Getting Ready for Redevelopment

Strategies for overcoming common community challenges

2017 Southeast Brownfields Workshop
Atlanta, GA
November 8, 2017
Question for You
What is the Boy Scout motto?
Be Prepared!
What is PREPARED?
A good process produces good results.

Nick Saban
What is PREPARED?

A PROCESS for answering the following core questions:

- Will the selected action by the city (regarding the brownfield site) achieve the project goals?
- Is the project financial viable and realistic?
- Are the necessary resources available?
- Are the risks acceptable?
What is PREPARED?
Preparing Sites for Redevelopment

Nine Site and Community Characteristics

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Nine Site and Community Characteristics

1. **Ownership:**

   • Do you own the property?
   • Can you get site control?
   • Can you get site access?
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2. Site Use:

- Do you have interested, qualified user?
- Have any properties adjacent to the site been redeveloped within the past 2 years?
- Is there a clear idea of the type of desired end use?
  - Is it consistent/complimentary with surrounding uses, zoning, or community plans?
2. Site Use (continued):

- No Clear Idea....?
  - Existing community assets nearby?
  - Planned community assets?
  - Temporary use ideas?
  - No idea.....
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3. **Land Characteristics:**

- Size contributes to redevelopment potential
- Flooding potential
- Wetlands
- Soil Conditions
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4. Community Characteristics:

• Condition of Adjacent Properties
• Planned investment nearby
• Crime & safety
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5. **Community Capacity:**

- Successful Brownfield Redevelopment Program exists
- Community consensus on the future use
- Actual redevelopment plan for area less than 5 years old.
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6. Redevelopment Incentives:

• Is it included in a formally designated redevelopment area or TIF District?
• Local Incentives – Vicksburg Tax Abatement Program
• State Incentives – MS MERA, FL VCTC
• Federal Incentives – BF RLF, Cleanup, New Markets Tax Credits, Historic Tax Credits
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7. Infrastructure Amenities:

- Public Transportation nearby
- Roads, Highways, Rail
- Water, Sewer, Electricity, Natural Gas
- Internet .......... Broadband ......
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8. Environmental Conditions:

- Phase I ESAs (recent or updated)
- NFA letter from State
- Assessment needed
  - Resources to do so?
- Cleanup/demolition needed
  - Resources to do so?
  - Cost Estimate
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9. Building Characteristics:

- Existing building or new construction
- Building Quality
  - HVAC
  - Roof
  - Mold/Asbestos
  - Gutttted
- Floor Area Ratio (FAR)
That 1 Take-Away
“Helping communities make redevelopment a reality”

Trey Hess
Trey.Hess@ppmco.com
601.790.0170

Simplifying the Complex