Brownfield Redevelopment –
Good for the Environment
Good for the Economy

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Brownfield Workshop

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

Environmental Stewardship. Economic Development.