

Maximizing the Benefits of Brownfields Redevelopment *Including Petroleum Sites and Showcasing Returns*

Florida Brownfields Conference & Exhibitions
Concurrent Session 19 – Environmental and Economic
Impacts of Brownfields Redevelopment
November 3, 2009

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Overview

- **Redevelopment Today**
 - Benefits
 - Progress
- **Overcoming Barriers to Redevelopment**
 - State-level barriers
 - Successful approaches to overcome them
- **Up close: Florida**

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Redevelopment Today

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Why Redevelop?

- **Economic benefits**
 - Economic growth and revitalization
 - Employment (long- and short-term)
- **Environmental benefits**
 - Remove contaminants
 - Increased energy efficiency
- **Fiscal benefits**
 - Increased tax revenue
 - Lower infrastructure costs
- **Social benefits**
 - Reduced crime rates
 - Expanded housing options



Then the redevelopment itself creates an additional opportunity:

- **Showcasing returns on investments**

- Demonstrating the maximization of public value
- Leveraging the projects to increase federal perception (and opportunities)

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Available Resources

- **Federal**

- EPA (OBLR, OUST, LUST, OPEI, etc.)
- Dept. of Labor (OSHA), Dept. of Housing and Urban Development, Dept. of Commerce (EDA)

- **State**

- State funding and assistance
- Disbursing federal funds, SRPs

- **Other**

- Local governments, private parties, public interest organizations



Petroleum

- Petroleum sites offer significant benefits
- But while redevelopment efforts continue to increase
- Petroleum sites in particular have a way to go



How to Facilitate Petroleum Brownfield Redevelopment



Project

EPA
(OPEI & OUST)



Environmental
Law Institute

FIVE-YEAR COOPERATIVE AGREEMENT

*Overcoming Barriers to the
Redevelopment of Petroleum Brownfields
and Other Vacant Properties*



Project Objectives

- 1. Identifying gaps and barriers**
common and state-specific
- 2. Evaluating existing strategies to overcome them**
innovative state approaches and lessons learned
- 3. Educating critical state decision- and policy-makers**
to adopt successful strategies on how



Project Approach

- **Identifying the legal, regulatory, policy, and institutional components of successful brownfields cleanup and redevelopment programs**
 - Review existing government, academic, and NGO publications
 - Look at selected study areas: research their programs, have discussions with key stakeholders, and hold consultative workshops

Study areas were selected because they provide successful models or have significant corrective action backlogs:

CA(LA) CO FL GA MA MI NJ OH OR PA WA WI



Successful Approaches

- planning
- information management
- legal tools
- resources
- education & outreach
- institutional structures

Planning

- Including infill redevelopment
- Designating brownfields for special focus via local governments
- Corridor redevelopment approach
- Addressing environmental justice
- Proactively seeking funds from multiple sources



Successful Approaches

planning

information management

legal tools

resources

education & outreach

institutional structures

Information Management

- Creating and maintaining an inventory
- Including brownfields, petroleum brownfields, and vacant properties
- Making information (easily) publicly accessible
- Packaging site information to enable redevelopment of multiple sites at a time
- Showcase results of redevelopment



Successful Approaches

planning

information management

legal tools

resources

education & outreach

institutional structures

Legal Tools

- Systems for holding properties until the redevelopment market is ready
- Institutional controls
- Liability protection and insurance
- Cost-recovery mechanisms



Successful Approaches

planning

information management

legal tools

resources

education & outreach

institutional structures

Financial and Technical Resources

- Coordinating resources to support all stages of redevelopment
- Ensuring sufficient resources are available on an appropriate timescale
- Providing correct incentives
- Widely disseminating information about available resources



Successful Approaches

planning

information management

legal tools

resources

education & outreach

institutional structures

Education and Outreach

- Promoting the benefits of brownfields and infill redevelopment
- Alleviating stigma, particularly at the local level
- Recognizing successful brownfields cleanup and redevelopment



Successful Approaches

planning

information management

legal tools

resources

education & outreach

institutional structures

Institutional and Procedural Structures

- Harmonizing disparate processes (single?)
- Systems for holding remediated properties until the redevelopment market is ready
- Monitoring projects, evaluating outcomes, and showcasing benefits
- Systematically involving communities



Up Close: Florida *

** In progress*



Planning

planning

information management

legal tools

resources

education & outreach

institutional structures

- **Coordination**
 - Integrating all types of brownfields
 - Coordinating infill redevelopment
- **Area-based approaches**
 - Brownfield designation process (public involvement)
 - Adopting the corridor approach
- **Coordinating players**

- **Local government involvement**
 - Increased education about available resources
- **Exclusion of non-area brownfields from incentives**

Strengths

Next



Information Management

planning

information management

legal tools

resources

education & outreach

institutional structures

- **Easily accessible figures** on brownfield areas, BSRAs, and SRCOs
- **Database of Institutional Controls**
- **Information management systems**
 - GeoViewer (brownfields)
 - Oculus (petroleum sites)

- **Information on *potential* brownfields**
 - Particularly important for petroleum
- **Showcasing returns**
 - More information about types of cleanup and redevelopment undertaken
 - Improved display of returns on investments

Strengths

Next



Legal Tools

planning

information management

legal tools

resources

education & outreach

institutional structures

- **Liability protection**
 - Third parties
 - Lender protection
- **Insurance**
 - Private
- **Institutional Controls**
 - Tracking

- **Insurance**
 - High premiums, not always obtained
- **Institutional Controls**
 - Ensuring integration with real estate processes and monitoring

Strengths

Next



Resources

planning

information management

legal tools

resources

education & outreach

institutional structures

- **Funding**
 - Grants
 - Incentives
- **Assistance**
 - *DEP Guidance Manual*
 - DEP informal application assistance
 - Targeted Brownfields Assistance

- **More incentives**
 - Infill redevelopment
 - Increased limits and funding

Strengths

Next

Resources

- planning
- information management
- legal tools
- resources
- education & outreach
- institutional structures

- **Funding**
 - Grants
 - Incentives
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- **More incentives**
 - Infill redevelopment
 - Increased limits and funding

Strengths

Next

- Assessment
- Cleanup
- Redevelopment
- Job training
- RLF
- DEP

Resources

- planning
- information management
- legal tools
- resources
- education & outreach
- institutional structures

- **Funding**
 - Grants
 - Incentives
- **Assistance**
 - *DEP Guidance Manual*
 - DEP informal application assistance
 - Targeted Brownfields Assistance

- **More incentives**
 - Infill redevelopment (beyond Front Porch, Florida Planning Toolbox)
 - Increased limits and funding on existing incentives

Strengths

Next

Brownfield area

- Job creation
- Loan guarantee program
- Expedited permitting
- Sales tax credit

Brownfield site

- Liability protection
- VCTC

Enterprise Zones



Education & Outreach

planning

information management

legal tools

resources

education & outreach

institutional structures

- **Florida DEP**
 - Educating and training redevelopment community
- **Florida Brownfields Association**
 - Outreach to communities to overcome stigma
 - Continually bringing constituencies to the table
 - *Girl Scout badge!*

- **Increased education to local governments**
- **Increased outreach to rural areas**
 - Overcome sentiment that designation might hurt
- **Positive program image**
 - Show how funds are put back into the community

Strengths

Next



Institutional Structures

planning

information management

legal tools

resources

education & outreach

institutional structures

- **Remediated Property Holding System**
 - Informal: CRAs
- **Coordinating entities**
 - FDEP
 - FBA
 - Enterprise Florida

- **Remediated Property Holding System**
 - Land Banks
- **Local Advisory Committees**
 - Strengthen process

Strengths

Next



Takeaways

- Impressively **comprehensive and coordinated approach** to redevelopment.
- There are many **petroleum sites** awaiting redevelopment. The **corridor approach** (see Tamiami) may be beneficial for addressing multiple sites and leveraging benefits.
- **Showcasing benefits** would alleviate lingering stigma and satisfy federal investors (resulting housing, jobs created, contamination handled, environmental benefits, etc.).
- **Public participation** is a critical element that could be improved in places.



Many thanks!

- *The people who make this project possible*
 - **Adhir Kackar**, EPA Office of Policy, Economics, and Innovation
 - **Steve McNeely**, Office of Underground Storage Tanks
 - **Suzi Ruhl**, Office of Environmental Justice (formerly ELI)
- *And the many, many people who took time out of their day to talk to us*



Questions?

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