



[www.ppmco.com](http://www.ppmco.com)

# Getting Ready for Redevelopment

Strategies for overcoming common community challenges

2017 Southeast Brownfields Workshop

Atlanta, GA

November 8, 2017



# Question for You

[www.ppmco.com](http://www.ppmco.com)



What is the Boy Scout motto?

[www.ppmco.com](http://www.ppmco.com)

# Be Prepared!



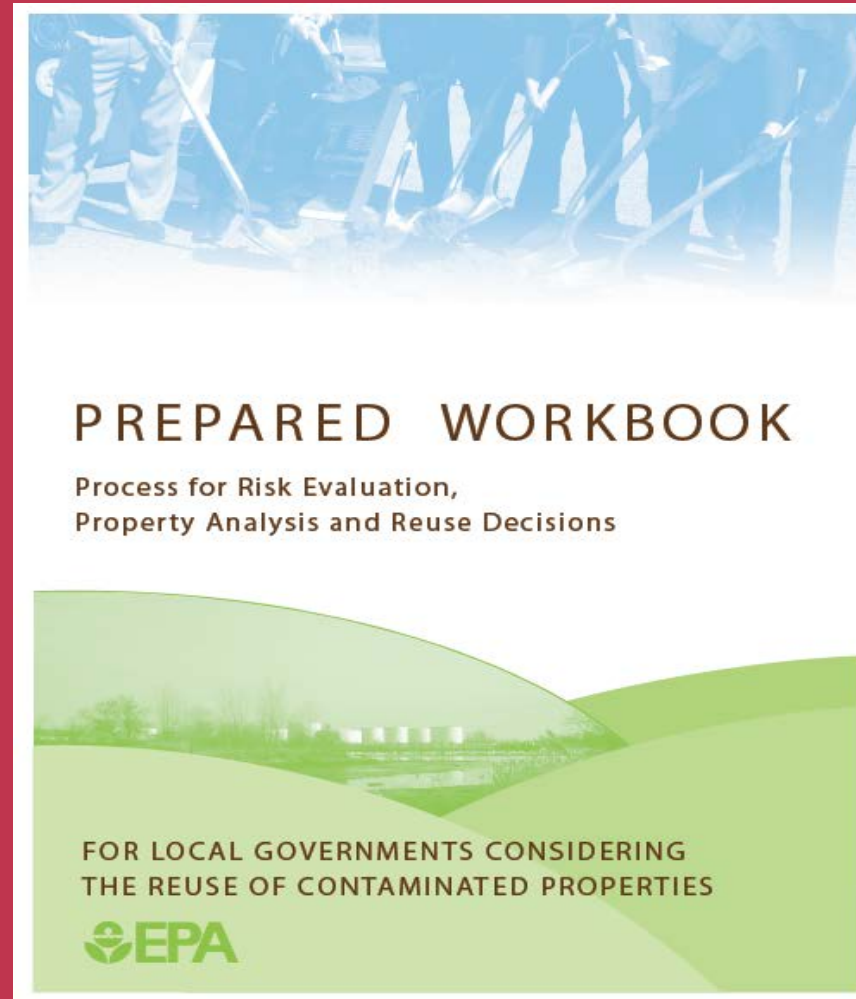
[www.ppmco.com](http://www.ppmco.com)



# Redevelopment Strategy



[www.ppmco.com](http://www.ppmco.com)



<http://www.epa.gov/region1/brownfields/prepared/>



What is PREPARED?

[www.ppmco.com](http://www.ppmco.com)



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?



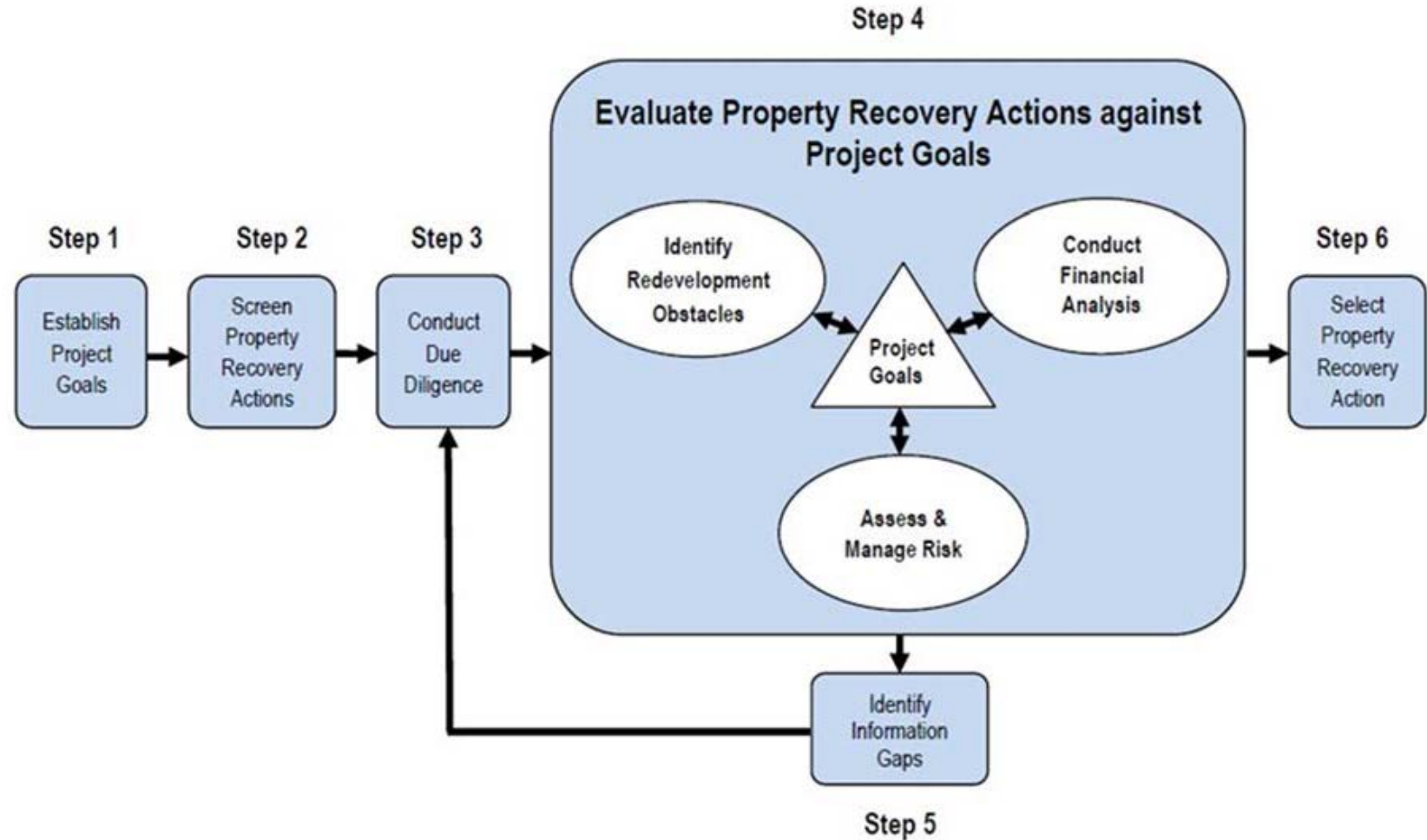
[www.ppmco.com](http://www.ppmco.com)



# What is PREPARED?



[www.ppmco.com](http://www.ppmco.com)



# Preparing Sites for Redevelopment



## Nine Site and Community Characteristics

[www.ppmco.com](http://www.ppmco.com)

# Nine Site and Community Characteristics

## 1. Ownership:

- Do you own the property?
- Can you get site control?
- Can you get site access?



# Nine Site and Community Characteristics

## 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?



# Nine Site and Community Characteristics

## 2. Site Use (continued):

- No Clear Idea....?
  - Existing community assets nearby?
  - Planned community assets?
  - Temporary use ideas?
  - No idea.....



# Nine Site and Community Characteristics

## 3. Land Characteristics:

- Size contributes to redevelopment potential
- Flooding potential
- Wetlands
- Soil Conditions



# Nine Site and Community Characteristics

## 4. Community Characteristics:

- Condition of Adjacent Properties
- Planned investment nearby
- Crime & safety



# Nine Site and Community Characteristics

## 5. Community Capacity:

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





# Nine Site and Community Characteristics

## 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



# Nine Site and Community Characteristics

## 7. Infrastructure Amenities:

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



# Nine Site and Community Characteristics

## 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



# Nine Site and Community Characteristics

## 9. Building Characteristics:

- Existing building or new construction
- Building Quality
  - HVAC
  - Roof
  - Mold/Asbestos
  - Guttted
- Floor Area Ratio (FAR)



# That 1 Take-Away



[www.ppmco.com](http://www.ppmco.com)

“Helping communities make redevelopment a reality”



Trey Hess  
Trey.Hess@ppmco.com  
601.790.0170

*Simplifying the Complex*