

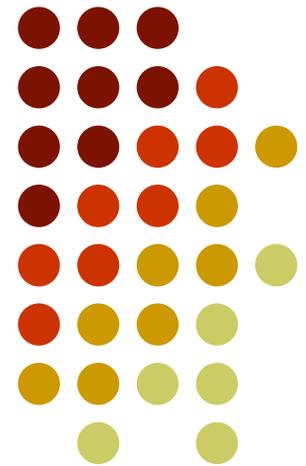
Brownfield Redevelopment – Good for the Environment Good for the Economy

April 2008

Brownfield Workshop



Michele Oertel
Indiana Brownfields Program

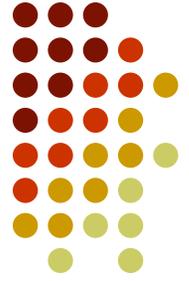




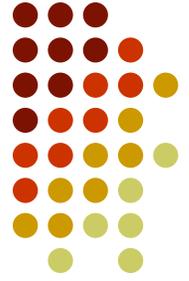
Presentation Overview

- Brownfields: What are they? How do they affect land use? Why is brownfield redevelopment important? Examples of reuse?
- What are obstacles to brownfield redevelopment?
- Who can help?
- What do you really need to remember?

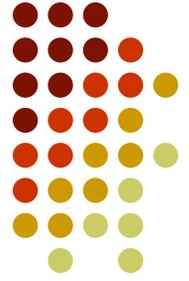
Brownfield?



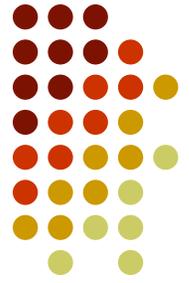
Brownfield?

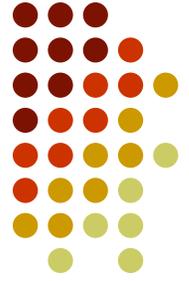


Brownfield?



Brownfield?

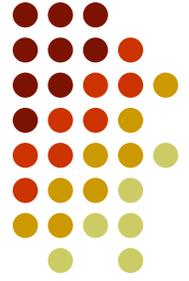




What is a Brownfield?

- Indiana defines a brownfield site as:
 - a parcel of real estate
 - abandoned, inactive, or underutilized
 - on which expansion, redevelopment, or reuse is complicated because of the presence or potential presence of a hazardous substance, a contaminant, petroleum, or a petroleum product

Examples of Brownfields



- gas station
- dry cleaning facility
- foundry
- railroad yard
- old school
- grain elevator
- landfill

Brownfields and Land Use



- Land use issues in Indiana: sprawl, traffic congestion, negative costs of development, loss of greenspace, community/cultural identity impacts, watershed deterioration, etc.
- Developers must choose - Greenfields or Brownfields?
- Every redeveloped acre of brownfields = the equivalent greenspace acreage potentially saved
- First step toward strategic land use?
Focus on brownfields!

Why is Brownfield Redevelopment Important?



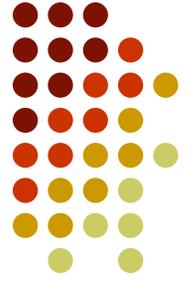
- Links economic vitality with environmental protection
- Stimulates economy through investment and job creation
- Returns abandoned or underutilized properties to tax roles
- Values existing infrastructure
- Decreases costs
- Decreases blight
- Improves community appearance
- Fosters sustainable and livable communities
- Increases surrounding property values
- Promotes infill development
- Encourages planned growth / discourages urban sprawl
- Preserves greenspace and farmland

Examples of Brownfield Reuse/Redevelopment



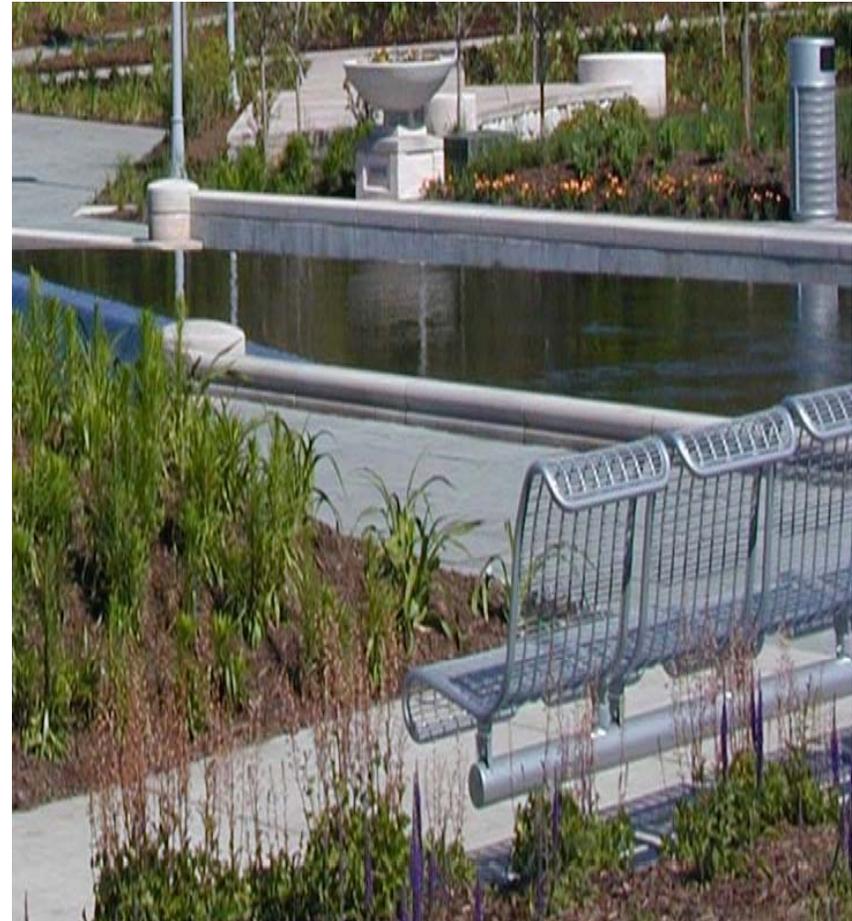
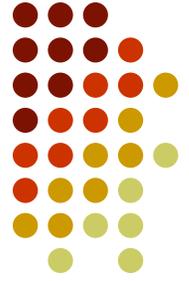
- Industrial
- Commercial
- Residential
- Public
- Greenspace - parks, golf courses, trails, greenways
- Mixed

Specific Examples of Reuse



- industrial park
- shopping center
- grocery store
- restaurant
- houses, apartments, condos
- government offices
- bank
- soccer field
- golf course
- community park

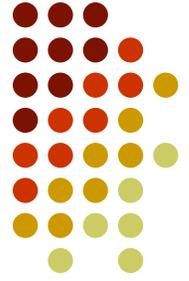
Success!



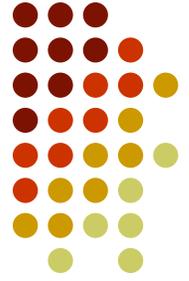
Success!



Success!



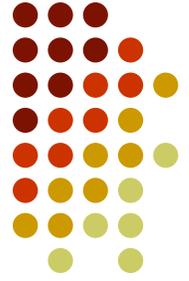
What are Obstacles to Brownfield Redevelopment?



- Real or potential environmental contamination
- Assessment / Cleanup costs
- Liability issues for the lender, prospective purchaser, and third parties
- Socio-economic issues
- Economic development climate
- Viability of re-use plans for the site

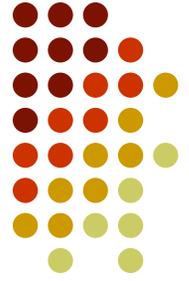


More Potential Obstacles to Redevelopment?



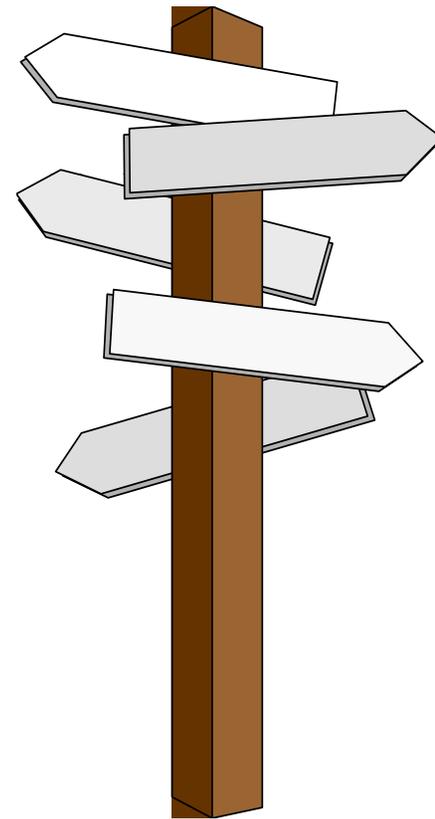
- Unknowns – risks, ownership, access
- Lack of awareness
- Lack of planning
- Lack of partnerships (*among local gov't, developers, community groups, etc.*)
- Lack of community support





Issues with Brownfields

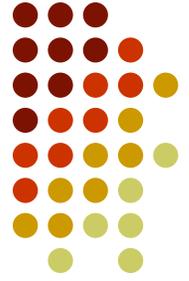
- **Science**
 - *Environmental contamination factor*
 - Private environmental consultant & IDEM opinions on technical aspects
- **Law**
 - Liability fears
- **Real Estate**
 - Property reuse & transfers
 - Brownfields vs. Greenfields
- **Politics**
 - Competing priorities of local governments
- **Socio-economics**
 - Tax base in blighted areas
 - Jobs
- **Art**
 - Understanding & coordination of multi-disciplines and creativity



Who Can Help?



- **YOU**...can help redevelop brownfields!
 - Provide input for proposed brownfield redevelopment projects.
 - Promote brownfield sites when planning new parks; recreation, youth, and senior citizen centers; businesses; municipal buildings; and schools.
 - Support businesses that have redeveloped brownfields or plan to occupy brownfields.

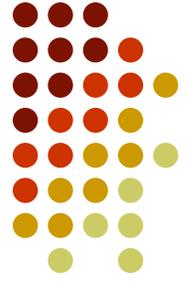


Stakeholders/Partners

- Local Government - Public
- State and Federal Government Agencies - Public
- Local/State Interest Groups - Private & Public
- Local Business Organizations - Private & Public

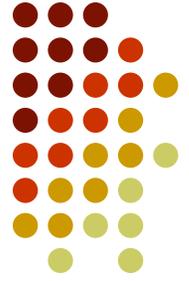
When to Call IFA ...

When to Call EPA ...

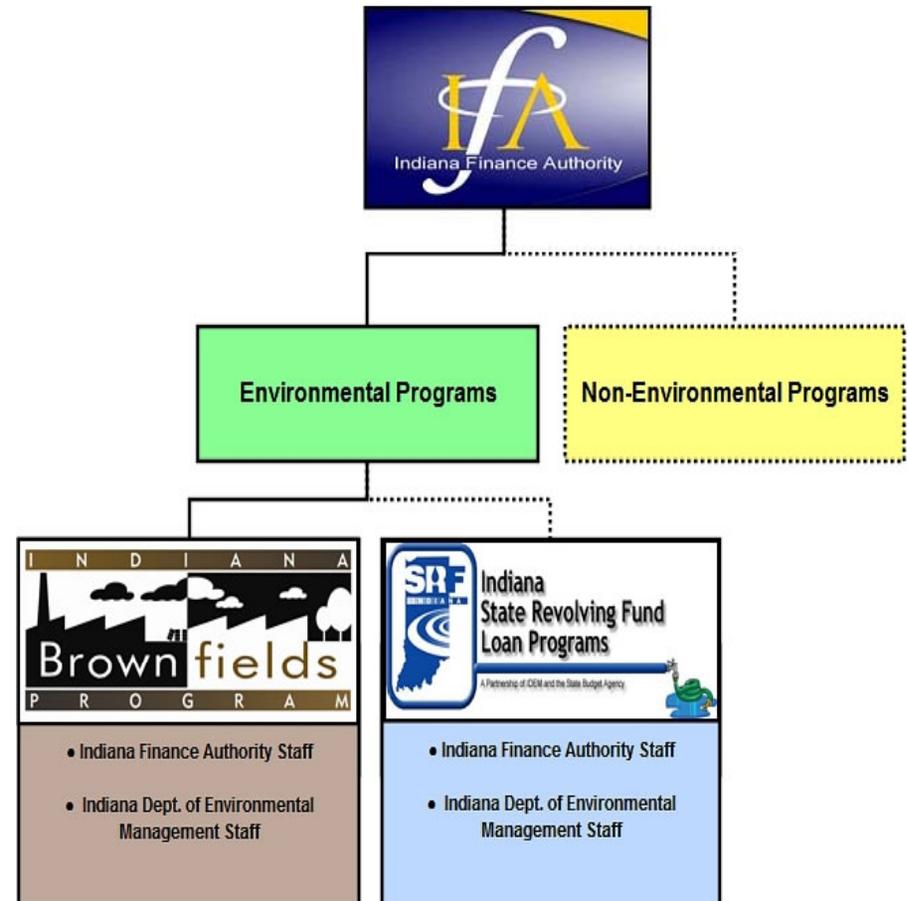


- IFA/Indiana Brownfields Program
 - Funding throughout the year
 - Federal matching grants and Low-interest Loans
 - Trails and Parks Initiative
 - Environmental liability interpretation letters, including BFPP language
 - Oversight
- EPA
 - Large sums of funding
 - Direct funding to non-profits
 - Funding for planning and inventory
 - RLF program
 - Oversight
- Either/Both – **anytime!**

Indiana Brownfields Program Lends a Hand



- Helps communities by providing:
 - Educational Assistance
 - Financial Assistance
 - Legal Assistance
 - Technical Assistance
- Serves as a liaison with U.S. EPA for financial assistance
- Coordinates with IDEM's Voluntary Remediation Program
 - Certificates of Completion
 - Covenants Not to Sue
- Coordinates with other related IDEM programs



Important Points to Remember



- Brownfield redevelopment balances economic development with environmental protection.
- Brownfield projects are driven by local champions.
- Success breeds success – talk to other stakeholders – don't reinvent the wheel.
- 3 Ps: planning (*long-term*), public participation, and partnerships are keys to success!!
- Brownfield projects may warrant state and/or federal assistance.
- Indiana Brownfields Program offers tools to facilitate brownfield redevelopment.
- Brownfields are not just challenges – they're opportunities!



Contact Information



- **Jim McGoff, Director of Env. Programs, IFA** (317) 234-2916
 - jmcgoff@ifa.in.gov
- **Meredith Gramelspacher, Asst. Dir. & General Counsel** (317) 233-1430
 - mgramels@ifa.in.gov
- **Sue Overstreet, Administrative Assistant, General Questions** (317) 234-4293
 - soverstreet@ifa.in.gov
- **Michele Oertel, Education & EPA Liaison** (317) 234-0235
 - moertel@ifa.in.gov
- **Sara Westrick Corbin, Financial Incentives** (317) 234-1688
 - swestrick@ifa.in.gov
- **Kevin Davis, Technical Matters** (317) 233-2415
 - kdavis@ifa.in.gov

Check out the Indiana Brownfields Program web site at www.brownfields.in.gov



Environmental Stewardship. Economic Development.