies (CDFA)

Assistance to communities that are looking to finance the redevelopment of brownfield sites. CDFA will provide education, resources, research and networking on revolving loan funds, tax incentives, tax increment finance and other tools available for redevelopment finance.

<https://www.cdfa.net/cdfa/cdfaweb.nsf/0/AE4DCA6EF6C10A3788257D7000567D43>

## Local Economic Development Organizations:

- **Twin Cities Development** (Scotts Bluff County, Morrill County)  
308-633-2833 | [twincities@tcdne.org](mailto:twincities@tcdne.org)
- **Nebraska's Northwest Development Corporation** (Dawes County)  
308-432-4023 | [dcottier@gpcom.net](mailto:dcottier@gpcom.net)
- **Box Butte Development Corporation** (Box Butte County)  
308-762-1800 | [director@boxbuttedevelopment.com](mailto:director@boxbuttedevelopment.com)
- **City of Kimball Dept. of Economic Development** (City of Kimball)  
308-235-3639 | [econdev@kimballne.org](mailto:econdev@kimballne.org)
- **City of Sidney Economic Development** (Cheyenne County/City of Sidney)  
308-254-8455 | [communitydev@cityofsidney.org](mailto:communitydev@cityofsidney.org)