



Brownfields Job Training

Professional Learning Community

June 17, 2026

Disclaimer

This project has been funded wholly or in part by the United States Environmental Protection Agency under a contract with Tetra Tech and Adaapta and under assistance agreements with KSU TAB and CCLR (41-84066501 and TR-84066401, respectively). The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does the EPA endorse trade names or recommend the use of commercial products mentioned in this document.



Agenda

1. Introductions (2 min)
2. Announcements (5 min)
3. Get to Know the Technical Assistance to Brownfields (TAB) Providers (15 min)
4. Learning Topic: Wraparound Services (25 min)
5. Open Question & Answer - Any Topic (Optional - 10 min)



Introductions



www.tetratech.com



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Brownfields Job Training Support

The U.S. EPA Brownfields and Land Revitalization Program can provide coordinated technical assistance to help plan, prepare, and strengthen local Brownfields Job Training (BFJT) programs. The three complementary support channels described below can help guide an organization from pre-application through program design and capacity building. For more information on the U.S. EPA Brownfields and Land Revitalization Program, visit: www.epa.gov/brownfields

EPA Regional Coordinators

Explain rules, requirements, compliance, and official guidance, including:

- Confirm eligibility or application requirements.
- Clarify grant conditions, deadlines, threshold items, or allowable costs.
- Address reporting and compliance issues.
- Understand regional funding priorities or opportunities.



Regional Technical Assistance to Brownfields (TAB) Providers

Share perspectives on brownfields, job training connections and application support, including:

- Guidance on navigating the application process.
- Review of draft applications.
- Review training course descriptions.
- General questions about brownfields in your region.
- Connections to regional resources or partners.



BFJT Technical Assistance

Build capacity for program design, implementation and best practices, including:

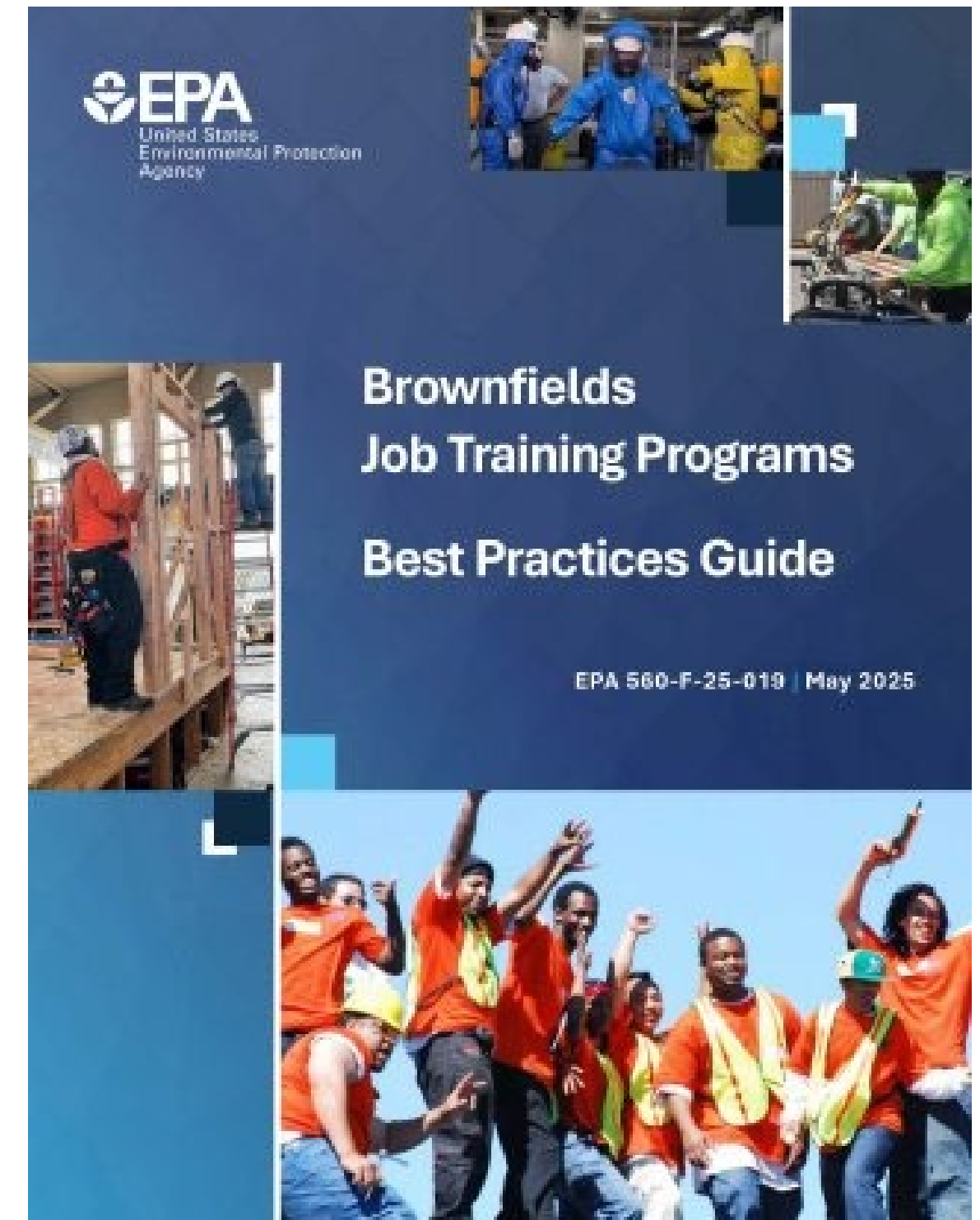
- Curriculum planning.
- Employer engagement and partnership development.
- Tracking outcomes, data collection, and performance metrics.
- Program Sustainability planning.
- Access to tools, templates.
- Individualized 1-on-1 consultations for tailored support.

Note: Assistance related to implementation support is not available to applying entities during an open Notice of Funding Opportunity.



Additional Resources

- Find the **latest Brownfields job training news and resources** at:
www.epa.gov/brownfields/brownfields-job-training-grants
 - View the **Best Practices Guide** at:
<https://www.epa.gov/brownfields/brownfields-job-training-best-practices-guide>
 - Check out the new **Participant Tracking Workbook** at:
<https://www.epa.gov/brownfields/brownfields-job-training-grant-program-participant-tracking-workbook>
 - View our **Webinar Recordings** at:
<https://www.epa.gov/brownfields/brownfields-job-training-grants-webinars>
 - Catch up on past **Professional Learning Community Call Recordings** at: <https://www.epa.gov/brownfields/brownfields-job-training-grants-professional-learning-community>



Connect with Us!

- To **receive program updates**, send your contact information to:
brownfieldsjobtraining@adaapta.com
- **Submit an inquiry** for technical assistance at
www.epa.gov/brownfields/forms/brownfields-job-training-program-technical-assistance-inquiry-form
- Find your **EPA Regional Coordinator** at:
<https://www.epa.gov/brownfields/brownfields-job-training-program-contacts>
- Find your **Technical Assistance to Brownfields Program** at:
<https://www.epa.gov/brownfields/technical-assistance>



Inquiry Form



Announcements

Upcoming BFJT FY2027 Grant Opportunity

- Grant awards anticipated: **\$300,000 for 3 years**
- Total funding anticipated: \$5,000,000 – \$6,000,000
- Anticipated threshold criteria:
 - Applicants awarded Brownfields Job Training Grant in FY26 are not eligible to apply
 - Current grantees must have drawn down at least 50% of funding for each cooperative agreement by 7/1/26 to apply
- More information anticipated **late Spring/ early Summer 2026**



**View More Details
Here!**

Organizational Readiness



*****Note: Registration can take several weeks;
early preparation is essential.**

2026 BFJT All-Grantee Meeting

- **October 7-8, 2026 in New Orleans, Louisiana**
- **Who:**
 - Current BFJT grantees
 - Prospective, eligible applicants
 - Up to 2 representatives per organization
- **Cost:**
 - No registration fee
 - Travel and lodging costs are the responsibility of participants
 - Allowable grant expense if in approved work plan
 - If not included, contact your EPA Project Officer
- **Lodging:**
 - Room block available at government per diem rates
 - Available nights: October 6–7, 2026



**Register & Book
Lodging Here!**

Upcoming Webinar: Connecting Job Training, Worker Safety, and Community Revitalization

- **Monday, June 29 @ 2:00–3:30 PM EDT**
- Hosted by: Kansas State University TAB
- Hear from the EPA Brownfields Job Training Program + [National Institute of Environmental Health Sciences Worker Training Program](#) + Grantees about:
 - What each program does and offers
 - Strategies for leveraging both programs to strengthen local workforce development efforts
 - Lessons learned from grantees using both programs in their communities
 - Emerging trends in workforce development, including:
 - Rural and community health initiatives
 - Energy and water infrastructure careers
 - Technology-enabled training approaches



**Registration is free but
required, so register
today!**

Recent TAB Webinar Recording Available

 **WEBINAR**

Blueprint for Success: Crafting Compelling Brownfields Job Training Grant Applications

May, 5th 2:30pm ET on Zoom





TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY

Get to Know the TAB Program

ksutab.org



TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY



Guest Speakers



Maggie Belanger
*Senior Director, Kansas State
University TAB Program*



Claire Weston
*Program Director, Center for
Creative Land Recycling*



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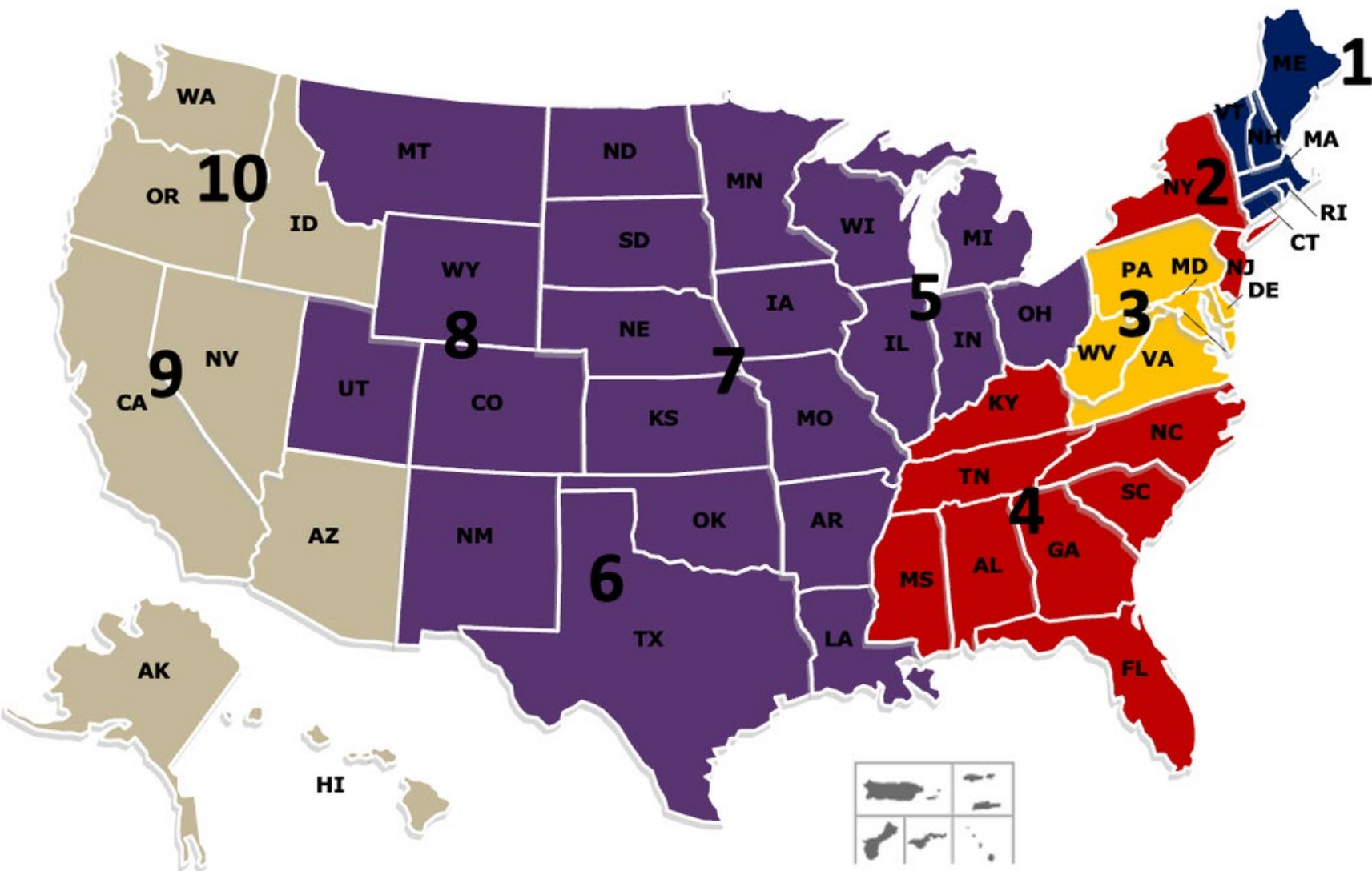
KANSAS STATE
UNIVERSITY



**CENTER FOR CREATIVE
LAND RECYCLING**

RECLAIM. CONNECT. TRANSFORM.

Technical Assistance to Brownfields (TAB)



What is TAB?

- A national program funded by the EPA
- Assist communities and tribes with the brownfield assessment, cleanup and redevelopment process
- Planning, environmental and economic development expertise
- 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
- Webinars, workshop, e-tools, 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

[Mid-Atlantic TAB](#) – EPA Region 3

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

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

[KSU – ITEP – ANTHC](#) – Tribal TAB



Tribal TAB

Provides free technical assistance to:

- All federally recognized Tribes
- Alaska Native Villages
- Other Tribal entities

Collaborative partnership between:

KANSAS STATE
UNIVERSITY

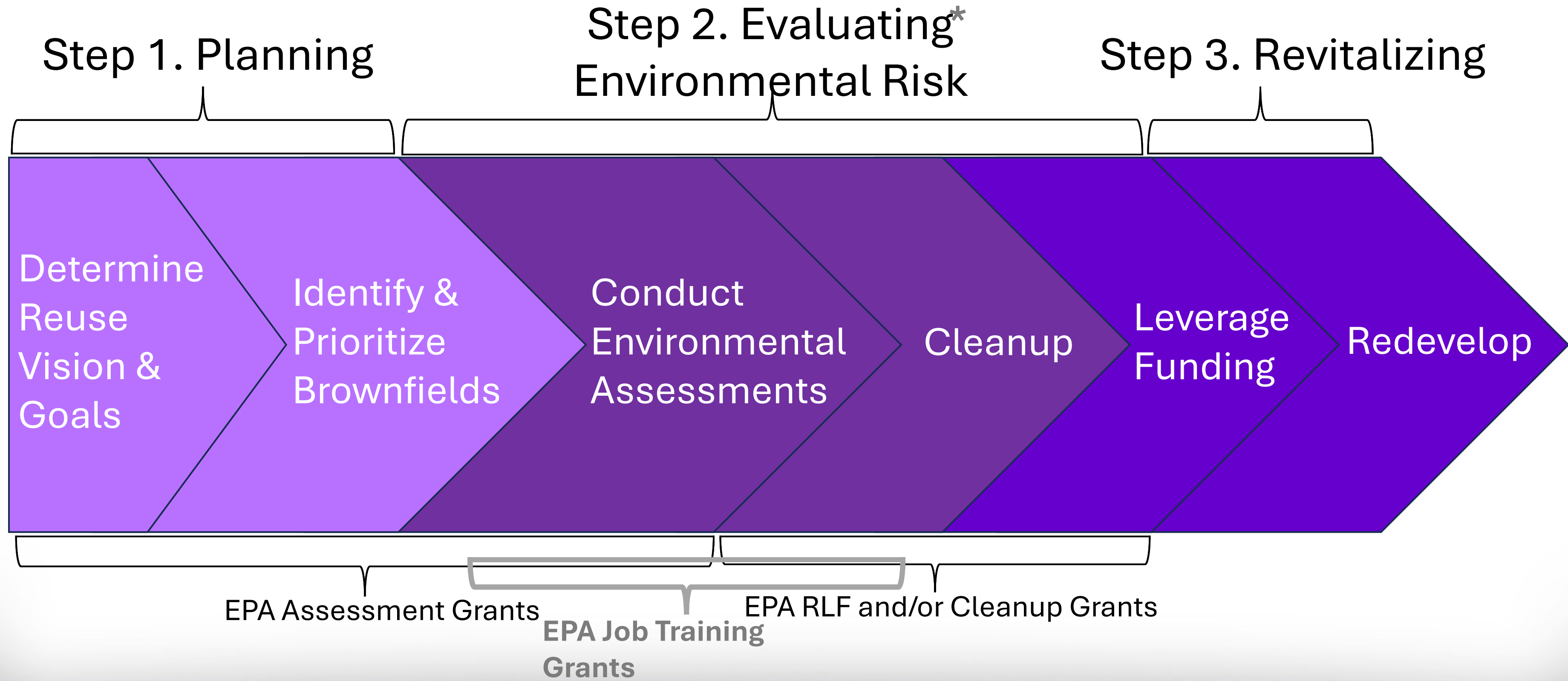


ALASKA NATIVE
TRIBAL HEALTH
CONSORTIUM



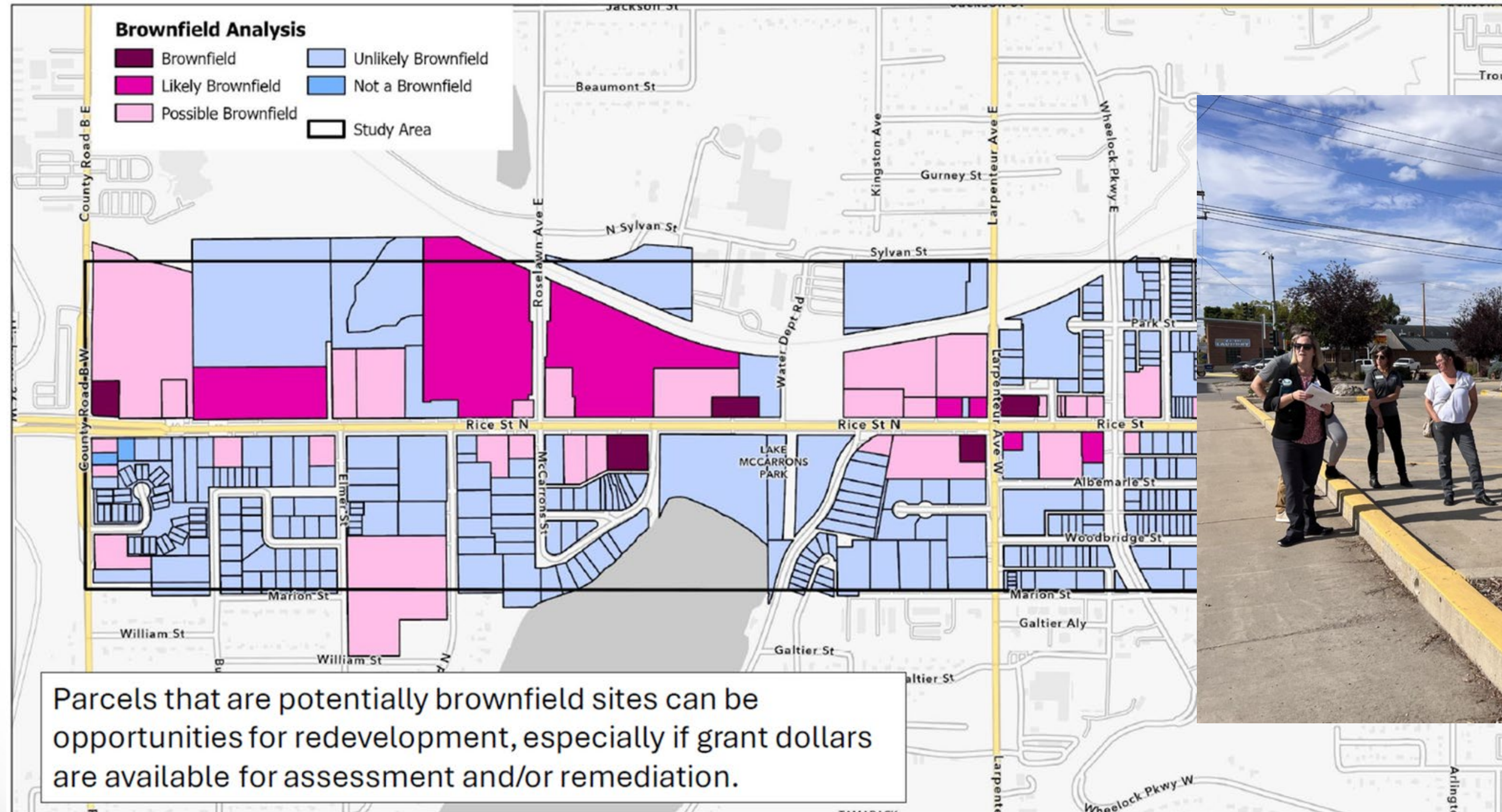
ksutab.org/tribal-tab

Brownfields Redevelopment Process



* Environmental Technicians, either employed by grant recipients or contractors, typically perform much of the work.

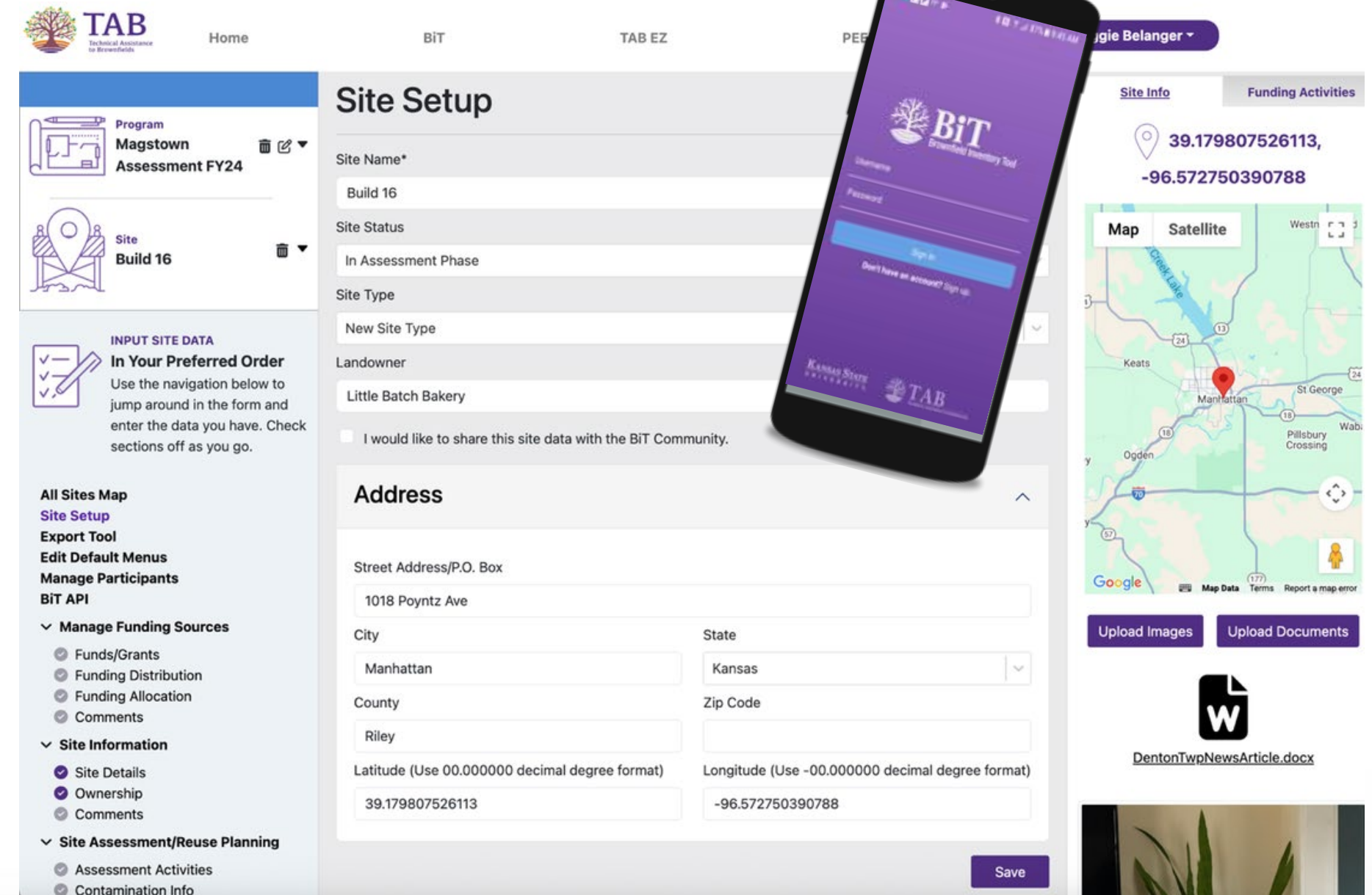
Assistance Identifying & Prioritizing Sites



Brownfields Inventory Tool (BiT)

<https://etools.ksutab.org/tools/bit>

- Structured to mirror the brownfields redevelopment process
- Track the property through Assessment, Cleanup, and Redevelopment
 - Site Details - name, address, site type and status, GPS, property ownership
 - Map sites
 - Activities, inspections, contaminants, impacted media, receptors
- Some EPA Assessment & Cleanup Grantees use this!
- TAB is available to train job training students on the use of BiT!



The screenshot displays the BiT web application interface. On the left is a sidebar menu with options: Program (Magstown Assessment FY24), Site (Build 16), INPUT SITE DATA (In Your Preferred Order), All Sites Map, Site Setup, Export Tool, Edit Default Menus, Manage Participants, BIT API, Manage Funding Sources (Funds/Grants, Funding Distribution, Funding Allocation, Comments), Site Information (Site Details, Ownership, Comments), and Site Assessment/Reuse Planning (Assessment Activities, Contamination Info). The main content area is titled 'Site Setup' and contains the following fields: Site Name* (Build 16), Site Status (In Assessment Phase), Site Type (New Site Type), Landowner (Little Batch Bakery), Address (1018 Poyntz Ave), City (Manhattan), State (Kansas), County (Riley), Zip Code, Latitude (39.179807526113), and Longitude (-96.572750390788). A 'Save' button is at the bottom right. A smartphone in the foreground shows the BiT mobile app with a login screen. On the right, there is a map of Manhattan, Kansas, with a red pin at the site location. Below the map are buttons for 'Upload Images' and 'Upload Documents', and a link to 'DentonTwoNewsArticle.docx'.

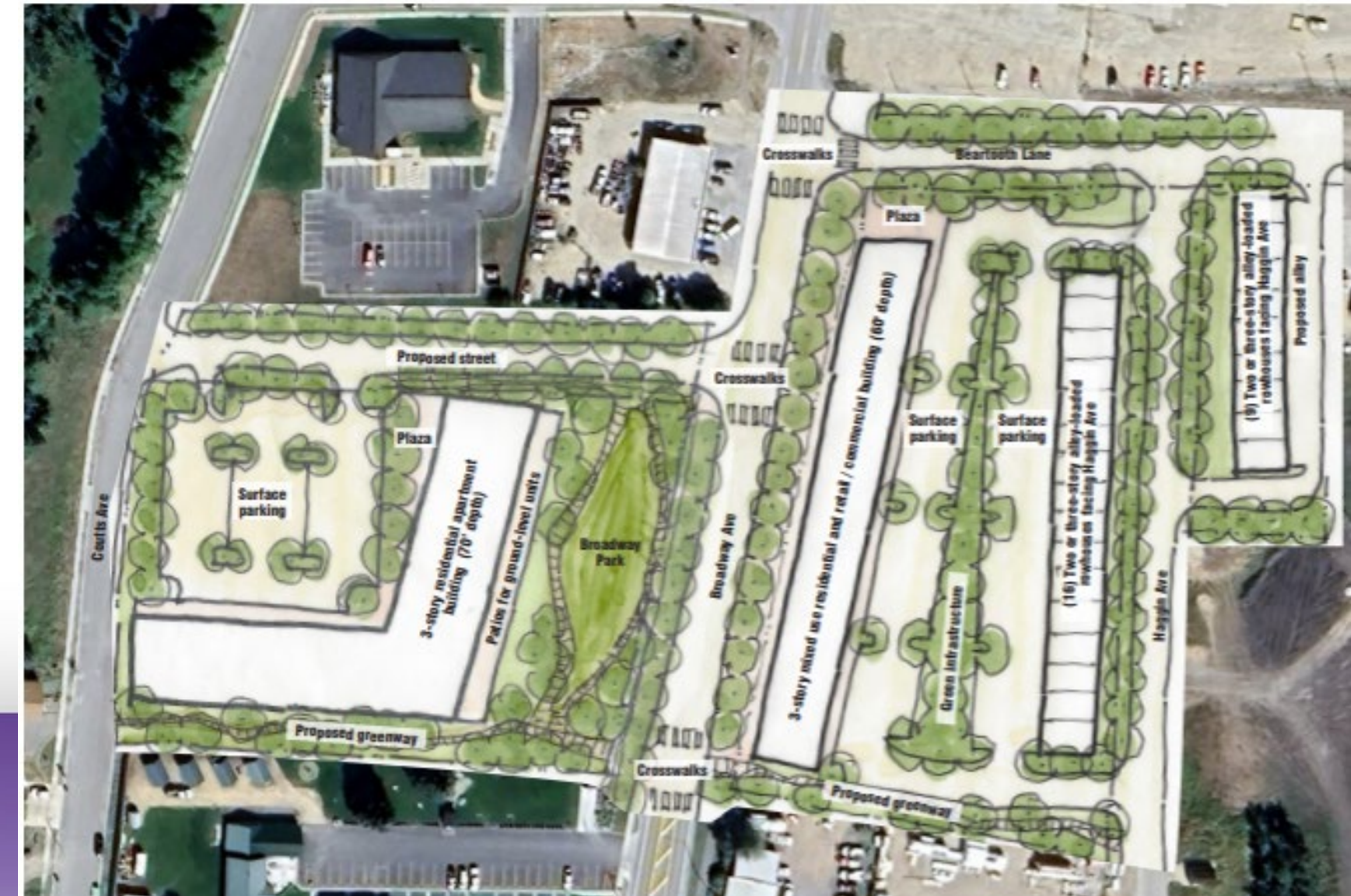
1. Planning

TAB Support Development of Reuse Vision & Goals

- Identify stakeholders & engage the community
- Set redevelopment goals & produce renderings
- TAB may be able to connect you to the community stakeholders involved with brownfields



The city's plan calls for angled parking on First St and parallel parking on Lupfer Ave. At least one stall on First St should be accessible and the stalls on Lupfer Ave could be restricted to 15-minute loading.



1. Planning

Evaluating Environmental Risk

- Environmental Assessments **must** be done by a qualified environmental professionals (and technicians)
- TAB Assistance
 - Review technical documents – Environmental Site Assessment reports, Requests for Proposals to hire contractors, Analysis of Brownfield Cleanup Alternatives, Quality Assurance Project Plans, etc.
 - Make connections with State and EPA programs with free resources
 - Assist in evaluating cleanup strategies
- TAB can connect Job Training Grant applicants with local, regional and state brownfields assessment and cleanup grant recipients

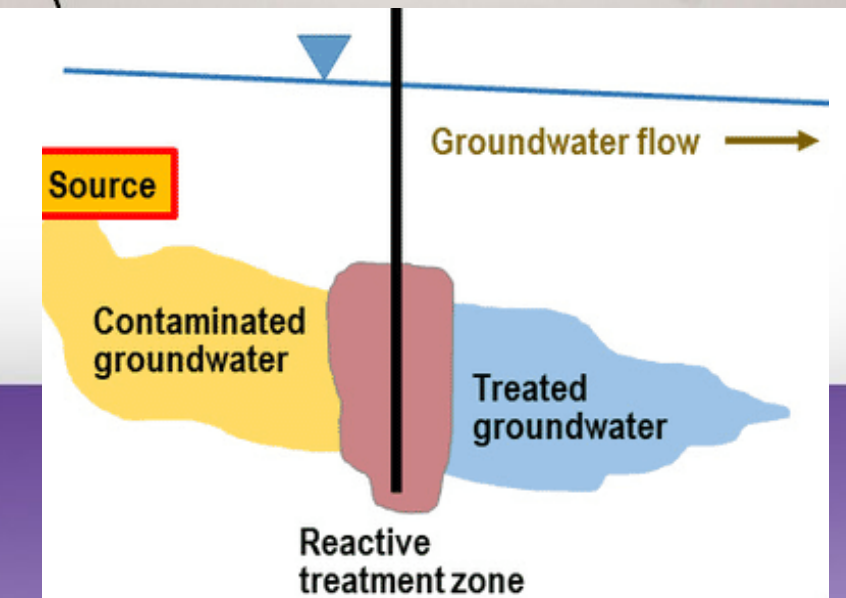
REQUEST FOR QUALIFICATIONS AND PROPOSALS (RFQP)

Professional Environmental Services for
[Insert City] Brownfield Community-wide Assessment Grant

Submittal Due Date and Time:
Month XX, 2023 by 12:00 pm CT/MT

Question Submittal Deadline:
Month XX, 2023 by 12:00 pm CT/MT

Mail or deliver documents to:
Name, Title
City of XXXX
Address



2. Environmental

TAB Helps Identify Funding, Resources and Partners

Loans

- EDA
- HUD
- Brownfields revolving loan funds
- SBA
- USDA

Grants

- HUD's CDBG
- EPA MARC Grants
- EDA public works

Equity capital

- SBA Small Business Investment Cos.

Tax incentives and tax-exempt financing

- Targeted expensing of cleanup costs
- Historic rehabilitation tax credits
- Low-income housing tax credits
- Industrial development bonds
- Energy efficiency construction credits

Tax-advantaged zones

- HUD/USDA Empowerment Zones
- HUD/USDA Enterprise Communities
- Opportunity Zones

& many others!



Economic Development Tools & Resources

Scenario 1					
Cleanup	Asbestos Abatement	\$1,230,000			
	Soil Excavation	\$3,025,000			
	Vapor Mitigation	\$1,195,000			
	Groundwater	\$400,000			
Site Prep	Demolition	\$984,000			
	Site Preparation	\$1,180,000			
Construction	Commercial Highway Frontage	3 units	15,000 SF	\$200/SF	\$3,000,000
	Anchor Retail	1 unit	126,000 SF	\$260/SF	\$32,760,000
	Retail Strip (Multiple Tenants)	1 unit	88,000 SF	\$280/SF	\$24,640,000
	Retail Strip (second tier tenants)	1 unit	67,000 SF	\$280/SF	\$18,760,000
	Warehouse	1 unit	200,000 SF	\$140/SF	\$28,000,000
Other	Architects, Brokers, etc	\$23,034,800			
Total Development Costs					\$138,208,800
Development Costs	Carry Costs for 3 years	7.5% of Total Development Costs			\$31,096,980
	Brownfields Tax Credit	20% of Total Development Costs + Carry Costs			-\$33,861,156
Total Development Costs Over 3 years					\$135,444,624
Net Operating Income	Commercial Highway Frontage	3 units	15,000 SF	\$18/SF	\$270,000
	Anchor Retail	1 unit	126,000 SF	\$16/SF	\$2,016,000
	Retail Strip (Multiple Tenants)	1 unit	88,000 SF	\$14/SF	\$1,232,000
	Retail Strip (second tier tenants)	1 unit	67,000 SF	\$14/SF	\$938,000
	Warehouse	1 unit	200,000 SF	\$13/SF	\$2,600,000
Total NOI					\$7,326,000
Projection Valuation & Captilization	Project Sale Value	Cap Rate		7.0%	\$104,657,143
Profit					-\$30,787,481
Cash on Cash Return					-22.73%



OVERVIEW

In Plano, Illinois local government and community stakeholders are eager to pursue revitalization of the former Monarch Foundry Site (Site), located just east of the City's downtown area. The vacant 8.6-acre Site is ready for redevelopment and with support from the Technical Assistance to Brownfields (TAB) Program at Kansas State University (KSU), the City gathered community input to help guide redevelopment planning during a May 2019 visioning workshop.

From 1933 until 1974, the Monarch Foundry fabricated gray iron and semi-steel castings. Since its closure the site remained vacant. To advance revitalization of the area, the City of Plano purchased the site in 2007 and demolished former facility buildings on the Site in 2015 to prepare the area for redevelopment.

This document is a supplement to the 2019 report titled *Redeveloping the Former Monarch Foundry Site: Considerations for Redevelopment*. The following pages outline key site status, development opportunities and potential redevelopment scenarios for the City and development partners to consider at the Site.

BACKGROUND

The site includes three separate parcels encompassing 8.6 acres located at the eastern entrance of the City's downtown area. Surrounding land uses include the BNSF railroad to the north, Illinois state highway Route 34 to the south, the Big Rock Creek River to the east and Plano Moldings industrial facility and outlet store to the west. Site properties are zoned B-5 Service Business District.

Zoning B-5 is the least restrictive commercial zoning classification in Plano and permits a range of highway commercial retail, light industrial, recreational, and community service uses. The property is currently covered in natural vegetation, and concrete slabs remaining from the demolished foundry buildings are still in place.



Plano's downtown is just 1/2 mile west of the site
Prepared for City of Plano through the Kansas State University TAB Program



Plano's iconic BNSF rail bridge over Big Rock Creek

COMMUNITY PROFILE

Plano (pop. 11,863) is approximately 50 miles southwest of Chicago. The community doubled in size between 2000 and 2010.

The City has a strong history in manufacturing and is nationally renowned as the home of the Plano tackle box, produced at the company's molding facility next door to the Monarch Foundry site.

Plano has attracted new commercial businesses to the community in recent years, including the Menards Distribution Center. The City is also home to many natural areas, including a significant amount of open space along the Big Rock Creek.

October 2019

Facility Feasibility Score					
Feasibility Rank	Property	Proximity to Downtown	Available Space	Construction Costs	Total Feasibility Score ⁶
1	Asa Wood School	1	3	2	6
2	Lincoln County Port Authority	3	1	3	7
3	Flathead Valley Community College	2	4	1	7
4	Vacant Land	4	2	4	10

Feasible Space Analysis							
Property	Acres	Infrastructure Reduction	Min. Building Improvement SF	Min. Parking Space SF	Total SF Required (rounded)	Available SF	Remainder
Asa Wood School	5.4	35%	37,000	56,531	127,000	235,224	108,224
Flathead Valley Community College	3.0	35%	37,000	56,531	127,000	130,452	3,452
Lincoln County Port Authority	398.7	35%	37,000	56,531	127,000	17,368,243	17,241,243
Vacant Land	15.2	35%	37,000	56,531	127,000	663,985	536,985

- Proforma
- Opportunity/Highest and Best Use Market Analysis
- Resource Roadmap
- Facilitate Resource Roundtables
- Feasibility Study
- Property Marketing Fact Sheets

3. Revitalizing

Thinking Strategically: The Importance of Community-Based Job Training Programs

Environmental training & certifications are particularly valuable to urban, rural and Tribal communities with:

- Existing funding to address brownfields or other environmentally impacted sites
- Unemployed or underemployed populations
- Sensitive populations impacted by environmental risks and natural hazards
- Existing workforce programs that need environmental health & safety, including radiation safety, environmental testing and monitoring, and other common certifications
- Revitalization goals that will achieve sustainable community environmental and economic goals



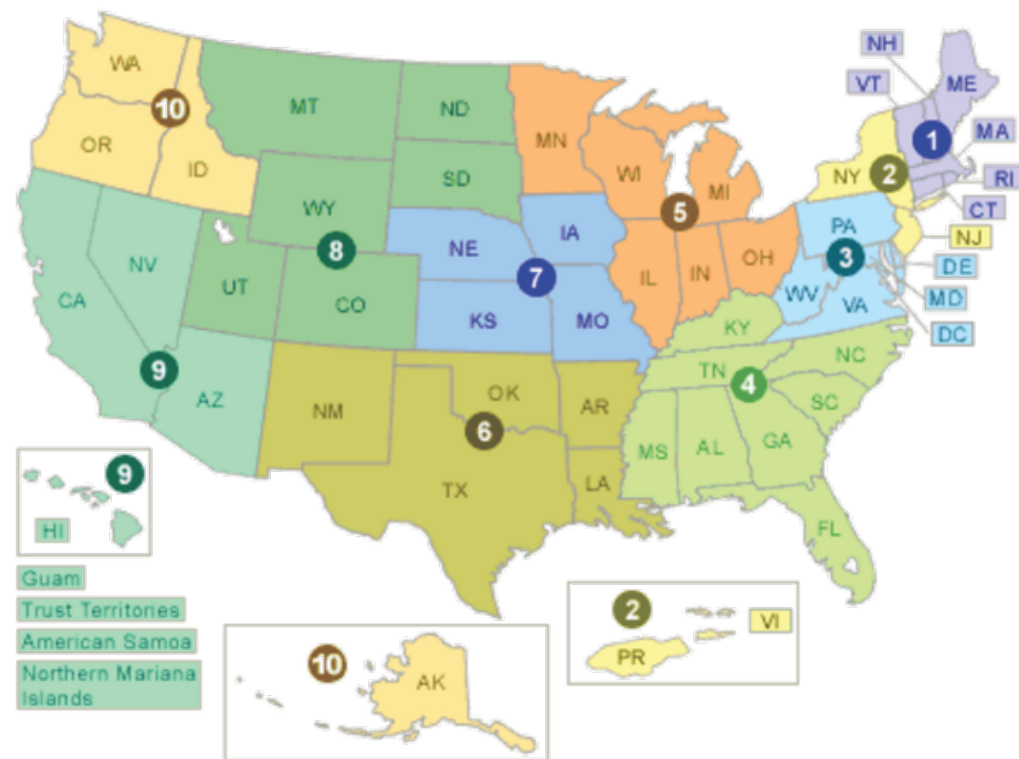
Regional TAB Support for Job Training Applicants and Grantees

- Share perspectives on brownfields and job training connections
- General application guidance
- Review draft applications
- Examples of successful application (<https://www.ksutab.org/resources> - search 'job training' select Tag 'Sample Successful Grant Applications')
- Review training course descriptions
- Brownfields education
- Connection to regional resources or partners
- And much, much more...



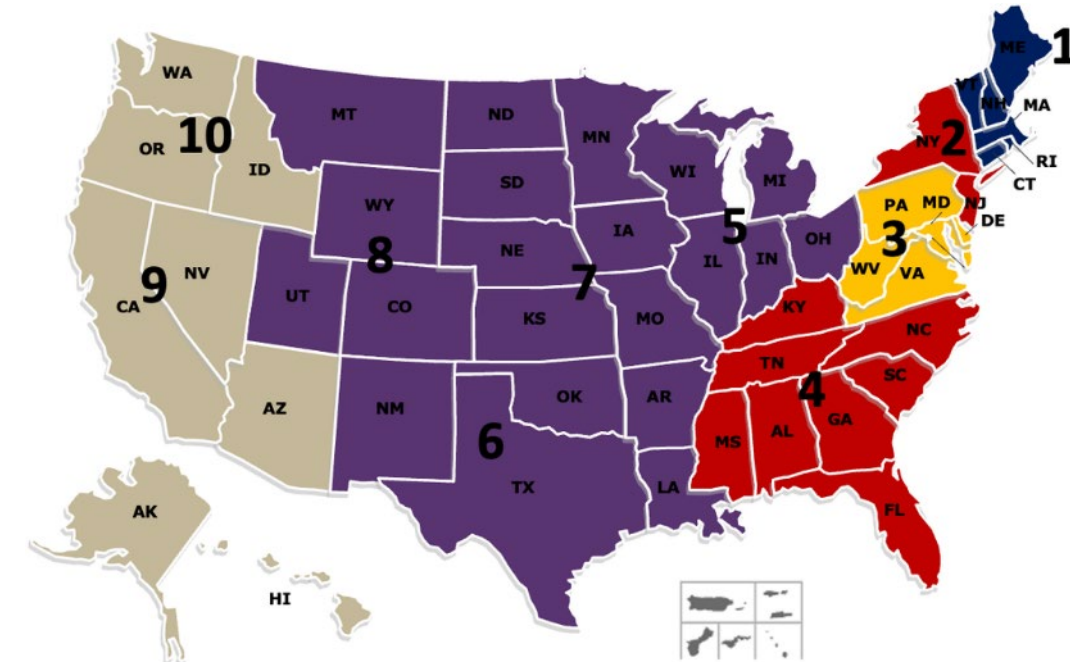
High-Level Grant Application Tips: Who Can You Turn To With Questions?

EPA Brownfields Job Training Coordinators



Threshold Criteria Questions

TAB Regional Programs



Technical Assistance /
Review of Draft Applications

Learning Topic:

Wraparound Services



Why Wraparound Services Matter

Wraparound services help participants:

- Overcome barriers to participation
- Stay engaged and graduate
- Transition into employment
- Succeed in their careers long-term

Most wraparound services are not an eligible use of Brownfields Job Training Grant funds, but they are mission-critical.



Common Wraparound Services

- Case management and coaching
- Transportation assistance*
- Childcare support*
- Housing assistance
- Mental health and recovery services
- Financial literacy and budgeting
- Digital literacy and technology access
- Job readiness and life skills training
- Legal aid and expungement support
- Veteran and reentry services

** Eligible Participant Support Costs*



Identifying Participant Support Needs

Wraparound services should be tailored to participant needs.

- Assess support needs during recruitment and screening
- Discuss potential barriers during orientation
- Conduct regular participant check-ins
- Connect participants with available resources
- Coordinate referrals through case management
- Track common barriers and service gaps
- Adjust partnerships and supports as needs evolve

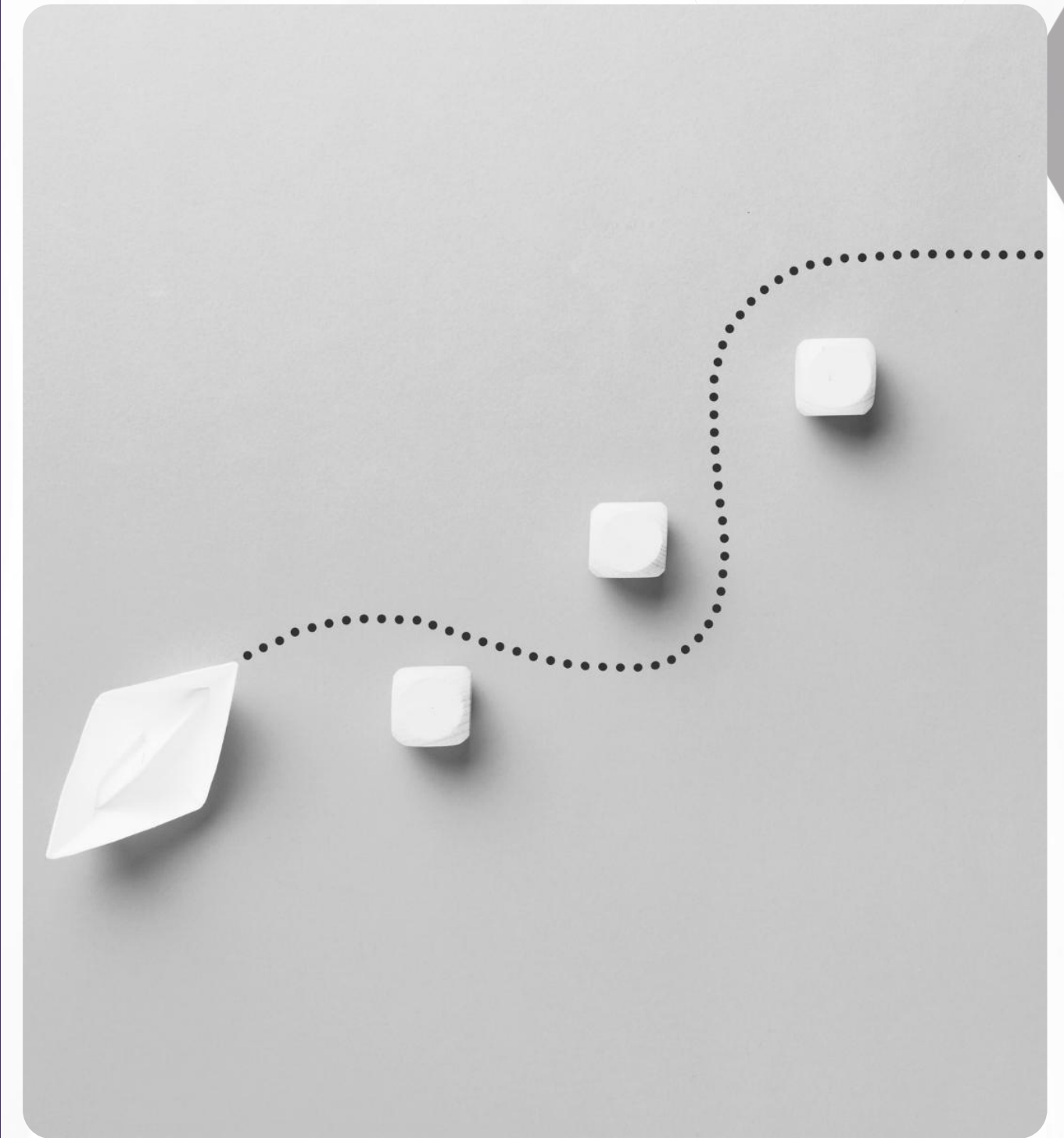
Examples of Common Barriers: Transportation, childcare, housing instability, financial challenges, technology access, employment readiness

Funding & Leveraging Support

So many amazing resources already exist:

- Workforce Development Boards
- CareerOneStop Centers
- Community colleges
- State and local workforce programs
- Community-based organizations
- Foundations and philanthropy
- Employer and industry partners
- Other federal and state programs

Reminder: You cannot use your Brownfields Job Training Grant funds to provide most wraparound services.



Potential Partner Organizations

- Workforce Development Boards
- CareerOneStop Centers
- Community colleges
- Adult education providers
- Health departments
- Behavioral health providers
- Recovery programs
- Veteran service organizations
- Housing authorities
- Community Action Agencies
- Local employers

- Community development corporations
- Faith-based organizations
- Labor unions
- Apprenticeship programs
- Environmental contractors

Successful BFJT programs coordinate a network of partners to support participant success.

Wraparound Service Discussion Questions

- Which wraparound services have you found to be most valuable/effective and why?
- How do these core wraparound services relate to your community's need?
- How did you engage the entities that provide these wraparound services and how do you maintain relationships with them?

Contact Info

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Let's Connect!

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



This project has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreement (41-84066501) to Kansas State University. The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does the EPA endorse trade names or recommend the use of commercial products mentioned in this document.

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