

Redevelopment Economics

Brownfields and Smart Growth Policy Analysis

Evans Paull is a nationally-recognized expert in brownfields policy analysis, financial incentives, and regulatory issues. Mr. Paull's articles have been published in seven journals and he is frequently asked to speak at national and regional brownfields and smart growth conferences.

Past and current clients include:

| <i>client</i> | <i>Project</i> |
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| Portland Metro | <p><u><i>Portland Metro Brownfields Strategy</i></u></p> <p>Redevelopment Economics is currently producing a comprehensive brownfields strategy for Portland Metro. The Maul-Foster team, under the “Brownfields Scoping Project,” is analyzing a series of case study sites and reviewing current programs and policies, all aimed toward development of a brownfields strategy that will accelerate reinvestment in contaminated sites. A Superfund overlay zone represents additional regulatory complexity.</p> |
| The State of Washington Department of Ecology | <p><u><i>Washington State: Brownfields Policy Recommendations</i></u></p> <p>The Department of Ecology issued a comprehensive brownfields policy report reflecting the recommendations of their Brownfields Advisory Panel. Redevelopment Economics was part of the Maul-Foster 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.</p> |
| State of Maryland Sustainable Growth Commission | <p><u><i>Tax Increment Financing in Maryland, A Potential Tool for Smart Growth and Economic Development</i></u></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.</p> |
| State of Iowa Department of Economic Development | <p><u><i>State of Iowa - Proposals to Make Strategic Investments in Brownfields Redevelopment</i></u></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.</p> |
| Illustrative Reports and Articles – Financial Incentives | <p><u><i>Using Tax Increment Financing for Brownfields Redevelopment</i></u>, published in <i>Brownfield Renewal</i></p> <p><u><i>The Cleanup War Chest: State Bond Financing for Environmental Initiatives and Brownfields Redevelopment</i></u>, Northeast-Midwest Institute</p> |

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| | <p><i>State Brownfields Income Tax Credits</i>, Redevelopment Economics</p> <p><i>EPA Brownfields Reauthorization, Issues and Opportunities Series</i>, Northeast-Midwest Institute</p> |
| Reports and Articles – Regulatory Issues | <p><i>“State Liability Reforms for Third Party/Toxic Tort Liability Protection – A Conversation Starter,”</i> published in Brownfields Renewal.</p> <p><i>Overcoming Impediments to Public Agency Acquisition of Brownfield Sites</i>, published in the Journal of Environmental Practice.</p> |