

## *Strategic Economic Planning and Policy Analysis*

Evans Paull is a nationally-recognized expert in brownfields and similarly challenged urban redevelopment projects. His skill set includes strategic planning, policy analysis, financial incentives, impact analysis, market analysis, and regulatory issues. Mr. Paull's articles have been published in nine journals, and he is frequently asked to speak at national and regional brownfields and smart growth conferences. Topical areas addressed in articles and presentations include: land banks, tax increment financing, historic tax credits, state bond issues to support smart growth, smart growth and climate change, economic and environmental impacts of brownfields investments; and brownfields regulatory reforms.

Current/recent clients/projects include:

<i>Client</i>	<i>Project</i>
Carlisle, PA	<p><b><i>Carlisle Brownfields Areawide Plan (currently underway)</i></b></p> <p>Working with Stromberg-Garrigan Associates, Redevelopment Economics (RE) is preparing strategic planning documents for the <a href="#">Carlisle Brownfields Areawide Plan</a>. RE's role is: 1) assessing the feasibility of using tax increment financing as the main mechanism for financing needed infrastructure (complete); and, 2) proposing a plan to promote revitalization of a corridor that connects downtown to the <a href="#">Carlisle Urban Redevelopment area</a>.</p>
Washington County, PA Planning Commission	<p><b><i>Washington County Economic Development Sites Opportunity Analysis</i></b></p> <p>Working with The Fourth Economy consulting group, Redevelopment Economics (RE) evaluated ways to kick-start the development of three key opportunity sites. RE's role is twofold: evaluating financing options; and evaluating environmental issues that might deter new investment. The three sites are intended to be developed for industrial re-use; one of the three sites is complicated by past use as a deep mining operation; infrastructure financing is the main deterrent to new investment.</p>
Centralina Council of Governments	<p><b><i>Brownfields-Greyfields Toolkit, Strategy, and Financial Analysis</i></b></p> <p>Working with Cardno, Redevelopment Economics assisted the Centralina Council of Governments in developing a <a href="#">Brownfields-Greyfields Toolkit</a> to encourage investment in brownfields and greyfields sites in the Charlotte, NC/SC region. The toolkit stresses making better use of existing financial tools, such as tax credits, HUD CDBG and HUD 108, Clean Water State Revolving Funds, tax increment financing, Supplementary Environmental Projects, and insurance recovery.</p> <p>A second report, "<a href="#">In-depth Site Report</a>," goes to the next level - examining the economics of site reuse for four long-term vacant or problem properties. Pro forma financial analysis was used to test alternative gap closing financial tools.</p> <p>The document is a key element of the Charlotte, NC/SC region's <a href="#">Connect Our Future</a> project, supported by the <a href="#">HUD Sustainable Communities Program</a>.</p>

<p>Portland Metro</p>	<p><b><i>Portland Metro Brownfields Scoping Project</i></b></p> <p>Redevelopment Economics worked with the <a href="#">Maul-Foster</a> team in preparing a comprehensive brownfields strategy for Portland Metro. Under the “Brownfields Scoping Project,” analyzed a series of case study sites and reviewed current programs and policies, all aimed toward development of a regional brownfields strategy that will accelerate reinvestment in contaminated sites. Legislation has been proposed to implement a number of the recommendations. See these links: <a href="#">Brownfields Scoping Project Summary</a>; <a href="#">Analysis of Policy Tools</a>.</p>
<p>State of Maryland Sustainable Growth Commission</p>	<p><b><i>Tax Increment Financing in Maryland, A Potential Tool for Smart Growth and Economic Development</i></b></p> <p>Redevelopment Economics was the prime contractor for a policy analysis that examined the potential for Maryland to achieve smart growth objectives through modifying and supplementing tax increment financing (TIF) mechanisms. Recommendations addressed ways to accelerate brownfields, TOD, preservation, and other smart growth redevelopment projects through: 1) changes to state TIF enabling legislation; 2) supplementing local TIF revenues with State commitments; and, 3) by modifying other incentive programs to complement TIF commitments. Many of the recommendations were adopted by the Maryland General Assembly in <a href="#">HB 613</a>, the Sustainable Communities – Designation and Financing Act of 2013. See this <a href="#">report link</a>.</p>
<p>The State of Washington Department of Ecology</p>	<p><b><i>Washington State: Brownfields Policy Recommendations</i></b></p> <p>The Department of Ecology issued a comprehensive brownfields policy report reflecting the recommendations of their Brownfields Advisory Panel. Redevelopment Economics worked with the <a href="#">Maul-Foster</a> team that produced the report. Some of the key areas covered in the analysis included: 1) policies to empower communities, 2) policies to accelerate private investment; and, 3) policies to build capacity. Many of the recommendations were adopted in 2013 amendments to the Model Toxics Control Act (MTCA). <a href="#">Senate Bill 5296 and House Bill 2079</a> provide enabling legislation for “Brownfield Renewal Authorities” to implement brownfields plans and projects in newly authorized “Redevelopment Opportunity Zones.” See <a href="#">this report link</a>.</p>
<p>City of Portland</p>	<p><b><i>Portland Brownfields Strategic Assessment</i></b></p> <p>Redevelopment Economics, as part of the <a href="#">Maul-Foster</a> team, produced a comprehensive brownfields strategy for the City of Portland. The Brownfields Assessment Project involved: inventorying and financial analysis of Portland brownfield sites; analyzing potential policy tool solutions from best practice analysis vis-à-vis incentives in other states; and quantitative projection of reductions in the brownfields inventory that would be attributable to various policy tools. Tools analyzed include: land banks; quasi-public redevelopment authorities; tax credits; loan pools; new variations on tax increment financing; subsidized or pooled environmental insurance, and alternative approaches to the Superfund process. See <a href="#">this link for project documents</a>.</p>

Allegheny River Towns Enterprise Zone	<p><b><i>Market Assessment and Strategic Plan for Green Jobs</i></b></p> <p>Redevelopment Economics was the co-lead consultant in a “Green Jobs Strategy and Cluster Analysis” for the Allegheny River Towns Enterprise Zone (ARTEZ). Building on a targeted market assessment, the project helped ARTEZ position their communities for growth in the green tech sectors. Topics addressed included: analyzing the potential for a green job incubator; assessing the potential for brownfield sites to be used for green jobs; and home-grown green job generation through growth and evolution of current businesses. See <a href="#">this article summarizing the project</a>.</p>
State of Iowa Department of Economic Development	<p><b><i>State of Iowa - Proposals to Make Strategic Investments in Brownfields Redevelopment</i></b></p> <p>Advised the State of Iowa Department of Economic Development with respect to the potential for new brownfield incentives, chiefly a brownfields tax credit and state-facilitated tax increment financing. Note the state adopted tax credit program. See <a href="#">this Northeast-Midwest Institute report</a>.</p>
Baltimore City	<p><b><i>Comprehensive Economic Development Strategy</i></b></p> <p>While with the Baltimore Development Corporation and in earlier work with the Baltimore City Department of Planning, Mr. Paull prepared two Comprehensive Economic Development Strategies and drafted the Economic Development section of the Baltimore’s comprehensive plan.</p>
City of Ranson, WV	<p><b><i>Brownfields Areawide Plan</i></b></p> <p>Assisted the Stromberg/Garrigan team in preparing the area-wide plan for Ranson’s brownfields corridors. Assessed the economic impact of redevelopment plans for the Powhatan Place redevelopment project.</p>
Baltimore City	<p><b><i>City of Baltimore – Economic Development Area Plans and Market Analysis</i></b></p> <p>While with Baltimore Development Corporation and in earlier work with the Baltimore City Department of Planning, Mr. Paull carried out numerous economic planning and market analysis studies. Illustratively, the analysis of the Key Highway Industrial Corridor included: demographic and economic trend analysis, analysis of economic indicators such as, vacancy rates, absorption rates, and average rents; analysis of vacant/under-utilized property, shift-share employment analysis, and assessment of market opportunities. The study resulted in the area being designated as an “Industrial Protection Zone.”</p>
<b>Contact:</b>	<p><b><i>Evans Paull, Principal</i></b></p> <p><b><i>Redevelopment Economics</i></b></p> <p><b><i>202-329-4282; <a href="mailto:ev@redevelopmenteconomics.com">ev@redevelopmenteconomics.com</a></i></b></p>