

## **Bringing Back Value to Blighted Properties in Your Community** **Southwest Iowa Brownfields Workshop**

For City Clerks, City Administrators, Mayors and Elected Officials

**Tuesday, January 30, 2024 | 8:30 AM - 4:00 PM**

Treynor Community Center, 11 West Main Street, Treynor, IA

### **Agenda**

- 8:30 a.m. - 9 a.m.**      **Registration and Networking**
- 9 - 9:10 a.m.**      **Welcome:** Shawwna Silvius & Bradley Grefe, MAPA; Dani Briggs, SWIPCO
- 9:10 - 10:15 a.m.**      **Diamonds in the Rough: Consequences of Ignoring Blighted Properties in Your Community & Benefits of Movement**  
Mel Pins, IDNR
- 10:15 - 11:30 a.m.**      **Roadmap to Reinvestment: Assessing & Inventorying Blighted/Contaminated Properties and Visioning Redevelopment**  
Jennifer Clancey, KSU TAB & Frank Uhlarik, Terracon
- 11:30 a.m.- 1:00 p.m.** **Lunch on Your Own (Map/Listing provided)**
- 1:00 - 2:50 p.m.**      **Small Town Success Story: Carson's Derelict Building Grant Project, How-to's & lessons learned in a rural IA town,** Brianne Duede, City of Carson
- 2:50 - 3:00 p.m.**      **Quick Break**
- 2:00 - 3:15 p.m.**      **Own Your Future: Regulatory & Financing Tools to Support Your Vision,** Jim Thompson, IEDA Downtown Resource Center & Mel Pins, IA  
DNR/EPA
- 3:15 - 3:50 p.m.**      **One-on-One's: Share your project and get feedback/advice forward**
- 3:50 - 4:00 p.m.**      **Q&A and Closing** (*Evaluation Email to follow*)



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## Speaker Biographies



**Mel Pins**, Brownfield Program Manager – Iowa Department of Natural Resources

*Mel Pins has over 32 years of career experience in environmental assessment, cleanup, regulatory compliance and redevelopment planning. He has been employed with the Iowa Department of Natural Resources' for 27 years, and during his tenure at the DNR he has managed Iowa's brownfield redevelopment program since 2004. Prior to his work at DNR, Mel was an environmental consultant in the petroleum marketing and real estate industry, serving clients across the Midwest. His education includes a degree in Urban Planning from Iowa State University, with an emphasis on environmental law and policy.*



**Jennifer Clancey**, KSU TAB

*Jennifer Clancey is the K-State Technical Assistance to Brownfields (TAB) services coordinator for Region 7. Jennifer has more than 10 years of experience in community redevelopment and revitalization, environmental assessment and cleanup, regulatory compliance, and grant management. While serving as the Brownfields Redevelopment Program Manager for the City of Houston, she secured over \$700,000 in EPA and other federal grant funding, as well as leveraged numerous other resources, to provide assistance to Houston's underserved communities. What she enjoys most about providing assistance with TAB is working with communities that have been historically underserved by assisting them with realizing their community vision and helping implement this vision to bring about the beneficial changes they have been seeking.*



**Frank Ulherick**, Terracon

*Mr. Uhlarik has 36 years of environmental experience in restoration, regulatory compliance, and sustainability planning. He has served in a variety of management positions for the Department of Defense, a major railroad, manufacturing, consulting, and most recently as the Sustainability and Compliance Administrator for the City of Lincoln, Nebraska. Mr. Uhlarik has provided EPA Brownfields program management as a municipal employee and consultant for 17 years covering all aspects of Brownfields grant administration from grant writing through project closeout. Frank is leading Terracon's Brownfields services in the North Central Division with an added focus on climate mitigation.*



**Brianne Duede**, City Administrator/Clerk – City of Carson, Iowa

*Brianne Duede has been working at Carson City Hall for 23 years. She holds an AAS Para-Accounting Degree from Iowa Western Community College. In 2010, Brianne was awarded the Master Municipal Clerk title from the International Institute of Municipal Clerks. She was also certified by the Iowa Municipal Finance Officers as a Certified Clerk and Certified City Finance Officer. As City Administrator Clerk, Brianne manages city projects and grants, oversees city employees and departments, takes care of financial administration of city budgets and annual financial reporting, maintains records, keeps track of city council meeting proceedings, ordinances, and resolutions, and serves as the liaison between the city elected officials and the city attorneys and engineers. Brianne is passionate about serving the community by promoting the livability of the City of Carson. She celebrates the community's history and works with outstanding volunteers and community leadership on community growth and retainage.*





**Jim Thompson**, CMSM, HREDFP, Downtown Economic Development Specialist – Iowa Downtown Resource Center, Iowa Economic Development Authority

*Jim Thompson covers all areas of development for downtowns and Main Street Iowa districts for the Iowa Economic Development Authority. He has served in all aspects at the local level including program director, board member and volunteer. Jim received certification as a Historic Real Estate Development Finance Professional (HREDFP) from the National Development Council. Jim earned his Certified Main Street Managers (CMSM) credentials through the Certification in Professional Main Street Downtown Management Institute at the National*

*Trust for Historic Preservation. He engages communities in strategic planning including data analysis, business retention, recruitment, and implementation strategies. He has also led efforts in tax increment finance, urban revitalization, housing and real estate development, and one-on-one business technical assistance for Iowa's communities. Jim serves on the Iowa Rural Development Council Executive Board and was named by the Governor to the Empower Rural Iowa Board. Jim is the grant administrator for the Community Catalyst Building Remediation grant program. He has over 25 years' experience in community development and retail management as well as having served on a City Council for 10 years. Jim has also served as a consultant for the National Main Street Center, worked in several states and has presented multiple times at the National Main Streets Conference.*



**Dani Briggs**, Community Development Specialist III, Southwest Iowa Planning Council

*Dani Briggs is a 2017 graduate from Iowa State University where she majored in Community and Regional Planning. After graduation, she did a summer internship with Southwest Iowa Planning Council before beginning full time there in 2018. She has now been working with SWIPCO for 5 years on various planning projects including comprehensive plans, long range transportation plans, trail planning, grant writing, and code of ordinance updates.*



**Shawna Silvius**, Economic Development Planner III, Metropolitan Area Planning Agency

*Shawna Silvius is a rural, community-based economic development professional serving MAPA since September 2020. With more than 30 years of experience in all aspects of development, she's led MAPA's efforts improving broadband digital equity through mapping and planning initiatives, as well as community outreach across MAPA's multi-state regional area. She assists with community needs assessments and programs that focus on rural brownfields and downtown redevelopment. Silvius assisted in the development of a Heartland AgTech Robotics Coalition which received a \$25 Million U.S. EDA Build Back Better Regional Challenge Grant, serving on the coalition.*

*She is assisting a partnership project with the Southwest Iowa Technology & Career Hub, known as SWITCH located in the current East Mills Elementary School located on Highway 34 near Hastings in Mills Co. to expand and retain talent pipeline initiatives. Additionally, Shawna was re-elected and began her second term as the Mayor of the City of Red Oak in Montgomery County Iowa.*



**Bradley Grefe**, Community & Economic Development Planner II, Metropolitan Area Planning Agency

*Bradley Grefe is a community-based economic development professional serving MAPA since January 2023. He came to MAPA after serving another regional planning agency in Southeast Iowa. He has provided planning and technical assistance to city and county governments, private entities, and non-profit organizations primarily in Iowa for the last ten years. He has written and administered a variety of downtown revitalization grants for placemaking, façade improvements, upper-story housing, commercial rehabilitation, and infrastructure. He has a B.S. in Community and Regional Planning and an M.S. in Transportation, both from Iowa State University.*



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## Resources

- **Iowa DNR Brownfields:**  
<https://www.iowadnr.gov/Environmental-Protection/Land-Quality/Contaminated-Sites/Brownfields>
- **KSU Tab Resources:** <https://www.ksutab.org/resources>
- **Terracon Brownfields & Site Redevelopment:**  
<https://www.terracon.com/services/environmental/brownfields-and-site-redevelopment/>
- **IEDA Downtown Resource Center Resources:**  
<https://www.iowaeda.com/downtown-resource-center/>
- **IEDA Redevelopment Tax Credit:**  
<https://www.iowaeda.com/redevelopment-tax-credits/>
- **EPA Region 7 Information & Resources:**  
<https://www.epa.gov/aboutepa/epa-region-7-midwest>

