

## Policy Analysis for Brownfields and Greyfields

Evans Paull is a nationally-recognized expert in brownfields and similarly challenged urban redevelopment projects. Policy analysis for brownfields and greyfields is a particular area of interest and expertise.

Leadership Counts	
<i>State Brownfields and Greyfields Reforms Based on our Work:</i>	<i>Articles and Papers</i>
<ul style="list-style-type: none"> <li>• <b>Tax Increment Financing Re-Tooled in Maryland to Reflect Smart Growth Objectives</b> - <a href="#">HB 613</a>, <a href="#">summarized here</a>, aids TOD, brownfields, and preservation objectives. The bill was based on the <a href="#">RE report</a> to the Maryland Sustainable Growth Commission.</li> <li>• <b>Washington State Adopts Brownfield Renewal Authorities</b> - Washington State adopted <a href="#">Senate Bill 5296 and House Bill 2079</a> "Accelerating Cleanup of Hazardous Waste Sites" following up on the recommendations of the Maul-Foster and RE report, "<a href="#">Washington State: Brownfields Policy Recommendations</a>." The bill makes wide-ranging changes to the Washington brownfields program, including authorizing new Brownfield Renewal Authorities (BRAs).</li> <li>• <b>Iowa Establishes the Nation's First Brownfields-Greyfields Tax Credit</b> - Advised the State of Iowa relative to <a href="#">Proposals to Make Strategic Investments in Brownfields Redevelopment</a>, leading to the Brownfields-Greyfields Tax Credit.</li> <li>• <b>Oregon Brownfields Agenda for 2015</b> - <a href="#">Policy studies and impact analysis</a> lead to a series of proposed brownfields reforms in Oregon</li> <li>• <b>Maryland Brownfields Reforms</b> - When with the City of Baltimore, Evans Paull drafted substantial parts of three Maryland brownfields reforms adopted in 1997, 2002, and 2004.</li> </ul> <p>There is more information about each of the above in the project list below.</p>	<ul style="list-style-type: none"> <li>• "State Super TIF Programs are Transforming Three Cities," <i>Planning</i>, the Journal of the American Planning Association, March, 2015</li> <li>▪ "<a href="#">Brownfields Tax Credits for Historic Preservation Projects</a>," <i>The Forum Journal</i>, Winter 2014</li> <li>▪ "<a href="#">Inventing the Brownfields Land Bank</a>," <i>Brownfield Renewal</i>, <i>Brownfields News</i>, May, 2013</li> <li>▪ "<a href="#">Overcoming Impediments to Public Agency Acquisition of Brownfield Sites</a>," <i>Journal of Environmental Practice</i>, (fall, 2009)</li> <li>▪ <a href="#">The Cleanup War Chest: State Bond Financing for Environmental Initiatives and Brownfields Redevelopment</a>, <i>Northeast-Midwest Institute</i>, March, 2009</li> <li>▪ <a href="#">State-facilitated Tax Increment Financing for Brownfields Redevelopment</a>, <i>Northeast-Midwest Institute</i>, October, 2008</li> <li>▪ "<a href="#">State Liability Reforms for Third Party/Toxic Tort Liability Protection – the Next Wave of Brownfields Reforms?</a>" published in <i>Brownfields News</i>.</li> </ul>

<i>Client</i>	<i>Project</i>
Centralina Council of Governments	<p><b><i>Brownfields-Greyfields Toolkit, Policy Analysis, and Financial Analysis</i></b></p> <p>Working with Cardno, Redevelopment Economics assisted the Centralina (Charlotte, NC-SC area) 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 involved three elements:</p> <ul style="list-style-type: none"> <li>• A survey of state best practices in financing brownfields-greyfields redevelopment;</li> <li>• Analysis of opportunities to make better use of existing financial tools;</li> <li>• A separate "<a href="#">In-depth Site Report</a>," which examines the economics of site reuse for four long-term vacant or problem properties.</li> </ul> <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>
Portland Metro	<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," the team analyzed current and alternative policy and financial incentive tools as means to encourage brownfields investments. RE led the part of the project that involved surveying the best practices of other states. Current and potential incentives were then tested relative to the degree to which they impacted the feasibility of specific 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>
State of Maryland Sustainable Growth Commission	<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>

The State of Washington Department of Ecology	<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</a> and <a href="#">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>
City of Portland	<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>
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>
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