



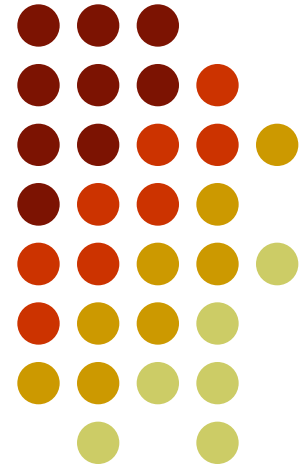
Environmental Stewardship. Economic Development

Incentives for Greener Cleanups

Tapping into the Emerging Green Economy:
*Green Economic Development Strategies for
Community and Brownfield Redevelopment*

Indianapolis – September 15, 2009

Michele Oertel
Indiana Brownfields Program





Presentation Overview



- Brownfields: What are they? Why is brownfield redevelopment important?
- What does brown have to do with green?
- What are obstacles to brownfield redevelopment?
- What incentives can help?
- What do you really need to remember?



Help?!

Is the glass half empty or half full?





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



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



Brownfields and Sustainability



- Brownfield redevelopment = sustainable development practice = green
- Reusing brownfield site offers additional opportunities to reduce environmental impact through reuse of existing site structures and infrastructure, recycling of demolition materials, and other sustainable practices



Benefits of Sustainable Redevelopment



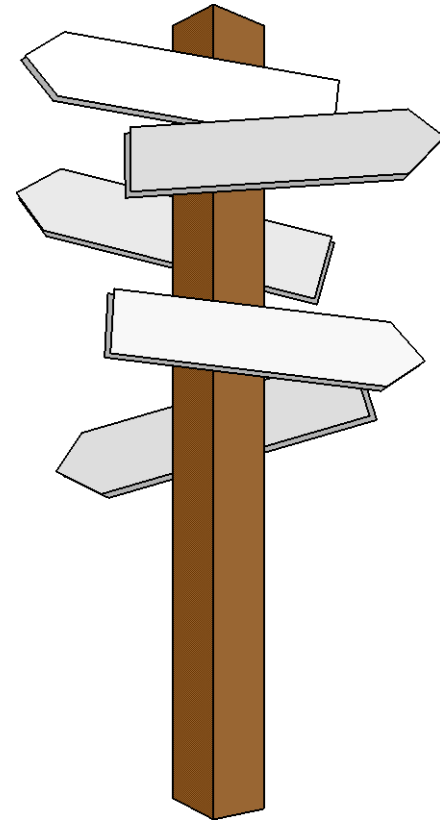
- Including green building practices
 - increased profitability
 - more efficient use of resources
 - improvements in the general well-being of community



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
- **Sustainability – green remediation/reuse**



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?



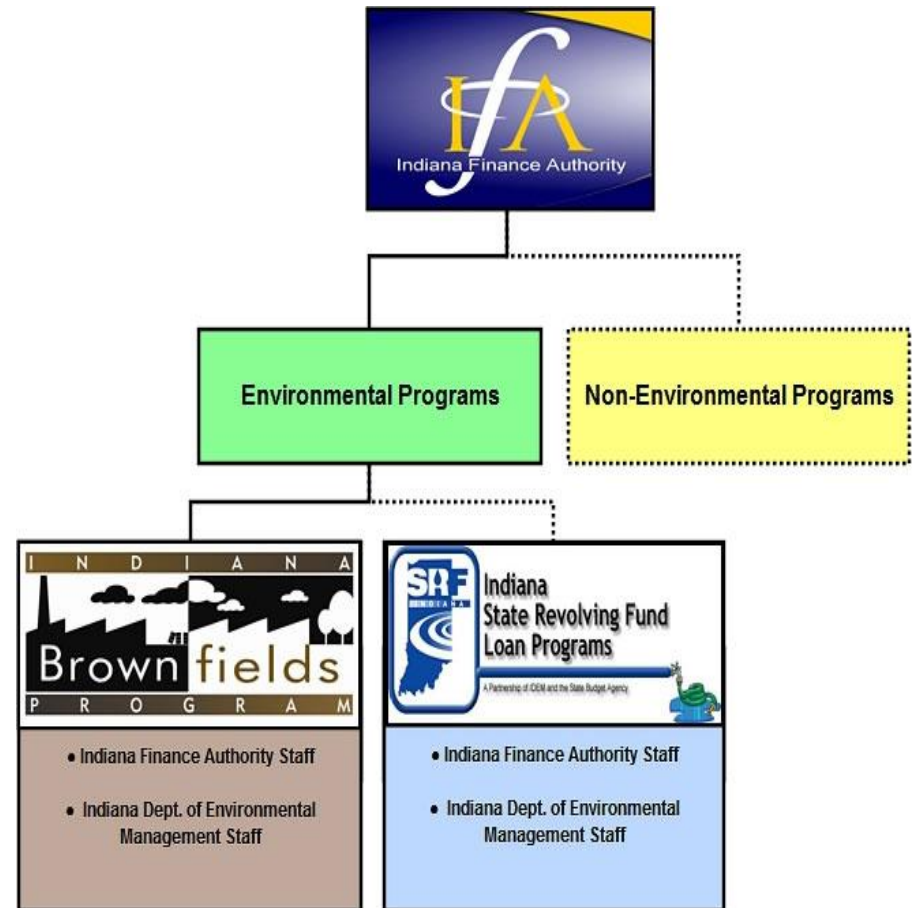
- Unknowns – risks, ownership, access
- Lack of awareness
- Lack of planning
- Lack of partnerships (*among local gov't, developers, community groups, etc.*)
- Lack of community support
- **“Green” considerations**



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





Financial Incentives



- Indiana Brownfields Program - funding throughout the year
 - Stipulated Assessment & Remediation Grants - *TBD*
 - Federal Matching Grants
 - Supplemental Environmental Projects
 - Low-interest Loans
 - Revolving Loan Fund Incentive (federally funded)
 - Trails and Parks Initiative (federally funded)
 - Oversight



Liability Incentives



- Indiana Brownfields Program – letters throughout the year
 - Environmental liability interpretation letters, including BFPP language –
 - Comfort Letters
 - Site Status Letters
 - Oversight



Sustainability Initiative



- Programmatic changes/efforts:
 - educate stakeholders & encourage sustainable remediation and development techniques
 - revised financial incentive guidelines to include scoring criteria pertaining to projects that plan for environmental benefits beyond assessment and/or remediation of on-site contamination (e.g., reuse of existing buildings, connection of site to existing modes of transportation, new construction of LEED-certified buildings, use of renewable energy sources, etc)

Green Incentives for Green Incentives



- Financial incentive guidelines include separate scoring criteria category:
Sustainability/Environmental Benefit/Infrastructure Reuse
(35 possible points)

>>See Handout



Teamwork leads to Success!





Important Points to Remember



- Brownfields and green reuse are not just challenges – they’re opportunities!
- Sustainable brownfield redevelopment balances economic development with environmental protection.
- Brownfield projects are driven by local leaders.
- 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 address environmental issues to facilitate brownfield redevelopment, as well as incentives for green remediation and/or redevelopment.**
- **Stay tuned for other incentives as Indiana Brownfields Program looks at national and regional trends regarding applicable techniques and environmental and energy conservation benefits.**





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