



Brownfields Policy and Research Newsletter

Volume 2, Number 7, December 23, 2009

Newsletter produced for Northeast-Midwest Institute by [Evans Paull](#) at www.redevelopmenteconomics.com,

consultants for brownfields and sustainable urban redevelopment

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COMING SOON:
**BROWFIELDS
INNER CIRCLE**



Photograph courtesy of
[Campbell Environmental Group](#)

BUSINESSES AND ORGANIZATIONS THAT SUPPORT THIS NEWSLETTER AND THE INSTITUTE'S BROWFIELDS WORK - [E-MAIL US FOR MORE INFORMATION](#)

NEMW Brownfields Reports:

We have re-organized our website - here is where to find our reports:

[Impacts And Benefits of Brownfields Redevelopment](#)

- [Environmental and Economic Impacts of Brownfields Redevelopment](#) - July 2008 (being

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11. [Annapolis Proposing Landfill as Green Energy park](#)
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- 22. [National Brownfields Association, Big Deal Conference](#)

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CONGRESS AND FEDERAL BROWFIELDS POLICY

1. **HUD Brownfields Programs Rescued and Bolstered in Appropriations.** The HUD Brownfields Economic Development Initiative (BEDI) and HUD 108 programs were rescued in the Transportation HUD Appropriations Conference Committee. BEDI got a boost - \$17.5 million, which is \$7.5 million above the FY 09 level, and HUD 108 was continued at \$6 million (leverages \$275 million in loans). BEDI and HUD 108 were eliminated in the Obama budget and in the Senate Appropriations Bill, but the House appropriated \$25 million for BEDI and \$6 million for HUD 108.

The Northeast-Midwest Institute (NEMW) coordinated a campaign - including the National Brownfields Coalition, [Smart Growth America](#), the [National Association Housing and Redevelopment Organizations](#) (NAHRO), and LOCUS (Responsible Real Estate Developers and Investors Group) - to provide Congress with the documented benefits of these programs and the reasons that BEDI and HUD 108 fill a unique niche that cannot be addressed through the EPA Brownfields Program or the HUD CDBG Program. The campaign was bolstered by letters from the mayors of [Philadelphia](#), [Tacoma](#), [Cleveland](#), [Cincinnati](#), and [Baltimore](#) - as well as the Economic Development Director of [Pittsburgh](#), a group of 16 local governments and non-governmental organizations in [Wisconsin](#), and a letter from the [National Brownfields Coalition](#) co-signed by 22 national and local organizations.

2. **EPA Brownfields Funding Boosted.** The EPA Brownfields

updated – e-mail forheschall@nemw.org to add new data)

Brownfields Legal and Regulatory Issues

- [Mothballed Sites and Local Government Acquisition](#) (October, 2008)
- [State and Local Non-Cash Tools and Strategies for Enhancing a Brownfield Project's Bottom Line](#) (October 2006)

Brownfields Disadvantaged Communities Network

- [Brownfields Redevelopment Toolbox for Disadvantaged Communities](#) (December, 2009)

Brownfields Sustainable Development, and Energy

- [Energy Benefits of Urban Infill, Brownfields, and Sustainable Urban Redevelopment](#) (October, 2008)
- [Sustainable Urban Redevelopment and Climate Change - Briefing White Paper](#) (July, 2008)
- [Sustainable Urban Redevelopment as a Climate Change Solution](#) -- Brownfields News Newsletter (March, 2008)
- [Energy and Sustainable Urban Redevelopment – by the Numbers](#)
- [Removing Market Barriers to Green Development](#): with US EPA Region 5 and Delta Institute

program received a \$2.5 million increase over current funding - \$172.5 million, including \$100 million for the Site Assessment and Cleanup Programs.

3. Appropriators Adopt \$150 million for HUD Sustainable Communities Initiative. The conference agreement includes \$150 million for the Sustainable Communities Initiative, a new HUD program. The majority (\$100,000,000) is provided for Regional Integrated Planning Grants.

4. Brownfields Tax Expensing and New Markets Pass House in Extender's Bill. On December 10, HR 4213, the "tax extenders" bill, passed the House. The bill included a one-year extension of the brownfields tax expensing program (the section 198 program that makes cleanup costs deductible in the year incurred) and the New Markets Tax Credit, which received a new \$3.5 billion authority.

ENERGY, BROWNFIELDS, AND SMART GROWTH

5. Study Examines Housing Preferences and Demand for Smart Growth. A study by the Victoria Transport Policy Institute, [Home Location Preferences and the Implications for Smart Growth](#) examined the surveys of North American housing consumers and concluded that demand for more dense mixed use walkable and transit-accessible communities is growing:

Although market surveys indicate that most North American households preferred single-family homes, they also indicate strong and growing consumer preference for smart growth features such as accessibility and modal options (reflected as short commutes and convenient walkability to local services). Twenty years ago less than a third of households preferred smart growth, but this is projected to increase to two thirds of households within two decades.

6. Energy Conservation and Historic Preservation. NEMW's analysis, [Quantifying the Environmental and Energy Benefits of the Maryland Historic Tax Credit Program](#), was published in the Fall 2009 issue of Forum Journal, the Journal of the National Trust for Historic Preservation. NEMW devotes a section of our Revitalizing Older Cities website to [Preservation, Smart Growth and Climate Change](#).

AUTO SITES AND SITE REDEVELOPMENT INNOVATIONS

7. Car Czar cuts red tape on car cleanup. The [Wall Street Journal](#) reports that a Flint Michigan cleanup agreement was expedited by Ed Montgomery, the White House's auto community "car czar." The report states: "The solution: Carve out the part of the 700-acre site with the worst contamination, and clear the rest for potential sale to investors who have told the city they would create a multipurpose facility that would employ as many as 500 people in hard-hit Michigan. A process that could have taken years wound up taking just a few months."

8. Trenton Chrysler Plant – Habitat Restoration. Part of the former Chrysler plant in Trenton, MI is slated for [habitat restoration](#) as an enhancement of the Detroit River International Wildlife Refuge.

9. DeKalb to Partner with Developer on GM site. According to the [Atlanta Journal Constitution](#), Florida developer Broad Street Companies will partner with DeKalb County to convert the

(January 2009)

Incentives and Financing

- [Federal Program Summary Chart- Programs to assist Brownfields Redevelopment in Disadvantaged Communities](#) (December, 2008)
 - [The Cleanup War Chest: State Bond Financing for Environmental Initiatives and Brownfields Redevelopment](#) (March, 2009)
 - [Case Study of State Incentives for the State of Iowa](#) (January, 2008)
 - [State Brownfields Tax Credits – Summary chart](#) (October, 2008)
- ### **Best Practices and Resource Guides**
- [Petroleum/UST Brownfields Cleanups](#) (September, 2007)
 - [Getting Started with Brownfields -- Key Issues and Opportunities: What Communities Need to Know](#) (April, 2006)

UP-COMING CONFERENCES AND WEBCASTS

- **Green Preservation of Older Buildings -** EPA will host a symposium on green preservation of older buildings in Indianapolis Jan. 21, 2010 To register, see <http://www.epa.gov/region5brownfields/ghp/>

165-acre General Motors property in Doraville into a "true urban center" with homes, restaurants, businesses and offices.

10. **Hampton Eyes Old dump for Energy Source.** Hampton produced a [feasibility study](#) which indicated that "either wind, solar, geothermal or a combination of all three" on their landfill site could accomplish the goal to power the adjacent wastewater treatment plant.

11. **Annapolis Proposing Landfill as Green Energy Park.** The City of Annapolis is proposing turning a 500-acre landfill into a "[Green energy park](#)," which has the potential to move the City toward a goal of being "climate neutral."

NEMW – BROWNFIELDS INTELLIGENCE SHOWCASED AT NATIONAL BROWNFIELDS CONFERENCE

12. **Local Government Acquisitions.** NEMW staff moderated a panel and presented on the issues related to [Local Government Acquisition of Contaminated Sites](#). The NEMW presentation concentrated on the eminent domain-related piece of the puzzle.

13. **Heard on the Hill.** NEMW staff assisted Charlie Bartsch and Judy Sheahan in presenting the [Heard on the Hill](#) session, which reviewed congressional issues, including reauthorization of the EPA Brownfields Program, the HUD Sustainable Communities Initiative, and the Brownfields Tax Expensing Program.

14. **Bootstraps Brownfields.** NEMW staff moderated the "Bootstraps Brownfields" session, which highlighted CDC-led brownfields community revitalization efforts undertaken by [Bethel New Life](#), [Dorchester Bay Economic Development Corporation](#), and [Hands, Inc.](#)

15. **Economic and Environmental Impacts of Brownfields.** NEMW staff moderated the session on "Selling Brownfields" and presented the [Environmental and Economic Impacts of Brownfields Redevelopment](#). Note also that EPA has issued a new report "[Building Vibrant Communities, the Community Benefits of Land Revitalization](#)."

STATE REFORMS AND INNOVATIONS

16. **Maryland Implements Disclosure Law.** The Maryland Department of the Environment published a [proposed rule to implement the Controlled Hazardous Substance Act of 2008](#), which requires that Responsible Persons who have evidence of a release or threat of release of controlled hazardous substances into the environment to notify the Maryland Department of the Environment.

17. **Brownfield Area Plans in New Jersey.** At the New Orleans Brownfields Conference, EPA's OSWER Director, Mathy Stanislaus, announced that EPA was considering broadening the Brownfield Site Assessment Program to fund area and corridor brownfields planning. This direction follows two states that are regarded as the leaders in brownfields area planning: New York's [Brownfields Opportunity Area](#) program and New Jersey's [Brownfields Development Areas Initiative](#). New Jersey recently made funding commitments of \$5 million to each of seven communities. Passaic is using the funds to analyze [converting a 116-acre landfill](#) to retail and green space. In Hackensack an [oil tank farm](#) is being planned for workforce housing. In [Woodbridge](#) the aim is to create an [eco-industry hub](#) where small companies can develop green technologies.

▪ **New Partners for Smart Growth Conference.** The annual [New Partners for Smart Growth Conference](#) will be held in Seattle, February 4-6, 2010.

▪ **National Brownfields Association, Big Deal Conference,** March 23 – 24, 2010, Atlanta

FEDERAL FUNDING

18. **DOE Renewable Energy Loan Guarantee.** NEMW's Revitalizing Older Cities Initiative produced a webinar on the [Department of Energy Loan Guarantee Program](#) which includes \$4 billion available to pay for the credit subsidy costs to support approximately \$48.6 billion in loans for renewable energy.

19. **Community Action for a Renewed Environment (CARE) program.** The U.S. Environmental Protection Agency is making \$2 million available in 2010 to reduce pollution at the local level through the Community Action for a Renewed Environment (CARE) program. CARE is a community-based program that works with county and local governments, tribes, non-profit organizations and universities to help the public understand and reduce toxic risks from numerous sources. In 2009, EPA's CARE program distributed \$2 million to nine communities. More information about the grants: <http://www.epa.gov/care/>

Contact: *For any and all issues related to this newsletter (subscribing or unsubscribing; feedback; submission of future articles or links, etc.) contact: Evans Paull, epaull@nemw.org.*

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