

# Michigan Higher Education Land Policy (MIHELP) Consortium



## ***Brownfield Utilization Models, Policies, Strategies and Economic Impact***

March 4, 2010  
11:30 AM to 1:30 AM.  
315 Human Ecology Building  
Michigan State University



# MIHELP

## REINVENTING PROSPEROUS PLACES SEMINAR SERIES

- Highlight recent research that can inform policy makers today.
- Focus the work of researchers at four Michigan universities on what it will take to turn Michigan places around.
- Outline the direction of tomorrow's research, outreach and curriculum development.
- Link the research, policy, stakeholder and funding community around ideas to reinvent Michigan Places.

# MIHELP

- Network of university researchers involved in metropolitan policy research and outreach .
  - Michigan State University.
  - Grand Valley State University.
  - University of Michigan.
  - Wayne State University.
- Coordinated by the Land Policy Institute.
- Start-up funding provided by the W.K. Kellogg Foundation.
- Addresses pressing issues facing metropolitan places.
- Connects policy-relevant research with decision makers through seminars, publications and teaching future academics and leaders.



# Last Time

- Food Deserts and Food Security, with Dr. David Weatherspoon, Dr. Lorraine Weatherspoon and Dr. James Oehmke
- Presentations posted on [www.mihelp.org](http://www.mihelp.org).
  - ❖ Food deserts are considered “wicked problems”
    - But can be improved with appropriate intervention.
  - ❖ Food deserts are “areas where cheap, nutritious food is virtually unobtainable” (Whitehead, 1998)
    - ❖ Greater access to calorie-dense food than to nutrient-dense food.
    - ❖ Distance to grocery stores.
    - ❖ Lack of transportation.
    - ❖ Health and life achievement impacts.
  - ❖ Solutions to these problems can be expensive. However, the value of a solution to this problem is far greater than the cost of addressing this complex issue.

# ***Brownfield Utilization Models, Policies, Strategies and Economic Impact***

- Dr. Roger Hamlin, Cristina Leuca and James Van Ravensway, MSU, and Steven Sandstedt, Priority Development Corporation—Changing Public/Private Approaches to Brownfield Redevelopment.
- Dr. Joan Nassauer, UM—Brownfields into Green Infrastructure.

# Dr. Joan Iverson Nassauer.

- Professor of Landscape Architecture in the School of Natural Resources and Environment at the University of Michigan.
- Fellow of the American Society of Landscape Architects and the Council of Educators in Landscape Architecture.
- First Secretary of the National Academy of Environmental Design in 2009.
- Landscape Ecology Scholar by the International Association of Landscape Ecology in 2007 and Distinguished Practitioner by US-IALE in 1998.
- Focus is ecological design and conducting social science research to anticipate public acceptance of ecological design.
- Uses this approach to link small details of urban design with broad scale ecological effects, including water quality and carbon sequestration.
- *Natural Assets Approach* to vacant property addressed all of Genesee County (2008).
- In 1999, she developed the interdisciplinary graduate course: *Ecological Approaches to Brownfield Redevelopment*, which has addressed brownfield case studies across the nation.



# Dr. Roger Hamlin



- Professor of Urban and Regional Planning, School of Planning, Design and Construction.
- Director of International Projects, Institute for Public Policy and Social Research, Michigan State University
- Head of faculties at two universities.
- Directs projects that attempt to build local capacity in all parts of the world.
- Lived and worked in four countries on four continents.
- International professor at Babes-Bolyai University in Romania.
- Written several books on financing public-private partnerships and has written software on economic development.
- Ph.D. from the Maxwell School of Citizenship and Public Affairs at Syracuse University in economics and public administration.
- White House Achievement Award, The Nelson Jack Edwards Award for "the Greatest Contribution to Metropolitan Detroit," and the Illinois Foundation Award.
- [hamlin@msu.edu](mailto:hamlin@msu.edu).



- Cristina Leuca.
  - Planner, Division of Development, City of East Lansing.
  - Graduate Researcher, Institute for Public Policy and Social Research, Michigan State University.
  - Masters degrees in Public Administration and Urban Planning and is completing a Ph.D. in Urban Geography.
  - She has worked at the local level in Europe and the U.S.
  - [leucacri@msu.edu](mailto:leucacri@msu.edu).
- James VanRavensway.
  - Adjunct Professor, Michigan State University, School of Planning, Design and Construction.
  - Former director of city development.
  - Overseen many large public-private partnership redevelopment projects for over 30 years.
  - [jvanrav@aol.com](mailto:jvanrav@aol.com).
- Steven Sandstedt.
  - President and CEO of Priority Development Corporation, a small industry turnaround specialist company.
  - Former president of Capitol Area BIDCO.
  - Guided industrial turnaround efforts for more than 30 years, utilizing public-private partnership tools.
  - [stevelsand@aol.com](mailto:stevelsand@aol.com).

# Chat (Q & A)

- Type in box below screen. Ask at any time!
- We will try to answer as many as possible and will break to address questions.
- Presentations will be recorded, and posted on the websites for MIHELP: [www.mihelp.org](http://www.mihelp.org), and the Land Policy Institute: [www.landpolicy.msu.edu](http://www.landpolicy.msu.edu).
- PowerPoints will also be posted on those websites.



APRIL 23, 2010 | MSU KELLOGG CENTER | EAST LANSING, MI

new decade, new strategies, new economy



# 2010 MICHIGAN LAND&PROSPERITY SUMMIT

*save the date*

Friday, April 23, 2010  
MSU Kellogg Hotel & Conference Center  
East Lansing, Michigan  
[www.2010michsummit.org](http://www.2010michsummit.org)  
[summit@landpolicy.msu.edu](mailto:summit@landpolicy.msu.edu)



Co-hosted by the MSU Land Policy Institute and the Michigan Land Use Funders

# Next Seminar in Two Weeks

- *March 18, 2010: Topic: Social Justice Impacts on Place Performance (From UM, 2104 Art and Architecture Building)*
- Dr. June Thomas, UM and Dr. Maggie Dewar, UM—Cities after Abandonment
- Dr. James Edwards, GVSU—Sharing the Same Baseline: Democratizing Community Information.

# ***THANKS!***

- Thank you for attending today.
- Please tell colleagues you think would like to attend future sessions.
- It will be important to move research, outreach and education forward on each of these topics, and we look for faculty leaders to help drive that work. Please contact: Dr. John Warbach, Associate Director, Land Policy Institute, MSU: [warbach@msu.edu](mailto:warbach@msu.edu), or if you seek more information about MIHELP.



# Brownfields

- The term “brownfield site” means real property for which the expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant (U.S. Congress, 1980).
- Brownfield sites are generally abandoned or under-utilized old industrial and/or commercial facilities, and can be major eyesores and/or health hazards for communities in which they are located.
- Brownfield sites are typically contaminated by low concentrations of hazardous waste or pollution, and have the potential to be reused after clean-up.
- Typical contaminants found on brownfields include heavy metals, such as lead (paints), arsenic, polychlorinated bi-phenols (PCBs), pesticides, asbestos and hydrocarbons from fuel leaks.

# Brownfields

- Brownfields not only compromise the environment and threaten public health and safety, but they contribute to blight and limit economic development.
- The concentration in urban areas or old industrial towns challenges economic development.
- By discouraging productive reuse of potential infill areas, brownfields serve to promote urban sprawl and the erosion of urban vitality.

# Brownfields

- The huge negative externalities associated with brownfield sites spurred a number of federal, state, and local policies; and tools and incentives aimed at encouraging brownfield redevelopment.
- Michigan incentive examples include:
  - Brownfield tax credits (BTCs).
  - Tax increment financing (TIFs)
  - Brownfield redevelopment grants and loans.
  - Brownfield site assessment services (MDEQ, 2008).
- Assumes demand for real estate development in areas where brownfields exist.

# Brownfields

- A new constraint to brownfield redevelopment—the reduction of market demand for redeveloped property.
- Speakers today will look at new uses for brownfields and new partnership models for the redevelopment of brownfields.

# Brownfields

- Another potential new use of brownfields is for the siting of renewable energy generation facilities:
- The current energy crisis creates a potential opportunity to achieve some of the brownfield redevelopment goals of communities, while addressing the need for renewable energy in post-industrial regions of the country (Staba, 2007).
- Requires a shift in thinking about the location of energy parks from vacant tracts of agricultural and forested lands to brownfields.
- For more, read: Adelaja, Soji, Judy Shaw, Wayne Beyea, Charles McKeown. *Potential Application of Renewable Energy on Brownfield Sites A Case Study of Michigan*. 2009. Available at: [http://www.landpolicy.msu.edu/modules.php?name=Pages&sp\\_id=487&parent\\_id=7&mn\\_type=&submenuid=597](http://www.landpolicy.msu.edu/modules.php?name=Pages&sp_id=487&parent_id=7&mn_type=&submenuid=597) (go to bottom of web page).

Now, the presentations.

