

# Challenges of Developing Property Technology Tools for Brownfield Application

## Presented By:

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Senior Product Manager  
ADEC-Innovations

## Speaker's Bio

- Senior Product Manager at ADEC-Innovations
- Primary focus is creating innovative web-based applications for Environmental, Climate, and ESG markets places
- 35-year career as Software Engineer
- Previous Engineer with Lightbox/Environmental Data Resources (EDR)
- Computer Science Engineering degree from Northeastern University
- MBA from the University of Connecticut.



# What is Prop-Tech?

- Prop-Tech is short for “Property Technology”
- Applying Technology to the Real Estate Industry

Examples of Prop-Tech:

- Zillow.com
- Realtor.com
- RiskFacts.com

# What is the Problem That Prop-Tech Solves?

## Challenges

- Use technology to the evaluate environmental risk
- Serve a wide variety of user groups
  - Easy to Understand
  - Easy to Use
  - Easy to Get Up and Running Instantly
- Combine Property Data with Environmental Data and Risk Evaluation metrics in one intuitive Platform

# How Can Prop-Tech be Used to Aid Brownfield Projects?

- One Platform to Search Multiple Sources of Data
- Search For Real Estate within Designated Brownfield Areas
- Evaluate Real Estate for Known Environmental Concerns
- Evaluate Real Estate for Other Concerns:
  - Wetlands
  - Flood Zones
  - Pipelines
  - Superfund – National Priority Listed (NPL) Plumes/Areas
- Ability to Print Results of the Search

## EXAMPLES

The following slides are screen shots from our Beta Platform which help to convey what RiskFacts is completing:

# Get the Facts. Uncover Risk and Opportunities.

Comprehensive data backed by experts

12781 US HWY 41 South, Gibsonton, FL



[Go to the application](#)

RiskFacts.com helps clients save time in a world where sustainability matters.

[Chat with us!](#)





Search

Use RiskFacts to Search by:

Results

Purchase

☒ Address ☐ Advanced Search ☐ Text Search

12781 US Highway 41 South Concerned Citizens of Gibs

Property Data

All

Databases to search:

Featured (Coming Soon)

Environmental Risk

All

Geologic

All

Civic (Coming Soon)

NEPA (Coming Soon)

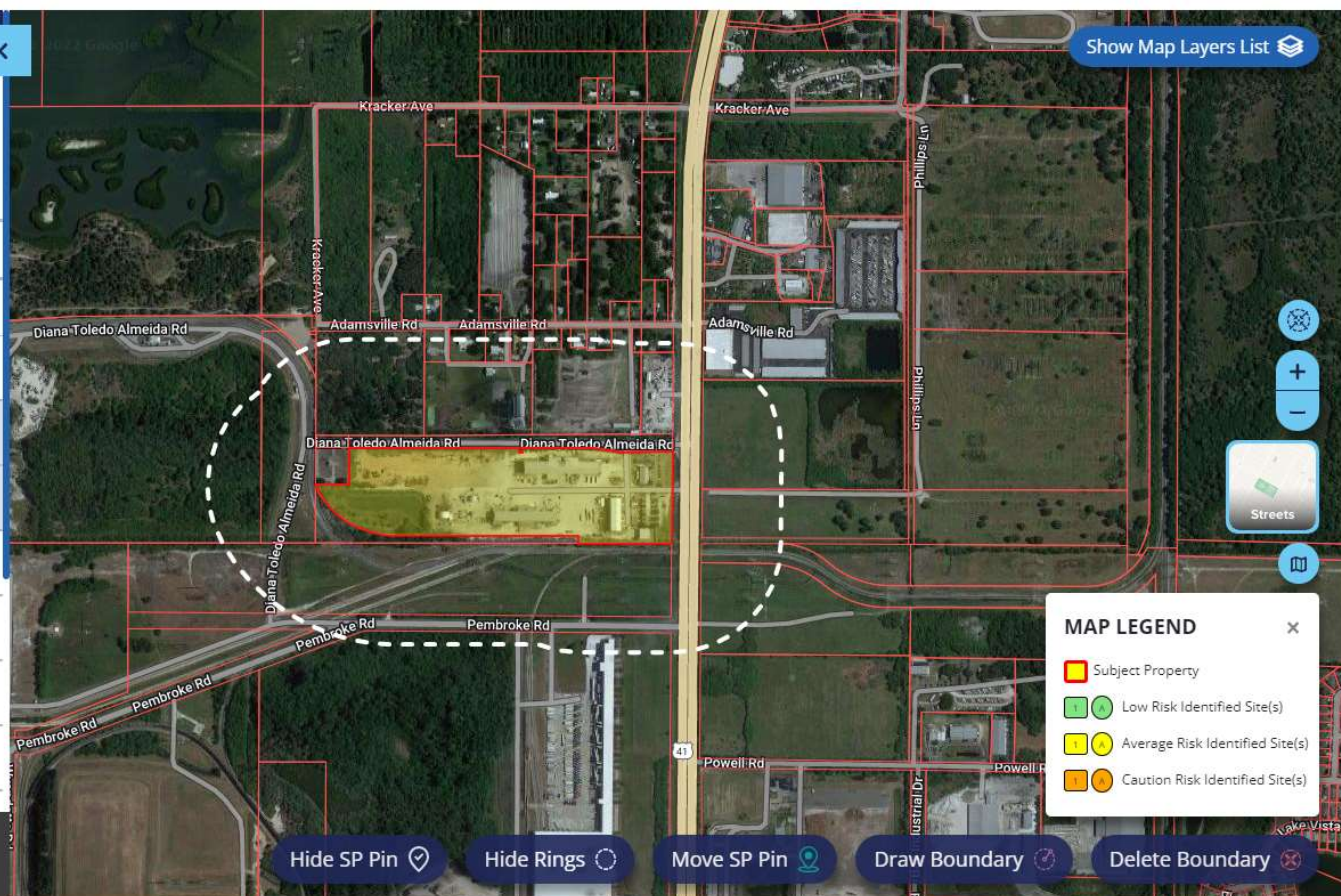
Climate Risk (Coming Soon)

ESG (Coming Soon)

Clear

Search

Show Map Layers List





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Use RiskFacts to Search by:

Results

Purchase

Address Advanced Search Text Search

12781 US Highway 41 South Concerned Citizens of Gibs

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NEPA (Coming Soon)

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ESG (Coming Soon)

Clear

Search

12781 US Highway 41 South Concerned Citizens of Gibsonton Area, Gibsonton, Florida 33534

Calculated Acreage: 24.86

Land Market Value: 1875540.00

Total Market Value: 6141556.00

Building Area SqFt: 90862

Elevation (Ft): 7.91392034650656

Owner: TAMPA PORT AUTHORITY

Site Address: 12781 S 41 Hwy

Hide Map Layers List

MAP LAYERS

Brownfield Areas

Brownfield Sites

Flood Hazard

Wetlands

Hide SP Pin

Hide Rings

Move SP Pin

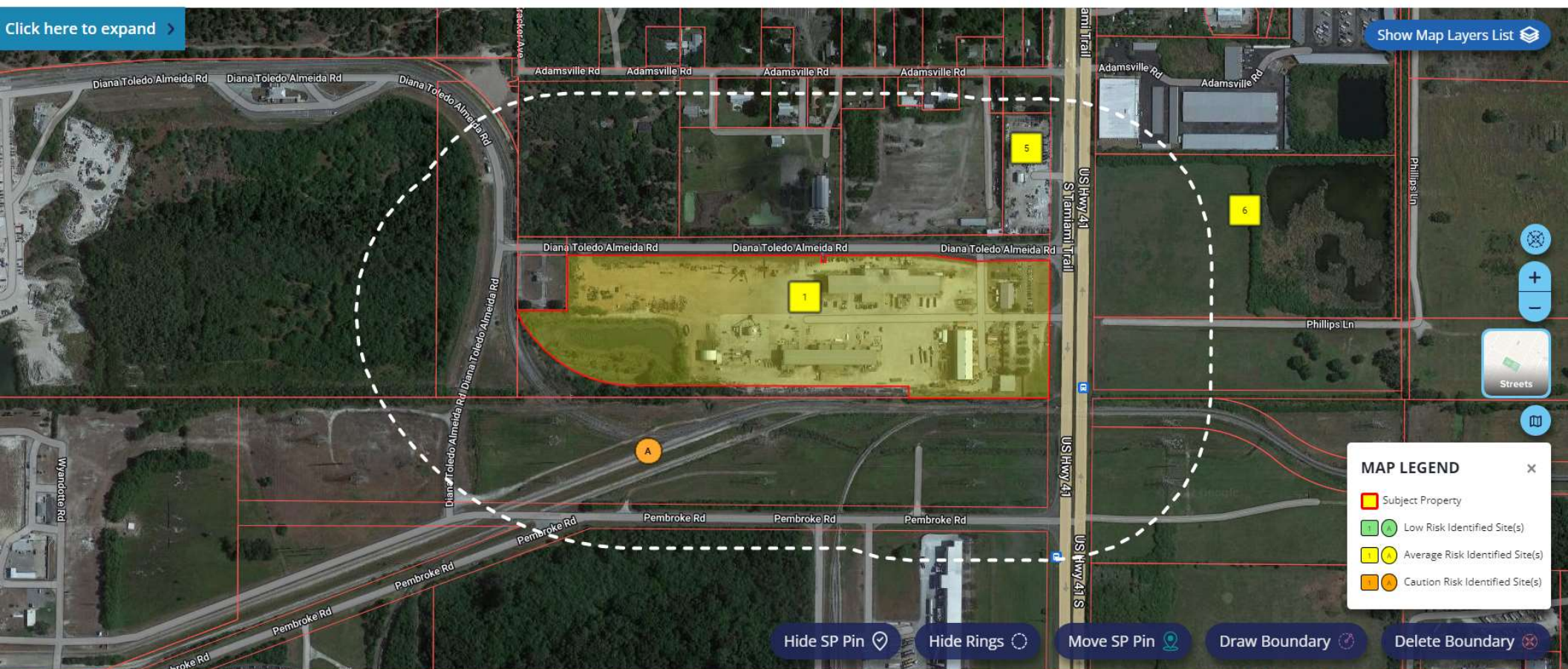
Draw Boundary

Delete Boundary



Click here to expand

Show Map Layers List



**MAP LEGEND**

- Subject Property
- Low Risk Identified Site(s)
- Average Risk Identified Site(s)
- Caution Risk Identified Site(s)



Click here to expand

Show Map Layers List

1 - TAMPA TANK, INC. | HANSON PIPE & PRECAST, LLC. | HANSON PIPE & PRODUCTS INC

Address: Big Ben Channel near 12781 US HWY 41 S

[Click here for the property details](#)

Overall Risk Rating: AVERAGE

Database(s) Identified:

Administrative

Administrative Listing - AVERAGE - AVERAGE

NPDES Discharge Facility - AVERAGE

Chemical Use and/or Waste Generation

Air Permitted Facility - LOW

Hazardous Waste Generator Site - AVERAGE

Petroleum Storage (UST/AST) - AVERAGE

Documented Release or Contamination

Incidents and Spills - AVERAGE

Distance from Subject Property/Direction: 0/East

Elevation (Ft)/Difference(Ft): 7/0

[Click here for more details](#)

MAP LEGEND

Subject Property

Low Risk Identified Site(s)

Average Risk Identified Site(s)

Caution Risk Identified Site(s)

Hide SP Pin

Hide Rings

Move SP Pin

Draw Boundary

Delete Boundary



Click here to expand

Show Map Layers List

## A2 - TAMPA ELECTRIC CO-PRODUCTION SER CTR

Address: 6820 TAMIAMI TRL N

[Click here for the property details](#)

Overall Risk Rating: CAUTION

Database(s) Identified:

Chemical Use and/or Waste Generation

Petroleum Storage (UST/AST) - AVERAGE

Documented Release or Contamination

Investigation/Remediation Site - CAUTION

Leaking Underground Storage Tank - CAUTION

Distance from Subject Property/Direction: 71/SW

Elevation (Ft)/Difference(Ft): 5/-2

[Click here for more details](#)

A2  
A4  
A3

Hide SP Pin

Hide Rings

Move SP Pin

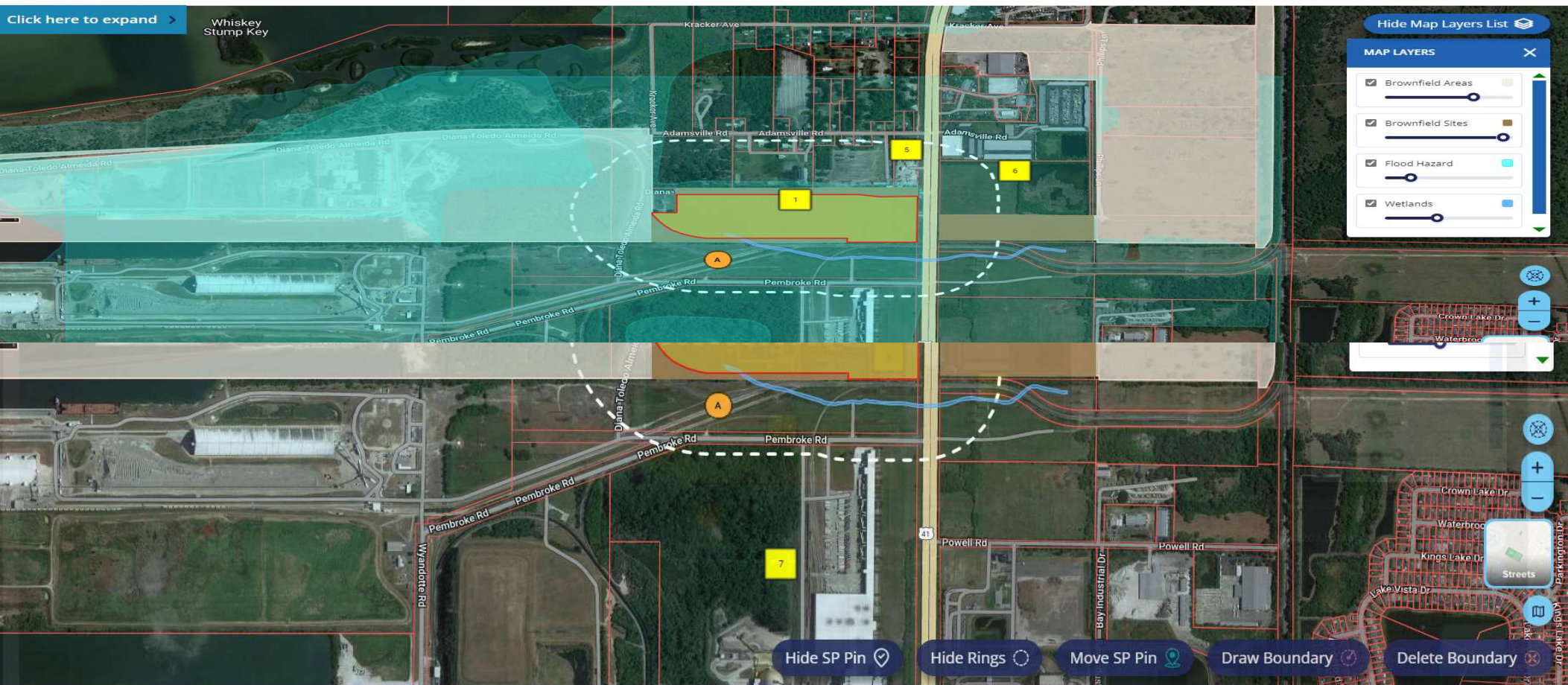
Draw Boundary

Delete Boundary



Click here to expand >

Whiskey  
Stump Key



Hide Map Layers List

MAP LAYERS

- ☒ Brownfield Areas
- ☒ Brownfield Sites
- ☒ Flood Hazard
- ☒ Wetlands



Hide SP Pin

Hide Rings

Move SP Pin

Draw Boundary

Delete Boundary



- Search
- Results
- Purchase



- Search
- Results
- Purchase

Results:

Searched Address:

12781 US Highway 41 South Concerned Citizens of  
Gibsonton Area , Gibsonton, Florida 33534

27.8080680851051, -82.38788016704675

Risk Summary (Coming Soon)

Subject Property Sites (Coming Soon)

Off-Site Properties (Coming Soon)

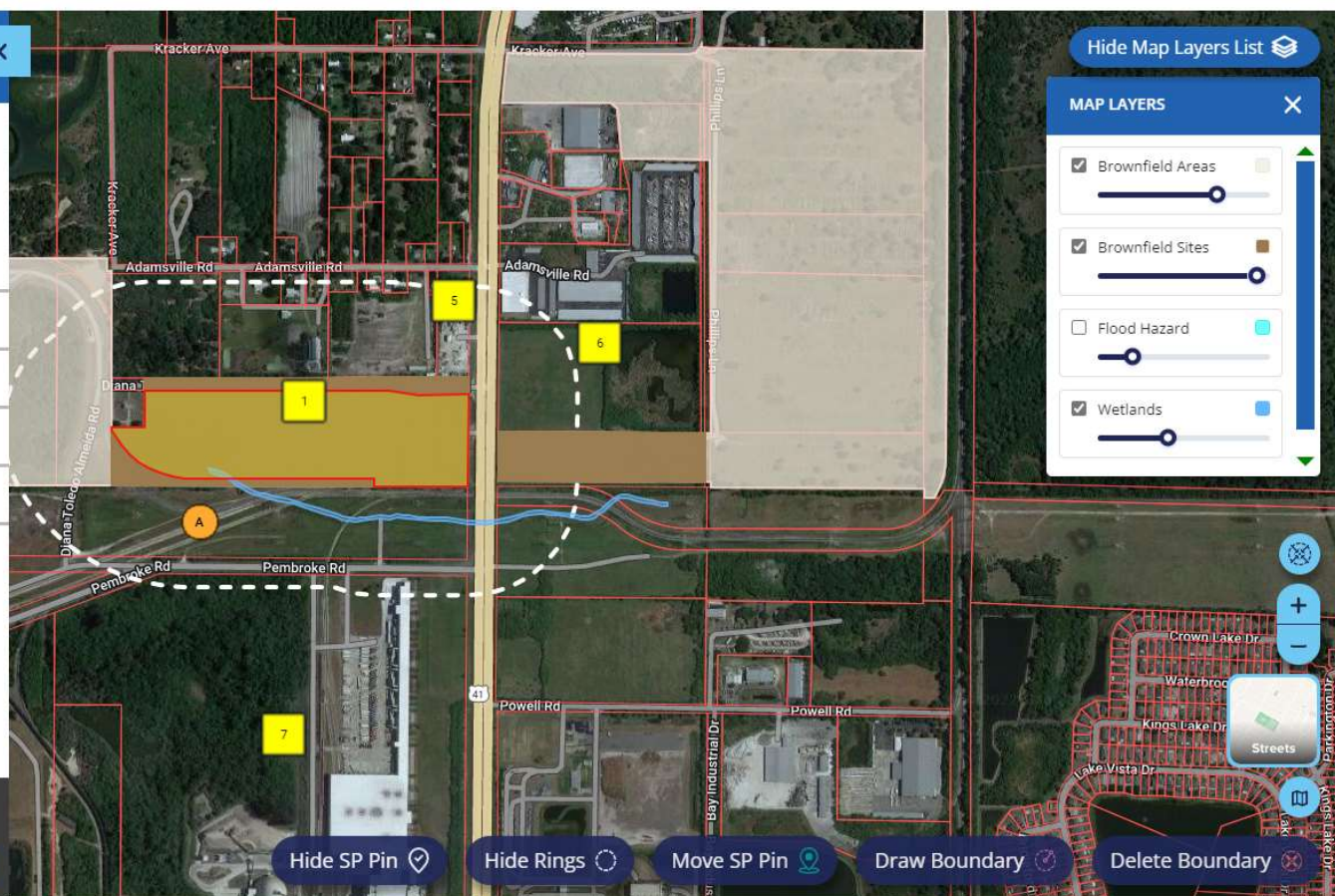
Identified Polygons (Coming Soon)

Save Search

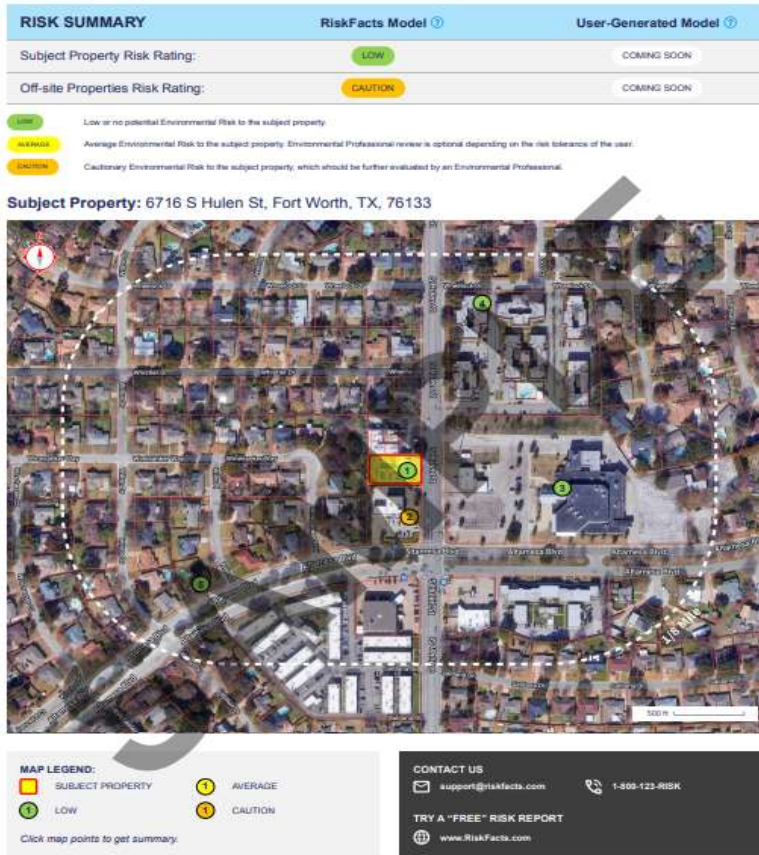
Save Results

Create Report

Data







# Q&A, Contact, and Follow-Up

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ADEC-Innovations

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## Want to Learn More?

- Please contact me to sign up to Beta Test this product.
- Please contact me for copies of this presentation.