

# Site Control: Lots of Options on Tap!

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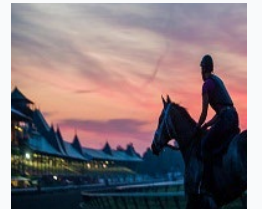
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## 1. Site Control is often a Gating Issue

- Defunct, bankrupt or absent property owner.
- Significant tax arrear liability and/or other legacy obligations.
- An owner not looking to “unearth” problems.
- Limited historical knowledge/records.

## 2. Beneficial Reuse

- Governmental interest in seeking to serve their communities, address blight, and generate revenue.

## 3. Environmental Risk Management

- The need to account for and address risk without unnecessarily creating liabilities.

Governmental entities often play a crucial role, especially in the context of zombie or abandoned properties.

- Ability to leverage resources to “de”-risk certain sites, allowing for redevelopment.
- Ability to avail themselves of certain police and regulatory powers to gain site control.
- Facilitate “planned” approach to address blight and reuse in the communities, potential benefiting all parties.
- Key partner in getting the redevelopment completed.

There are a number of tools that governmental entities can utilize to help address this process, including:

- Existing statutory and regulatory rights.
- Legal approaches
- Grant dollars.
- Agreements and/or coordination with State and Federal agencies.

It's not meant to be a one size fits all circumstance; think of it more as a buffet.