



# Urban Deindustrialization

Developers and Brownfields

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# Deindustrialization

- Removal or reduction of industry and manufacturing
- Jobs/process moved offshore
- Factories are old/outdated and closed
- Logistically difficult to operate
- Shift to service industry type jobs



# Urban Growth

- Shifting workforce to a service based industry
- Desire to live in an urban setting
- No desire to own/operate vehicles
- Seek better employment opportunities
- Live, work, play



# Developer

- Opportunities – Urban development in the right area is a hot market
- Needs – location, land, Incentives
- Location location location - often dictated by available land
- Available land – See deindustrialization, many industrialized areas were located along water front areas.

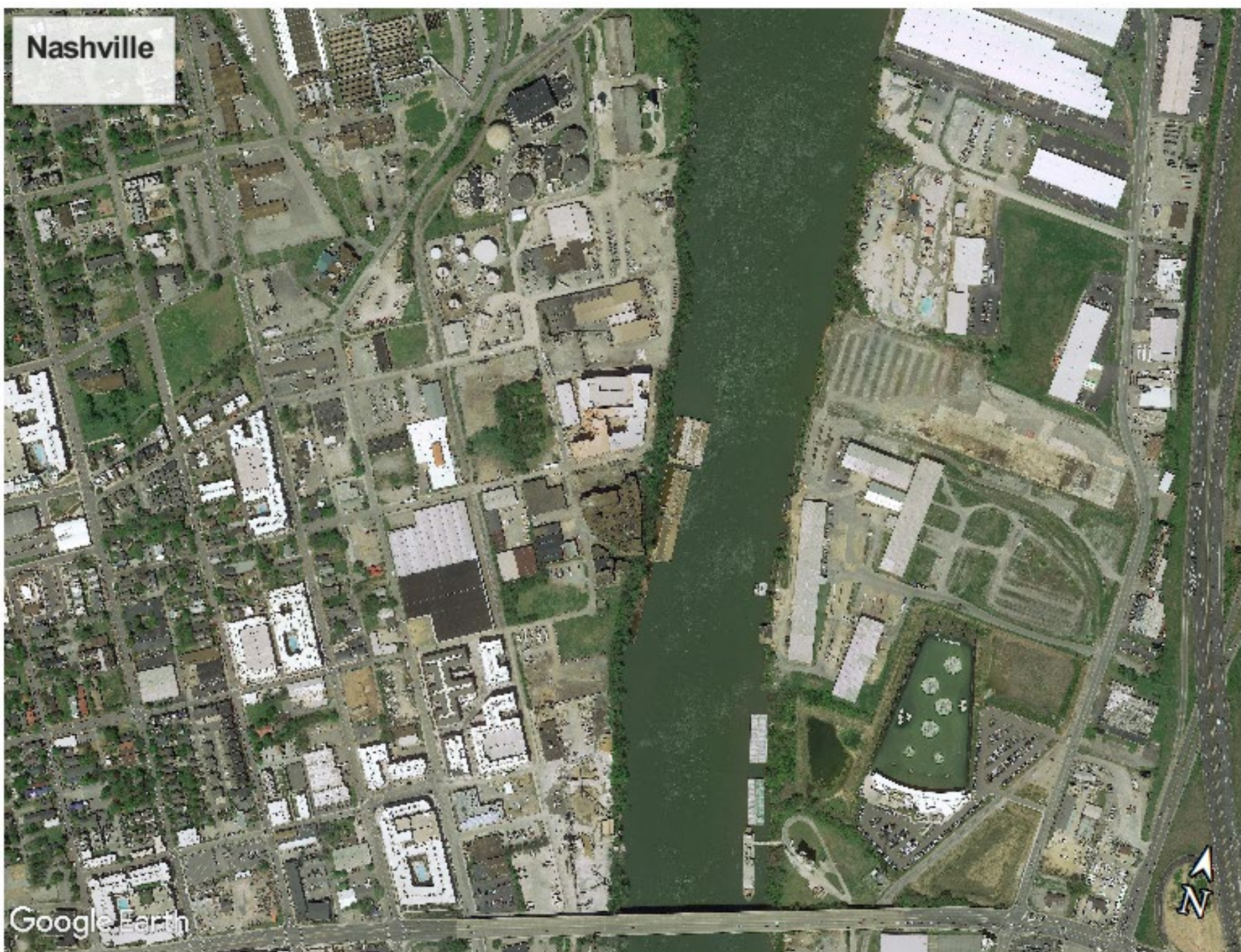


# Challenges of Former Industrial Areas

- Likely soil and groundwater issues
- Liability issues
- Risk-based closure
- Lender/financial buy-in
- Community buy-in

















# Brownfields - Federal

- Allow municipalities more flexibility to target these areas (there may be no local community)
- Expand multipurpose grants



# Brownfields - States

- Most desirable facet is liability protection for purchaser
- Tax incentives
- Programs are not consistent state-state
- Liability protection varies as does incentives
- Adjust clean up levels for urban areas: PAHs, Arsenic





# Summary

- Development almost always based on need and location, better the location the better chance for success.
- Development of impaired property has to be based on minimizing the unknown (assessment, liability, closure, education)
- Complex series of events that coordinate environmental evaluation, development options, financing, site acquisition, construction, managing the unknowns
- Allow higher cleanup levels (PAH, As) in designated Brownfield areas