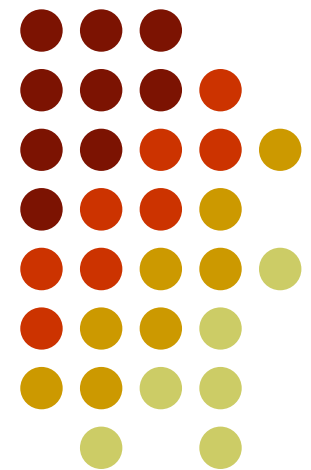


Brownfields 101

Indiana Brownfields Program
April 27, 2006





Presentation Overview

- Brownfields: What are they? How do they affect land use? Why is brownfields redevelopment important? Examples of reuse?
- What are obstacles to brownfields redevelopment?
- How can we help you help yourselves?
- What do you really need to remember?
- Who can tell you what it's really like out there?

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

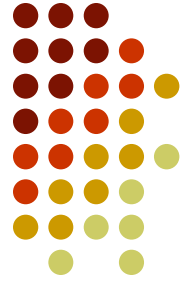


Examples of Brownfields



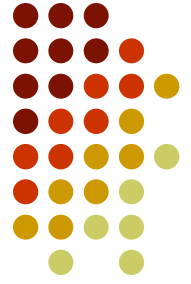
- gas station
- dry cleaning facility
- foundry
- railroad yard
- old school
- grain elevator
- landfill

Ugly Pictures



Ugly Pictures





Brownfields and Land Use

- The \$64 million question - How many brownfields are there in Indiana?
 - An exact number is not known... BUT
 - Use the definition and a large body of knowledge from federal and state programs = EVERY INDIANA COMMUNITY PROBABLY HAS AT LEAST ONE BROWNFIELD SITE!!!
 - Estimated 10,000 statewide

Land Use and Brownfields



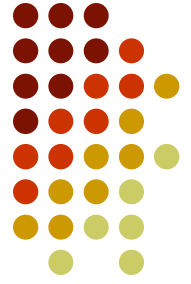
- Land use issues in Indiana: sprawl, traffic congestion, negative costs of development, loss of greenspace, community/cultural identity impacts, watershed deterioration, etc.
- Developers must choose - Greenfields or Brownfields?
- Every redeveloped acre of brownfields = the equivalent greenspace acreage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

Why is Brownfields 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*)
- Improves community appearance
- Fosters sustainable and livable communities
- Increases surrounding property values
- Promotes infill development
- Decreases blight (*improves community appearance*)
- Encourages planned growth / discourages urban sprawl
- Preserves greenspace and farmland

Examples of Brownfields 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

Pretty Pictures



Pretty Pictures



What are Obstacles to Brownfields 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





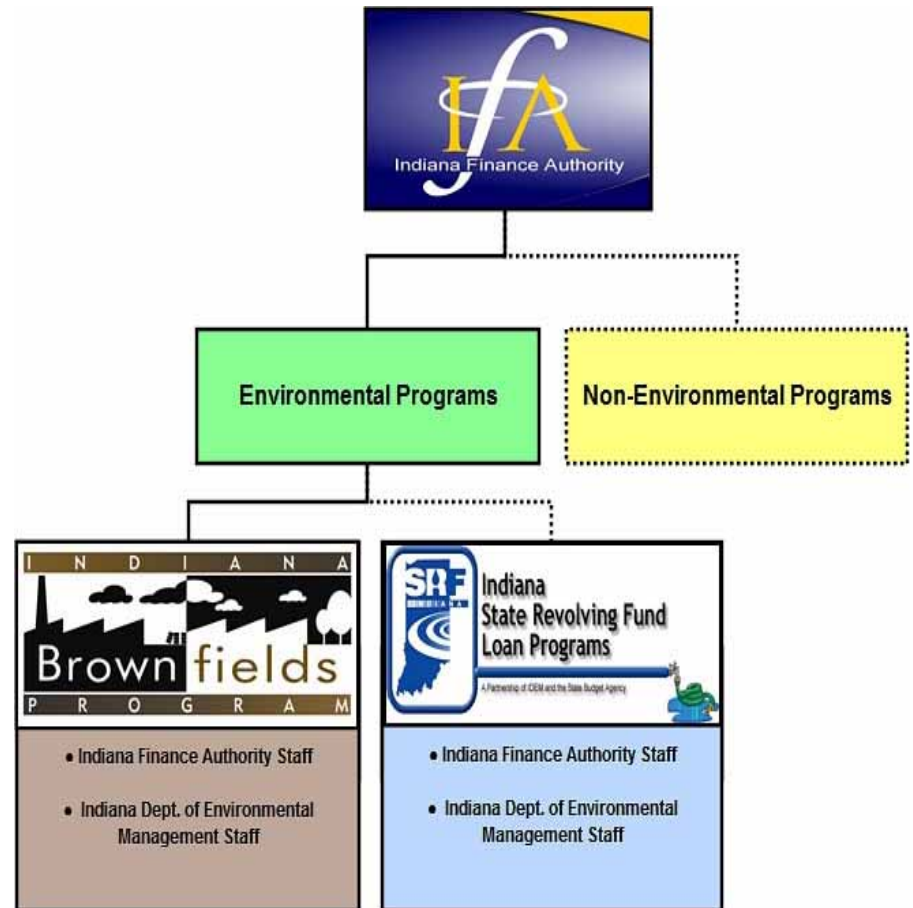
Stakeholders /Partners

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

The Indiana Brownfields Program Lends a Hand



- We can help you help yourselves by providing:
 - Educational Assistance
 - Financial Assistance
 - Technical Assistance
 - Legal Assistance
- We can also lead you to IDEM's Voluntary Remediation Program
 - Certificates of Completion
 - Covenants Not to Sue
- We can also help coordinate and navigate through IDEM's regulatory programs



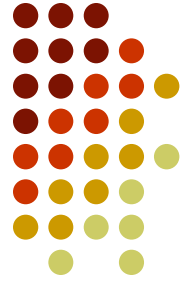
Important Points to Remember



- Brownfields redevelopment balances economic development with environmental protection
- Brownfield projects are driven by local champions
- Don't reinvent the wheel – talk to other stakeholders
- 3 Ps - Planning (*long-term*), public participation, and partnerships are keys to success!!
- You're not in this alone!
- Brownfield projects may warrant state and/or federal assistance
- Indiana Brownfields Program offers tools to facilitate brownfields 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