

Annual Report 2002 of the Environmental Finance Center Network

Environmental Finance Center Network

2002 Annual Report

EFC at the University of Louisville

The University of Louisville is one of two EFC's serving EPA's Region 4 states of Kentucky, Tennessee, Mississippi, Alabama, Florida, Georgia, South Carolina, and North Carolina

The Environmental Finance Center (EFC) at the University of Louisville was established 1999 as a second Center in Region 4. Since then, the Louisville EFC has successfully implemented a wide range of projects and activities and built a solid record of accomplishments.

Primary activities of the EFC in 2002 included: extending the EFC's technical assistance services relating to brownfields redevelopment; launching the series of Practice Guides for local officials and

volunteer boards and citizen committee members; and providing brownfields experts for the annual EPA brownfields conference.

Other activities included technical assistance and training to communities throughout Region 4, contributing to publications, and environmental finance presentations at both national and international conferences.



ACCOMPLISHMENTS

The Louisville EFC has moved from start-up efforts to producing more written products and an increased volume of presentations as it matured. In 2002, the Center finally reached the stage of production of environment finance Practice Guides for use in training local officials. The Guide series is focused on aspects of land use planning and information system development for promotion of urban infill, brownfield redevelopment and other aspects of smarter urban growth.

The series development is ongoing, and is specifically structured to take advantage of field

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examination efforts conducted under other auspices by Center personnel.

TECHNICAL ASSISTANCE SERVICES PROVIDED

- The EFC provided background information on the identification of brownfields in Jefferson County, Kentucky to the Kentuckiana Planning and Development Agency. KPDA is a regional planning agency focusing on planning and development in the Louisville metropolitan region.
- EFC staff provided policy background on the relationship between brownfields and housing for the Lexington Habitat For Humanity.
- The EFC advised EPA/OSWER/Superfund Enforcement Branch on land status classification schemes for releasing mitigated Superfund properties to local real state markets.
- The EFC advised the Canadian Roundtable on the Economy and the Environment and FinanceCanada on implementation of their first federal brownfield regeneration program.
- The EFC acted as advisor and technical assistance provider on strategic planning for smart growth, Annual Retreat, Shelby (KY) Development Commission.
- The EFC advised the Kentucky Governor's Brownfields Task Force on cleanup standards, liability considerations and how to incorporate environmental insurance into a state brownfields program.

EXTERNALLY-FUNDED PROJECTS

- *Brownfield Redevelopers' Perceptions of Environmental Insurance: An Appraisal and*

Review of Public Policy Options. Study for Lincoln Institute of Land Policy with Resources for the Future (RFF) and Center Associate K.R. Yount at Northern Kentucky University (NKU), completed September 1st. This project will permit the creation of a new Practice Guide for the Center series as well as other publications.

- *The Impact of Environmental Insurance on Brownfield Redevelopment Processes.* Three year study for EPA/OSWER/OSPS with NKU (and K.R. Yount), completed September 30. This project has produced all the non in-house publications on Insurance available through the agency's Brownfields web page; the final report submitted is to be posed by the agency some time in 2003.
- *Urban Regeneration through Environmental Remediation: Valuing Market-Based Incentives for Brownfields Development.* New two year study for EPA/NCER with RFF and University of Maryland, initiated May 1st. This project looks explicitly at what public center incentives are most likely to attract developers to undertake projects on brownfield sites, providing data for more cost-effective redevelopment subsidy practices by both state and local governments.
- *Expediting the Environmental Insurance Purchasing Process.* New two year study for EPA/OSWER/OBCR with NKU, initiated October 1st. This undertaking involves following two local governments as they attempt to learn about, and work their way through, the complexities of acquiring environmental insurance; the cases will then be used to provide guidance on how to expedite the process.

NEW INITIATIVES LAUNCHED

The New Initiatives launched by the Louisville EFC in 2002 represent efforts to build on the foundation already laid. Two new complementary projects were launched during the year, both of which will contribute to technical assistance and training products in 2003 and beyond. Work on five new Practice Guides, on-line for release by Summer, 2003, was initiated, and others are in development. Additional publications also were produced and are forthcoming in 2003.

Initiatives undertaken by the EFC in 2002 included planning for a number of new Practice Guides, intended to take advantage of information garnered in the course of the project efforts and other data collection during the year. A number of other potential publications were prepared and submitted for review. Training and technical assistance provision for 2003 was not scheduled in 2002, largely because such activity is generally low early in the calendar year, and the efforts generally have substantial lead times.

Practice Guides Completed and Available On-Line

- *Public Strategies for Cost-Effective Community Brownfield Redevelopment* (P.B. Meyer and H.W. VanLandingham)
- *Managing Growth With Fairness: The Regulatory Takings Test of Smart Growth Policies* (S.L. Coffin, S. Williams and P.F. Muething III)
- *Closing the Brownfield Information Gap: Some Practical Methods for Identifying Brownfields* (S.L. Coffin and P.B. Meyer)

The Center has also provided direct technical assistance services to clients in Region 4 and elsewhere, and contributed to training and technical assistance provision through a range of other publications and presentations. These dissemination products have drawn on information collected under EFC funding, but, in most instances, also have drawn from or built on data gathered by EFC Center Staff and Associates. Publications span professional journals, trade press and academic outlets, since all influence policy discussions and can contribute to more effective and cost-efficient environmental finance practice.

While some formally funded activities are listed below, the range of endeavor that has contributed to the Center's productivity includes extensive efforts funded under the normal allotment of some university faculty time. The apparent leverage of the EFC funding, therefore, understates its real stimulus on related activity if only the externally supported work is included.

Practice Guides in Process

- *Developing New Uses for Low-to-no-Market Brownfields: Affordable Housing*
- *Resisting Encroaching Sprawl: Alternatives to Large-Lot Zoning in the Urban Fringe*
- *Financing Local Public Infrastructure: Determining an Effective Revenue Stream that Supports Local Projects*
- *'Greyfields' -- The New Horizons for Infill and Higher Density Regeneration*
- *Identifying Land Use Spatial Change in Your Community*

Practice Guides in Development

- Environmental Insurance Products and Their Uses in Brownfield Redevelopment
- To Subsidize or Not to Subsidize: How to Encourage Redevelopment
- Sprawl, Low Population Density and Emergency Response: Accepting Delays or Higher Service Costs

SPECIAL PROJECTS

In addition to its main information generation/dissemination activities with respect to environmental finance and planning for the uses of land in and around urban areas, the Louisville EFC undertook or launched a number of special projects in 2002.

- Organized and staffed a booth at EPA's Brownfields 2002 meetings in Charlotte, North Carolina, for dissemination of Practice Guides and other materials generated by the Louisville EFC and other members of the Environmental Finance Centers Network (EFCN), November.
- Undertook to provide Technical Assistance with Public Sector Brownfields Insurance Acquisition, through August, 2004, to two localities hosting EPA Brownfield Pilots complementing the EFC's OSWER/Office of Brownfields Cleanup and Revitalization (OBCR) national project on Expediting Public Sector Acquisition of Brownfields Insurance.
- Initiated Planning for Louisville to host the 6th International Symposium of the International

Urban Planning and the Environment Association, in Louisville, September, 2004, in collaboration with the University of Louisville, Louisville Metro Government, U.N. Habitat, the Dutch Environment Ministry, et al.

EFC NETWORK COLLABORATIONS

As an active member of the Environmental Finance Centers network, the Louisville EFC participated in the preparation of proposals for funding of different network-wide environmental finance projects. The Center also initiated efforts at the preparation of a collaborative network project on aspects of environmental finance for brownfield redevelopment, drawing on the collective experience of different centers across the nation. Proposals included:

- Planning for Cost-Effective Increases in Water System Security, for development of materials and a "train-the-trainers" program to help small water companies increase the security of their operations. Region 6 EFC is lead; Louisville's role will be to develop, deliver a unit on cost-effectiveness and decision-making among alternative security options.
- USDA Technical Assistance and Training program (USDA TAT), to develop small rural areas' community capacity to plan for and finance improvements in their drinking water systems. Region 2 EFC is lead; Louisville is to do Kentucky community outreach and training.

2002 PRESENTATIONS - CONFERENCES – MEETINGS

Presentations, whether to academics active in providing policy advice or to practitioners engaged in policy formulation and implementation, are

frequently the most immediate and rapid means of communicating new findings and knowledge to improve practice. While technical assistance can improve the quality of environmental finance activities on the part of those specific localities, states or organizations to whom such assistance is provided, and training can contribute to better practice by those already informed about key issues, presentations to broader audiences are the first step in broad dissemination of information that leads to innovation. Moreover, participation in conferences in which information is exchanged constitutes one method by which the Center staff acquires new information and case study data that contribute to their analysis efforts.

The Louisville EFC thus takes care to maintain a high level of activity in this key information dissemination arena. Presentations to academic gatherings are limited to those organizations whose attendees have strong interest in, and thus study and report on public policy practices that can inform environmental finance policies and procedures. International conferences are exceptionally valuable in this regard, since they offer ideas for innovation that are not available in a purely US exchange. The Center's presentation activities in 2002 included the following, all of which facilitated conference participation and information acquisition by the staff involved.

March

- Coffin, S.L. Capitalizing on Urban Assets: Small Scattered Brownfields as an Array of Gems. Urban Affairs Association.
- Meyer, P. B. Urban Amenities and Residential Attractiveness: Providing for Diversity in Neighborhood Regeneration. Urban Affairs Association.

June

- Maret, I. The Benefits of Brownfield Resurrection For Area-Wide Regeneration Efforts, Indianapolis Annual Community Economic Development Conference.
- Meyer, P.B. Partial Cleanups, Institutional Controls, and Environmental Insurance for Brownfields, Spring Conference, Land Renewal Network.

July

- Coffin, S.L. Social Housing and Brownfields: Are there Lessons to be Learned from a US/European Perspective? Association of European Schools of Planning.
- Meyer, P.B. Political Borders, Cultural Norms, Planning Institutions and Practice Outcomes. Association of European Schools of Planning.

August

- Meyer, P.B. Introduction to Brownfields and Real Estate Development, International Economic Development Council Brownfields Workshop.
- Meyer, P.B. Brownfields Financing, Workshop on New Economic Opportunities for Carolina Communities, National Association of Local Government Environmental Professionals.

September

- Coffin, S.L. Speaker, Federal Reserve workshop on the effects of the pending City of Louisville/Jefferson County merger on downtown/urban development.
- Coffin, S.L. Modeling the Brownfield Relationship to Property Values and Community Revitalization. International Urban Planning and Environment Association.

- Maret I., and B. Dakan Understanding The Diversity Of ‘Sprawl’ And The Need For Targeted Smart Growth Policies, International Urban Planning and Environment Association.
- Meyer, P.B. New Opportunities in Brownfield Regeneration: Promoting Residential Diversity. International Urban Planning and Environment Association.

October

- Coffin, S.L., and P.B. Meyer Developing New Uses for Low-to-no-Market Brownfields: The Affordable Housing Solution. Rays of Hope conference, St. Louis Federal Reserve Bank.
- Meyer, P.B. Invited discussant/commentator at Environmental Insurance Symposium for EPA HQ Office of Solid Waste and Emergency Response on all of EPA’s land reclamation programs.
- Meyer, P.B. Managing Project Risks, in session on Current and Developing Brownfield Issues, Annual Conference of the Academy of Certified Hazardous Materials Managers.

November

- Coffin, S.L. Presentation on housing and brownfields. City of Louisville Downtown Housing Forum.
- Coffin, S.L. Establishing the Brownfields-Housing Connection: Modeling the Effects of Brownfields on Section 8 Households in Cleveland, Ohio. Association of Collegiate Schools of Planning (ACSP).
- Coffin, S.L. Poster on how to develop a brownfields information system at Brownfields 2002. Dakan B., and I. Maret GIS Delineation

of Sprawl in the Southeastern United States, Regional Science American Association.

- Maret I., and B. Dakan. New Opportunities In Slowing Urban Spread: Understanding State And Urban Region Sprawling Personalities. ACSP.
- Meyer, P.B. Brownfield Redevelopment: The Lynchpin to Distressed Community Revitalization, Executive Leadership Institute, National Forum for Black Public Administrators.
- Meyer, P.B. Session Moderator and Organizer, Mitigating Long-Term Liabilities, coordinating presentations and handouts, Brownfields 2002.
- Meyer, P.B. Risk-Based Corrective Actions and Cost Overruns: Long Term Post-Remediation Maintenance and Operations. Presentation in session on Managing Concerns of Cleanup Cost Overruns, Brownfields 2002.
- Wernstedt, K. (Resources for the Future), and P.B. Meyer To Risk or Not to Risk: Environmental Insurance and Urban Revitalization. ACSP.

PUBLICATIONS

Publications Released

- The Brownfields-Housing Connection: A Problem in Need of a Solution? Sustain - a journal of environmental and sustainability issues. 7 (Fall/Winter): 23-26.
- Closing the Brownfield Information Gap: Some Practical Methods for Identifying

Brownfields. *Environmental Practice*. V(1): 34-39.

- Maximizing Brownfield Returns on Investments: The Importance of Taking an Area-Wide Perspective. *Brownfields Bulletin* 1st quarter, pp. 1-2. Indiana Department of Environmental Management.
- Brownfield Cleanup, Urban Regeneration, Smart Growth and Economic Development: They DO Go Together. *Sustain - a journal of environmental and sustainability issues*. 7 (Fall/Winter): 3-15.
- Brownfields and Red Ink: The Costs of Contaminated (and Idle) Land. *Environmental Practice*. V(1): 40-47.
- Brownfield Redevelopers' Perceptions of Environmental Insurance: An Appraisal and Review of Public Policy Options. Working Paper. Cambridge, MA: Lincoln Institute of Land Policy
<http://www.lincolninst.edu/pubs/pub-detail.asp?id=664>.
- What Are Brownfields? Finding a Conceptual Definition. *Environmental Practice*. V(1): 25-33.
- Models of Government-Led Brownfield Insurance Programs. Report submitted to EPA Office of Brownfield Cleanup and Redevelopment. To be released, 3-4/2003 by OBCR.

Other Publications in Process

- Establishing the Brownfields-Housing Connection: Modeling the Effects of Brownfields on Section 8 Households in Cleveland, Ohio. *Housing Policy Debate*.

- Modeling the Brownfield Relationship to Property Values and Community Revitalization. *Housing Policy Debate*.
- Approaches to Brownfield Regeneration: the Relative Value of Financial Incentives, Relaxed Mitigation Standards and Regulatory Certainty. *Land Economics*.
- Insuring Redevelopment at Contaminated Urban Properties. *Public Works Management and Policy*.
- Book Review of Hellowell, Trevor. 2000. Blackstone's Guide to Contaminated Land. *Town Planning Review*. January.
- Financing Redevelopment of Brownfields. Chapter 12 in S. White, R. Bingham, and E. Hill, eds., *Financing Economic Development in the 21st Century*. Newbury Park, CA: Sage Publications.
- Ecotourism As Mining or as Services: Enclaves, Preserves, and National Policies and their Impacts on Resource Sustainability. Pp. 24-37 in D. Harrison, ed., *Pacific Islands Tourism*. New York, NY: Cognizant Press.