



Brownfield Redevelopment

Brownfield- any real property that is abandoned, idled, or underutilized on which expansion, redevelopment, or reuse may be complicated by the presence, or perceived presence, of environmental contamination.

Brownfields Cleanup and Redevelopment challenges and solutions:

#	<u>Challenges</u>	<u>Solutions</u>
1.)	Environmental liability: contamination is present at concentrations hazardous to human health and the environment.	Developer negotiates a brownfields agreement with the state regulatory authority (SCDHEC/ NCDENR) and property owner.
2.)	Financial barriers: difficult to obtain loans due to environmental liability.	Prospective developer is only responsible to make the site suitable for reuse, rather than cleaning up the site to regulatory standards. If contaminants are present above applicable limits, then corrective action becomes the burden of the responsible party (i.e. previous owner).
3.)	Cleanup considerations: timeline typically takes longer than typical real estate development due to environmental assessment and cleanup activities.	Developer may close on the property prior to completion of assessment and cleanup activities, and financial burden of future cleanup activities remains the burden of the responsible party.
4.)	Reuse planning: market potential?	Comply with state review requirements and incorporate community suggestions during 30-day public comment period to develop a plan based on community goals and sound economic and environmental information.

Steps in the Brownfields Cleanup and Redevelopment process:

Pre-development:	<ol style="list-style-type: none"> 1.) Establish redevelopment plan 2.) Conduct due diligence; Phase I Environmental Site Assessment (ESA) 3.) Secure site access 4.) Evaluate financial needs/sources
Securing the deal:	<ol style="list-style-type: none"> 1.) Contract/work plan negotiation/execution (Phase II ESA; state review) 2.) Secure financing/grants 3.) Prepare Remedial Action Plan based on Phase II ESA findings 4.) Secure the property (formal commitment now or sooner if necessary)
Cleanup / development:	<ol style="list-style-type: none"> 1.) Approvals 2.) Cleanup/construction 3.) Property sale/lease 4.) Completion and formal opening
Property management:	<ol style="list-style-type: none"> 1.) Long-term operations and maintenance of corrective measures 2.) Monitoring/reporting until issuance of a letter of No Further Action