



Plan for Brownfields Redevelopment Success
Site Disposition Strategy

Successful brownfields revitalization doesn't just happen. It's planned for.

Approach brownfield revitalization through creative, inclusive, and efficient planning activities.

- Early on in the site selection process, consider the range of realistic site reuse options.
- Create a brownfields revitalization plan based on the community's vision, site and surrounding area conditions such as environmental, economic, real estate market, assets, challenges and vulnerabilities. These factors will directly influence how the site is assessed and remediated.

Planning activities that focus on brownfield revitalization are eligible under an EPA Brownfields Assessment or Multipurpose Grant.

Our community needs to:

- Identify an exit pathway before acquiring a site via tax foreclosure or eminent domain (*pre-acquisition situations*).
- Decide how to reposition and dispose of a brownfield site (*post-acquisition situations*).
- Define redevelopment and post-transaction responsibilities that will frame a brownfield site real estate transaction (*post-acquisition situations*).

How a Site Disposition Strategy can help: Establishes a framework for deciding how to transfer a brownfield site in a manner that provides value to the seller and buyer and supports site goals for sustainable reuse and remediation. Framework includes an analysis of pros/cons that help characterize risks associated with the range of brownfield site transfer options.

Influence on brownfields assessment, cleanup and reuse: Incorporates environmental considerations associated with a complex and contaminated site, including short- and long-term liabilities and obligations. Guides decision-making on property acquisition and/or disposition alternatives.

What is involved? Preparing a written document that evaluates and compares disposition alternatives for the brownfield site, such as property sale, ground-lease, or lease with option-to-purchase. Discusses benefits and challenges, liabilities, obligations and risk transfer options. Recommends a preferred alternative and associated actions for implementation.

When to conduct? Early stages of the reuse planning process. Reviewed and updated as new information becomes available.

What does it typically cost? Costs range \$20,000 – \$50,000, based on whether the strategy is developed and administered by the municipality or a consultant, the role assigned to the consultant and the availability of necessary information. A large, complex site can cost up to \$100,000.

Who can perform? A multi-disciplinary team including an environmental professional, real estate professional, insurance consultant, planner and/or other related professionals.