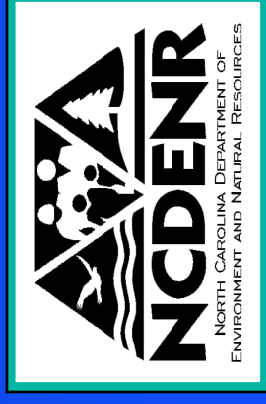




**Re-Cycling Land: Brownfield
Redevelopment Workshop
Centralina Economic
Development Commission
September 12, 2006**

Understanding the Basics of Brownfields

**Carolyn Minnich
DENR/Division of Waste Management
Charlotte Brownfields Project Manager**





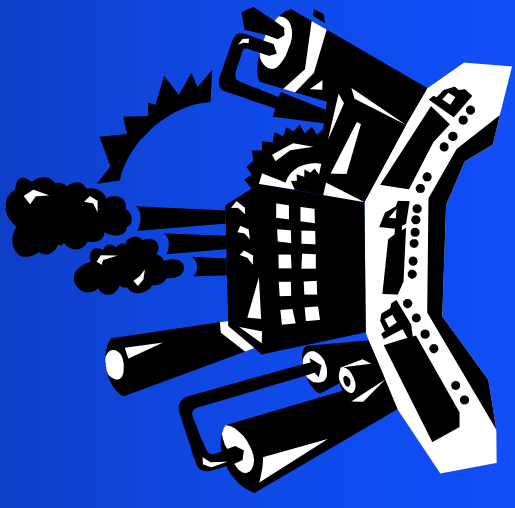
Definition: Brownfield

- “Abandoned, idled, or underused property where redevelopment is hindered by actual or perceived environmental contamination.”
 - ◆ Can be safely reused
 - ◆ Offers pre-existing infrastructure
 - ◆ Reuse brings public benefit
 - ◆ Cleanup liability can be defined
 - ◆ Can compete with “greenfields”
 - ◆ **Offers viable investment opportunity**



Typical Brownfields Sites

- ✓ Textile Mills
- ✓ Light and Heavy Industrial Properties
- ✓ Automobile Service Stations
- ✓ Manufacturing Facilities
- ✓ Machine Shops
- ✓ Dry Cleaners





What are the Benefits?

- Recognize Sites as Profit Opportunities
- **Liability Protection** (ie, brownfields agreement)
- Cleanup for “**Safe Reuse**” rather than standard
 - ◆ DENR lists necessary actions in brownfields agreement
 - ◆ liability protection contingent on completion
- Local Property Tax Phased in over 5 years

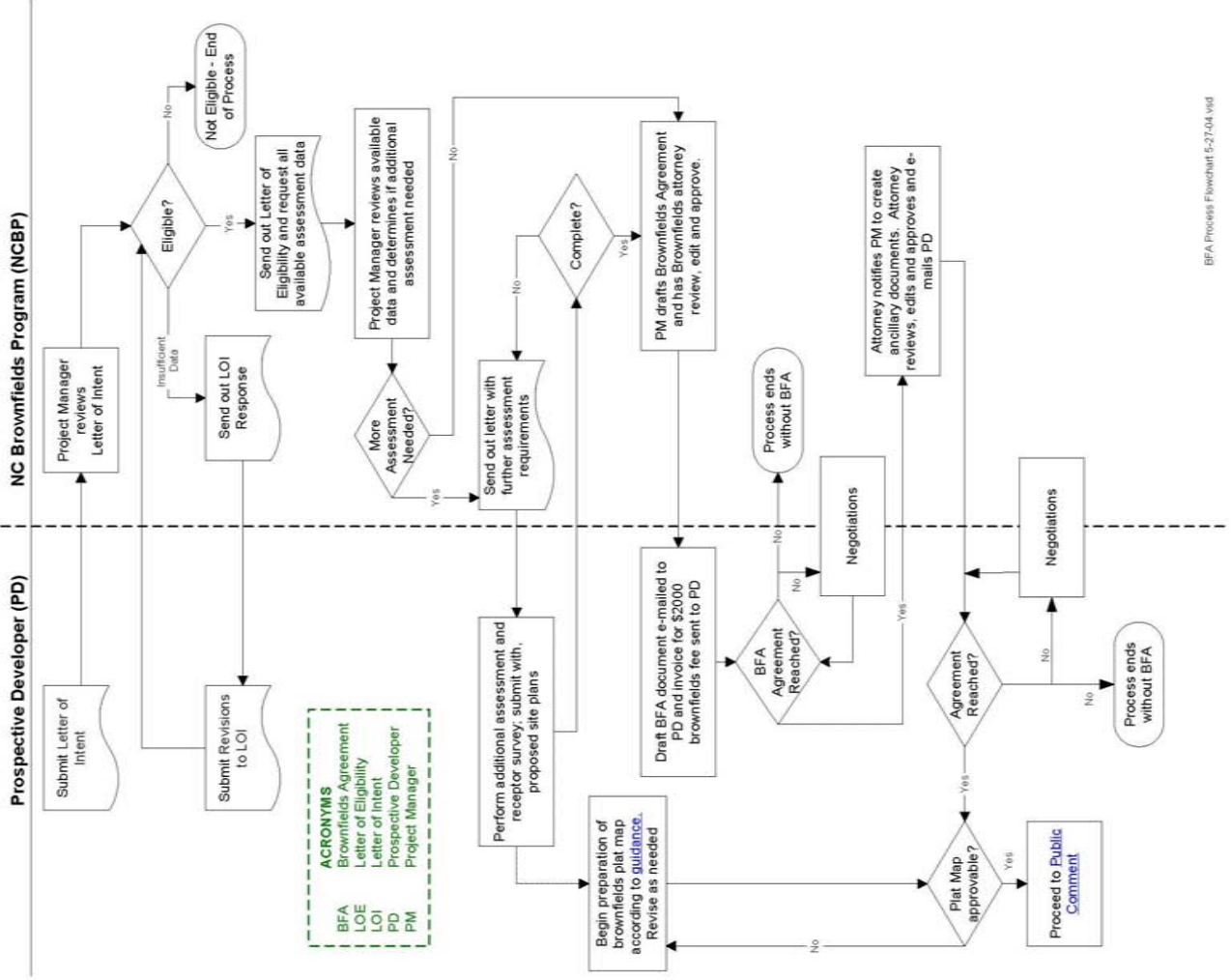


Brownfield Process Summary

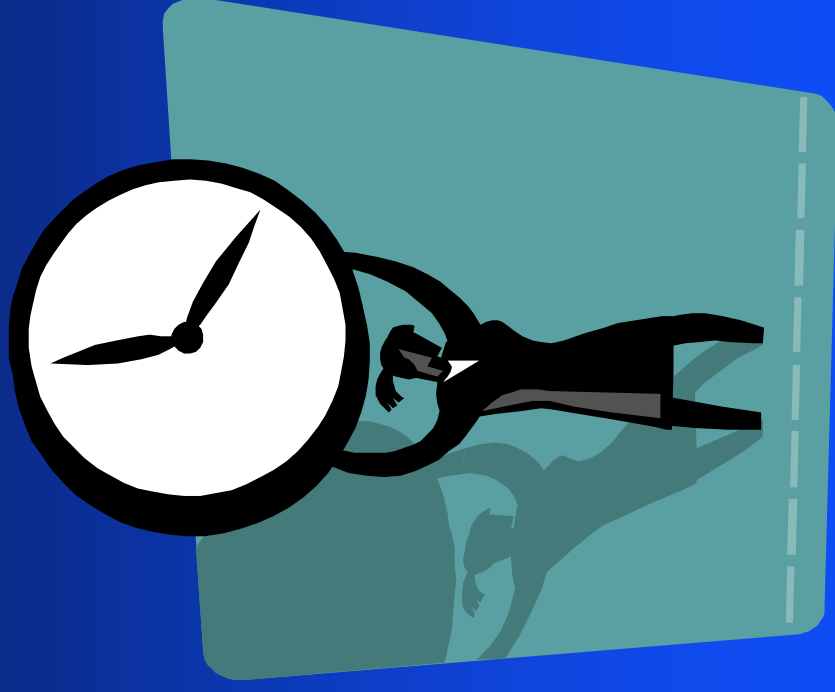
- 1) Submit Letter of Intent
- 2) Perform Eligibility Screen
- 3) Submit Site Information to Identify Data Gaps
- 4) Perform Assessment Work, as needed
- 5) Evaluate Site Risks for Land Use
- 6) Negotiate & Draft Brownfield Agreement
- 7) Submit for ~~60~~³⁰-Day Public Comment Period
- 8) Implement Brownfield Agreement

--- Effective January 2007.

Brownfields Agreement Process NORTH CAROLINA BROWNFIELDS PROGRAM



**That's great, but
how long will this
process take?**





Timeline Summed Up, months

- LOE - 1 (assumes good LOI, no serious legal issues)
- Assessment: 0 if not needed, 2-4 if needed
- Draft BFA: 1-2
- Negotiation: 1-4+
- Public Comment: 2.5
- Total to Signature:
 - ◆ Without Assessment: 5.5 to 13.5
 - ◆ With Assessment: 7.5 to 15.5



Timeline Summed Up

- Total time to Signature:
 - ◆ Without Assessment: 5.5 to 12.5 months
 - ◆ With Assessment: 7.5 to 15.5 months
-
- Think of this in terms of time to closure in any other cleanup program!
 - Regulatory Issues regarding sites subject to RCRA cleanup may take longer

Who Benefits?

As a...

- Bank
- Commercial Realtor
- Developer
- Property Owner
- Consultant



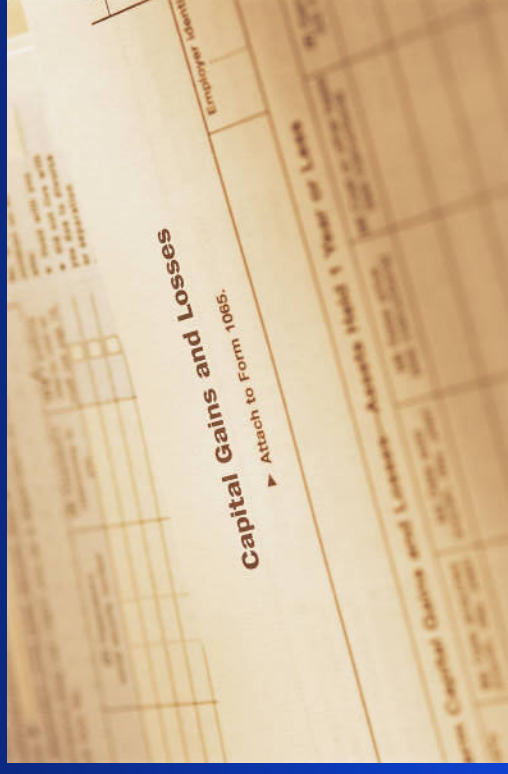


BF Tax Exclusion Process

- ◆ Eligible improvements are any improvements made to real property subject to a BFA.
 - ↳ This could be from refurbishing an existing structure, building new structure(s), installation of manufacturing equipment, etc.
- ◆ Tax Bill issued for tax year will exclude statutory percentage of qualifying improvements

BF Tax Exclusion Rates

- 1st year = 90%
- 2nd year = 75%
- 3rd year = 50%
- 4th year = 30%
- 5th year = 10%





Underutilized Urban Area

Former Retail Shopping and Restaurant



East Park Properties
East Fourth Street
& Elizabeth Avenue



ELIZABETH AVENUE REDEVELOPMENT

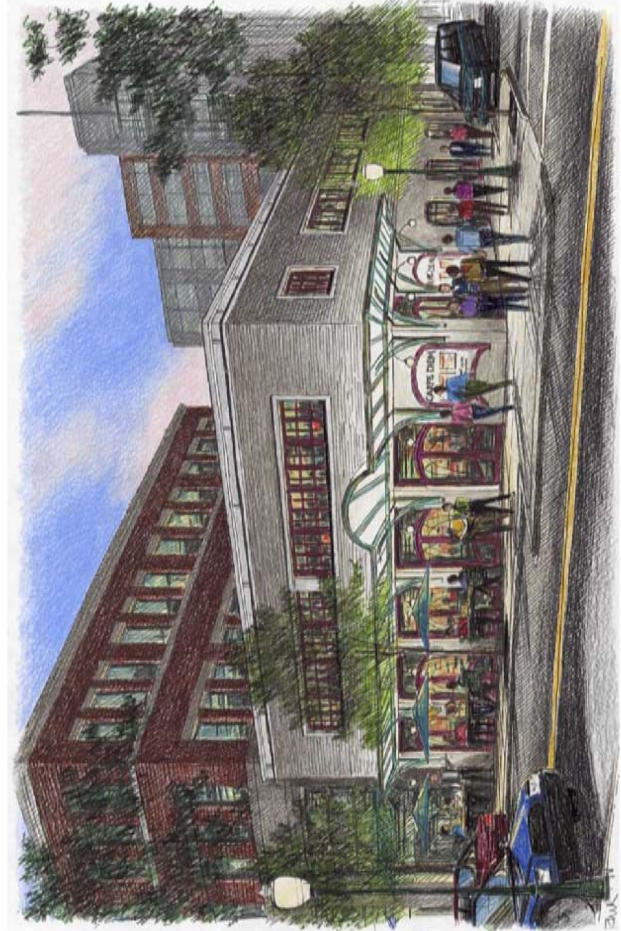


GRUBB PROPERTIES

East Park Properties Elizabeth Avenue & East Fourth Street



STERLING ELIZABETH AVENUE



1535 ELIZABETH AVENUE - CARPE DIEM RESTAURANT



Blighted Urban Area

Property along Wilkinson Blvd on the west side of Charlotte. Home to the Former Lewith Textile Facility, automotive garages, residential homes, and small commercial business, ~45 parcels





Urban Business Park

Wilkinson Business Park



3500-3900
Wilkinson Blvd



Brownfields Web Site

www.ncbrownfields.org

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