

Brownfield Basics

**Brownfields 101 Public Workshop
City of Atlanta
Sustainable Brownfields Redevelopment
Project
May 6, 2006**

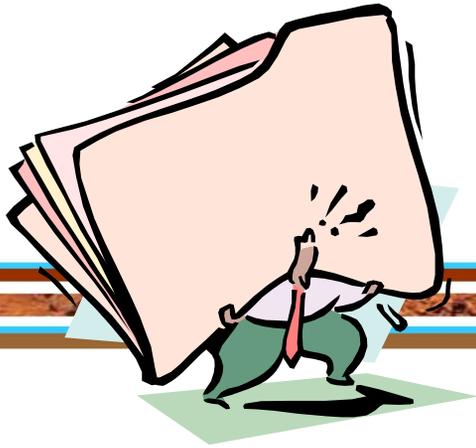




What is a brownfield?

- Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.





CRITERIA FOR SUCCESSFUL REDEVELOPMENT OF CONTAMINATED PROPERTY





CRITERIA FOR SUCCESS

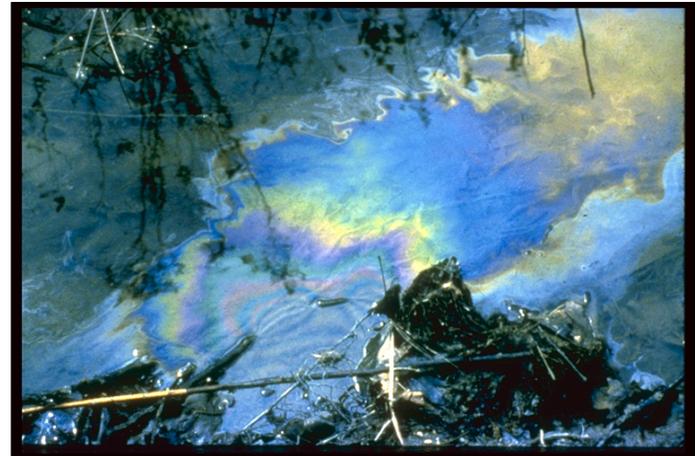
- Accurate Assessments
- Financing the Deal
- Cleaning Up a Property
- Addressing Legal Issues
- Stakeholder Participation





CRITERIA FOR SUCCESS

- **Accurate Assessments**
 - Type of Contamination
 - Extent of Contamination
 - Risks Posed
 - “Stigma”





CRITERIA FOR SUCCESS

- **Assessments**

- Determines if chance of harm to humans and the environment is acceptably low
- Influences environmental costs and financial risks
- Stakeholders must understand and agree on
 - regulatory and risk-based alternatives
 - an acceptable level of risk
 - assumptions related to cleanup levels



CRITERIA FOR SUCCESS

- Financing

- How much will it cost?

- Where's the money coming from?

- Who pays?





Financial Issues



- Economic Viability
 - Is the project economically sound?
- Risk
 - How can the risk of unexpected financial loss be managed?



CRITERIA FOR SUCCESS

- Cleanup
 - What are the options?
 - How clean is clean?
 - Risk-based or background?
 - How long will it take?
 - “Stigma”



CRITERIA FOR SUCCESS

- Legal Liability
 - Comes from environmental laws
 - Who is responsible?
 - How can liability be reduced or eliminated?

