

A T A L

A National Report on Brownfields Redevelopment

March 2006



The United States Conference of Mayors

Beverly O'Neill, Mayor of Long Beach
President

Michael A Guido

Letter from President Beverly O'Neill	3
Quotes Regarding Brownfields and Land Preservation	4
Introduction	5
Executive Summary	6
Survey Highlights	7
Table of Key Findings	10
City, State and Population	10
City, State and Revenue	14
City, State, Brownfield Sites and Acres	17
Redeveloped and Current Sites in Progress	19
City, State, Jobs, Population Support	24
Estimated Brownfield Sites and Mothballed Properties	27
Brownfields Survey 2005	29

I am very pleased to announce the release of our sixth brownfields report entitled, *Recycling America's Land: A National Report on Brownfields Redevelopment, Volume VI*. The redevelopment of brownfields has been a top priority for the Conference of Mayors. Brownfields are abandoned or underutilized properties that are found in almost every city in the United States. Brownfields come in many forms, including old industrial and commercial properties, vacant buildings, or abandoned gas stations.

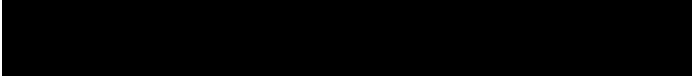
The nation's mayors are proud of their cities and we continually strive to make our communities the best possible places to live and work. However, it is nearly impossible to do it entirely alone due to the burdens placed on our communities from such items as unfunded mandates to regulations that do

J. Anthony...

“The City of Elizabeth has benefited from the development of Brownfields. We have been able to convert older, contaminated properties into new and thriving developments within the heart of our community. With property values rising and available land disappearing, it is important for cities to revitalize communities and neighborhoods that have fallen into disrepair.”

J. Christian Bolwage
Mayor of Elizabeth, NJ
Co-Chair, The United States Conference of Mayors
Brownfield’s Task Force

“Brownfields is one of the most important topics on a Mayor’s agenda when planning community development within a city. The City of Charlotte has had many successes in the development of Brownfields and we look forward to many more. Brownfields are more than just contaminated or blighted land, they are an opportunity. Every city that has a chance to redevelop brownfield properties has a chance to re-write



The sixth Brownfields report documents the problems of brownfields redevelopment faced by local communities throughout the United States and identifies the opportunities lost when properties remain idle and abandoned. This report quantifies some of the benefits from brownfields redevelopment efforts across the country with cities responding their positive results from land recycling and the return of brownfields to productive uses.

U **r** **o**

More than 200 cities provided information regarding brownfields in their communities. In this year's survey, 172 estimated that they had more than 23,810 brownfields sites, with the average size of a brownfield site being approximately between 5 and 15 acres. There were 158 cities estimating that Brownfield properties comprised of 96,039 acres of land, representing potential new jobs and land tax revenue. More than 120 cities estimated that 2,579 sites have been "Mothballed," which is defined, as sites that the current owner has no intention of redeveloping or selling due to environmental concerns. These are sites that owners would prefer to remain idle and unused rather than turn these sites over for development.

This year's report again demonstrates that brownfields not only affect large urban areas, but also suburban and rural landscapes as well. Our last report stated that nearly a third of the respondents were from cities with populations under 50,000 and this report had the same results. Additionally, 60 percent of the respondents were from cities with populations under 100,000.

The cities again identified the major obstacles to the redevelopment of brownfield sites. In this report, 'Cleanup Funds' was the most frequently identified impediment, cited by 86 percent of the respondents. The next two major impediments again were 'Liability Issues' and the need for 'Environmental Assessment'. This is the same result for the last five reports.

This survey also asked cities if they had brownfields sites that would require additional subsidies beyond cleanup funds and assessment monies. Over 77 percent of the respondents listed the need for additional help in the following forms: low interest loans, demolition monies, aid in the acquisition and assembly of land, grants for remediation and aid for sewer upgrades, road improvements and other infrastructure upgrades. Also identified this year, not

in order or rank, were: brownfields technology training, job development and training, assistance in planning, and community needs assessment training.

n **n**

In this year's survey we asked cities to report the actual number of acres and sites that have been redeveloped as well as current acres and sites in progress. There were 157 cities that reported having success in redeveloping brownfields. The average time it took to redevelop a brownfields site was three and half years. 154 cities successfully redeveloped more than 1,409 sites representing 10,806 acres. There are currently 1,189 sites, comprising 10,256 acres in some stage of redevelopment.

Over 52 percent of the survey respondents stated that if their brownfields were redeveloped, they could realize nearly \$958 million to \$2.2 billion annually in additional tax revenues. There were 62 cities that provided actual tax revenue amounts from redeveloped brownfields sites totaling over \$233 million.

In addition, 91 cities responded that over 149,515 new jobs could be created on brownfields sites with 71 cities reporting that 83,171 jobs have already been created from former brownfields sites (21,977 jobs during redevelopment and 61,194 jobs created post development. We also asked what the end uses for sites were. Site usage included retail, mixed-use, housing and commercial projects.

Over 75 percent of the respondents stated that additional people could live in their cities without burdening existing infrastructure, with more than 39 percent of the respondents stating that 3 million additional people could be accommodated in their communities.

* 2005 *Recycling America's Land Brownfield Survey Volume 6*, does not contain numbers following the devastation from Hurricane Katrina. Cities in Louisiana, Florida, Texas, Mississippi and other effected regions submitted Brownfield numbers prior to the 2005 Hurricane Season.



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currently in progress of remediating and redeveloping sites.

154 cities stated that success had been achieved in redeveloping 1,409 sites for a total of 10,905 acres.

Currently, 1,189 sites are being redeveloped comprising 10,256 acres.

The average time it took to redevelop a brownfields site was three and a half years.

Cities were also asked what tools or programs were beneficial for brownfields redevelopment. The top three were: private investment, state programs and EPA assessment funding.

E U B W I R I P t

Respondents also submitted information regarding the end uses for brownfields redevelopment projects. To date brownfields sites have been redeveloped into the following:

- 439 Retail projects
- 14,189 Housing development projects or individual housing units
- 3,992 Mixed use projects
- 520 Commercial projects
- 422 Park Land Projects
- 1,265 Other projects included educational facilities, government buildings, green space areas, recreational, light industrial and manufacturing, parking space/decks, schools, baseball stadiums and intermodal hubs for transportation.

B i t R t

Cities were asked to identify the four most important benefits to their city if their brownfields were redeveloped.

Neighborhood revitalization was the most frequently cited benefit with 140 cities or 80 percent selecting this benefit.

The other most frequently cited benefits were Increasing the city's tax base (139 respondents or 79 percent); job creation (132 respondents or 75 percent) and environmental protection (109 respondents or 62 percent).

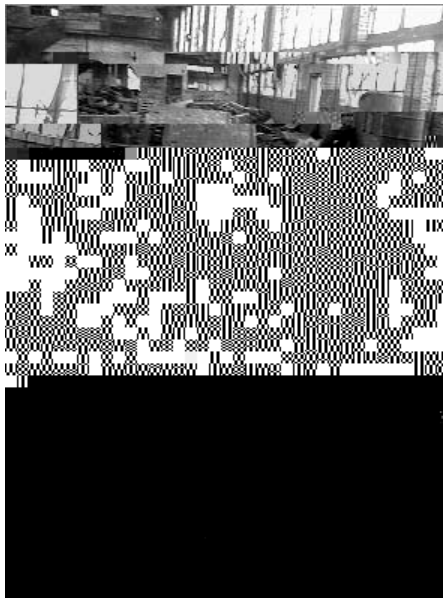
T R

The survey asked for estimates of the potential local tax revenues that could be generated if brownfields were redeveloped. The estimates obtained were both conservative and optimistic annual tax figures. Additionally, cities were asked to provide the numbers for actual tax revenues generated from redeveloped brownfields sites.

64 cities provided actual revenue numbers totaling

\$233 million in local tax revenue, which has been generated from redeveloped brownfields sites.

105 cities gave a conserva-



gram tax credits, states offering remedial grants to local municipalities and local matching funds and tax credits for employment.

St t A t t

Cities were asked to rate how active their state was in working with them on the issue of brownfields.

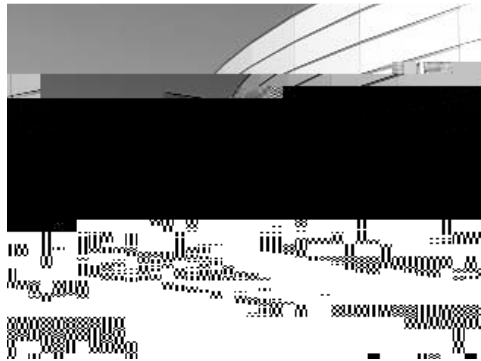
97 cities (52 percent) gave their state a “very active” rating, with 69 cities (37 percent) indicating their states were “somewhat active”.

Only 19 cities responded that their state was “inactive” on this issue.

Cities were asked to rank the performance of their state’s Voluntary Cleanup Program (VCP). While VCPs vary from state to state, many states have implemented VCPs to expedite assessment, remediation and redevelopment efforts at brownfield sites for private sector developers.

For those cities that did respond:

- 31 cities (19 percent) gave their state an excellent rating;
- 42 cities (25 percent) gave their state a very good rating, and
- 48 cities (29 percent) gave their state VCP program a satisfactory rating.
- There were 33 cities (19 percent) of the survey respondents that stated the question was “not applicable.”



r	38,037
re, m	30,529
ur	40,712
ur	39,102
	52,894
r n	36,264

Cit, St t R

City	State	Est. Annual Tax Revenue Gained Conservative	Est. Annual Tax Revenue Gained Optimistic	Est. Annual Tax Revenue Gained Actual
u		\$1,000,000	\$4,000,000	*
l r n		*	*	\$3,931,000
u r q u		\$500,000	\$1,300,000	\$7,920,000
r		\$200,000	\$400,000	\$1,250,000
n n		\$2,000,000	\$4,000,000	*
n		\$300,000	\$1,750,000	*
n r n		\$3,000,000	\$5,000,000	\$1,500,000
r n n		\$50,000	\$200,000	\$125,000
n		\$500,000	\$1,000,000	\$100,000
n		\$5,000,000	\$10,000,000	*
n		\$3,000,000	\$6,000,000	*
u n		\$5,000,000	\$75,000,000	*
n r		\$2,805,460	\$9,517,275	\$1,586,212
n u		\$250,000	\$500,000	\$175,000
n n		\$250,000	\$15,000,000	*
r		\$2,000,000	\$5,000,000	*
n		\$3,000,000	\$10,000,000	*
u		\$5,000,000	\$15,000,000	\$350,000
u r n		\$1,000,000	\$2,000,000	*
u		\$400,000	\$2,000,000	\$140,000
n		\$100,000	\$500,000	*
n n		\$500,000	\$500,000	*
r n		\$1,000,000	\$2,500,000	*
l	\	\$1,000,000	\$2,500,000	*
r		\$500,000	\$2,500,000	*
r		\$200,000	\$500,000	*
r r		\$2,000,000	\$3,500,000	\$1,000,000
n		\$100,000	\$100,000	\$563,000
u u		\$2,000,000	\$2,000,000	\$500,000
n		\$90,000	\$100,000	\$5,000
un u		\$250,000	\$500,000	\$25,000
		\$25,000,000	\$52,000,000	*
r n		\$2,500,000	\$50,000,000	\$1,700,000
n		\$390,000,000	\$500,000,000	*
r		\$5,000,000	\$15,000,000	*
r n		\$50,000,000	\$100,000,000	*
n		\$3,250,000	\$8,000,000	\$6,000,000
e		\$30,000,000	\$45,000,000	\$6,600,000
r		\$3,000,000	\$6,000,000	\$2,000,000
n		*	*	\$2,200,000
n		*	*	\$25,277
r		\$100,000	\$500,000	*
r n		\$75,000	\$150,000	*

City	State	Est. Annual Tax Revenue Gained Conservative	Est. Annual Tax Revenue Gained Optimistic	Est. Annual Tax Revenue Gained Actual
Arden		\$500,000	\$1,500,000	*
Anniston		\$102,000	\$500,000	*
Andover	LA	\$300,000	\$1,000,000	\$1,000,000
Arden		\$50,000,000	\$150,000,000	\$4,000,000
Arden		\$5,000,000	\$10,000,000	\$6,800,000
Arden		\$5,000,000	\$20,000,000	*
Arden		\$250,000	\$1,000,000	\$500,000
Arden		\$350,000	\$750,000	\$75,000
Arden		\$10,000,000	\$15,000,000	\$10,000,000
Arden		\$2,000,000	\$2,000,000	*
Arden		\$15,000,000	\$36,000,000	\$1,300,000
Arden		\$1,000,000	\$1,000,000	\$2,000,000
Arden		\$5,000,000	\$5,000,000	*
Arden		\$1,000,000	\$5,000,000	\$1,000,000
Arden		\$1,000,000	\$2,500,000	*
Arden		\$1,500,000	\$2,500,000	\$1,000,000
Arden		\$120,000	\$3,000,000	*
Arden		\$4,000,000	\$10,000,000	\$1,500,000
Arden		\$250,000	\$500,000	*
Arden		\$114,270	\$153,868	*
Arden		\$200,000	\$1,000,000	\$75,000

Totals	Count: 216	Est. Annual Tax Revenue Gained Conservative	Est. Annual Tax Revenue Gained Optimistic	Est. Annual Tax Revenue Gained Actual
		\$958,933,078	\$2,239,165,090	\$233,273,949

* could not estimate at this time

**2005 Recycling America's Land Brownfield Survey Volume 6, does not contain numbers following the devastation from Hurricane Katrina. Cities in Louisiana, Florida, Texas, Mississippi and other effected regions submitted Brownfield numbers prior to the 2005 Hurricane Season

u
r n
n

*
9
4

*
40
4

*
7
1

*
27
1

City	State	Redeveloped Sites	Redeveloped Acres	In Progress Sites	In Progress Acres
r r n		*	*	*	*
u		*	*	*	*
u u		12	50	2	75
u u		*	*	*	*
n		*	*	1	6
r		*	*	*	*
un u		1	3	1	2
r n n		5	*	*	*
		37	1,113	4	99
r r n		11	25	1	6
n r		*	*	*	*
rr		*	*	*	*
n		*	*	5	47
r		150	3,000	50	1,500
un n		*	*	*	*
r n		5	20	5	200
u		*	*	5	50
n		3	6	3	8
		12	195	9	30
r		30	150	50	50
n		5	77	1	15
u		*	*	*	*
n n		*	*	*	*
n		3	20	4	10
r		2	100	5	25
r r n		*	*	*	*
r		*	*	*	*
r		2	12	2	12
r n		*	*	*	*
r r		2	10	5	511
r n		6	6	3	173
r r r		*	*	4	6
r		18	82	5	8
nn		5	*	5	191
n		3	15	6	40
r		*	*	1	1
r n		4	10	1	7.3
r		20	250	8	550
n		2	12	1	23
n		1	1	*	*
n		2	60	*	*
r n r		1	2	9	15
rr r		7	9	5	20
r		*	*	3	130
		*	*	1	10
		*	*	*	*
u n		14	550	16	555
		*	*	*	*

City	State	Redeveloped Sites	Redeveloped Acres	In Progress Sites	In Progress Acres
u		*	*	1	4
n n		40	8	15	10
n		*	*	*	*
n		1	38	*	*
r n		*	*	1	700
l n		1	*	2	116
n		*	*	*	*
		34	36	7	23
		2	10	*	*
n		2	99	3	70
r		5	10	3	5
\ rn		*	*	*	*
		2	5	1	3
l		*	*	*	*
l		3	150	1	140
l		3	6	1	1
\	\	6	10	5	8
n n		*	*	1	41
n		4	140	3	150
n		*	*	6	111
n n		*	*	2	100
u		*	*	*	*
		30	100	20	50
nn		8	5	1	19
n		*	*	*	*
r		*	*	1	5
r r u		1	3	2	3
r n		1	10	1	7
		*	*	4	45
-		*	*	*	*
n		1	8	1	16
		*	*	1	44
n		3	5	1	2
n r		2	11	1	2
urr r r		*	*	3	60
r n *		28	60	11	35
r l		*	*	*	*
r	\	*	*	*	*
		*	*	*	*
r r l		*	*	*	*
r l		*	*	*	*
l n r l		2	12	*	*
		12	20	5	18
n r		1	2	1	2.5
n		2	4	1	2
		1	36	1	36
		11	*	1	6
		*	*	5	30
u l		*	*	2	12

(continued)

n	5	6	2	1
r	25	80	100	500
n x	21	358	2	128
n r	*	*	*	*
	1	1	*	*
ur	3	20	4	50
ur	25	700	10	200
n	4	192	1	8
r r ur	1	1	15	31
	*	*	4	3
r n	1	10	10	100
n	2	16	1	12
n	*	*	1	15

City	State	Redeveloped Sites	Redeveloped Acres	In Progress Sites	In Progress Acres
rr n		*	*	1	7
		1	4	1	3
		1	13	1	13
r n		*	*	3	4
n		1	35	1	35
n	\.	9	*	8	*
n n		100	100	10	20
n n-		5	50	2	40
n !		3	*	10	*
T t		1,409	10,905	1,189	10,256

* could not estimate at this time

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Cit, St t, J P t S t

<i>City</i>	<i>State</i>	<i>Estimated Jobs Created</i>	<i>Jobs During Redevelopment</i>	<i>Jobs Post Development</i>	<i>Sites Represented</i>	<i>Estimated Population Number</i>
Ir n		300	1100	1,400	6	6,000
n		*	*	*	*	20,000
uqu rqu		300	150	450	5	250,000
r		100	250	350	2	2,000
n		50	30	80	3	15,000
r		*	*	*	*	40
n		150	30	180	2	20
n		75	350	425	3	20
n		*	*	*	1	*
u n		100	50	150	2	*
n r		*	160	160	7	26,585
n u		100	75	175	28	*
n n		*	*	*	*	30,000
n		*	*	*	*	100,000
u		100	725	825	17	300,000
u		*	70	70	4	*
n		*	10	10	1	*
r n		40	35	75	2	*
r		65	600	665	2	*
r		25	25	50	1	200
r r		44	729	773	55	*
n		*	1,800	1,800	7	*
u u		500	1,500	2,000	12	40,000
un u		*	*	*	2	10,000
r n n		*	*	*	*	3,000
		3,500	3,000	6,500	20	*
r n		300	*	300	3	*
n		400	3,500	3,900	*	*
r		*	*	*	*	300,000
r n		*	*	*	*	5,000
. u		*	*	*	*	5,000
n		*	50	50	2	3,000
e,		2,000	5,250	7,250	6	*
r		500	8,000	8,500	50	5,000
ur		30	20	50	1	*
		*	*	*	*	5,000
r n		300	45	345	8	50,000
r		35	15	50	56	*
n		*	5	5	1	5,000
r n		25	35	60	2	5
r		*	3,700	3,700	20	70,000
n		*	*	*	5	*
rr ur		*	*	*	*	25,000
u n		*	2,564	2,564	12	*

City, State, Jobs, Population Sites (continued)

City	State	Estimated Jobs Created	Jobs During Redevelopment	Jobs Post Development	Sites Represented	Estimated Population Number
rr u		*	*	*	*	100,000
rr u		*	*	*	*	10,000
		1,500	4,000	5,500	6	90
r n n		500	500	1,000	4	25,000
		450	300	750	8	*
rr n		*	*	*	*	20,000
		125	800	925	1	*
		100	50	150	5	500
r n		*	*	*	*	10,000
n		*	*	*	*	20,000
n	\	511	611	1,122	5	30,000
n n		1,100	700	1,800	4	50,000
n n-		5	30	35	5	5,000

<i>Estimated During Redevelopment</i>	<i>Post Development</i>	<i>Actual Jobs Created</i>	<i>Sites Represented</i>	<i>Population Number</i>
21,977	61,194	83,171	657	3,370,432

* could not estimate at this time

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Estimated Brownfields Sites | Estimated "Mothballed" Sites

City	State	Estimated Brownfields Sites	Estimated "Mothballed" Sites	City	State	Estimated Brownfields Sites	Estimated "Mothballed" Sites
u		4	2	u		3	*
l r n		52	12	n		10	*
e n		75	*	r		45	4
e n		13	*	un u		5	3
u u r u		14	*	r n n		10	*
r		5	1	r e r n		200	*
n n		50	35	rr		4	3
n		7	*	n		1730	*
n r n		2	*	r		1000	600
n r n		132	100	r n		50	*
r n n		3	*	. u		500	*
		20	5	n		12	2
n		7	*	e		160	*
n		334	*	r		150	50
n		3	*	n		*	3
u u		30	*	n		300	3
u n		200	*	r		170	*
n r		17	*	r e r n		3	2
n u		400	100	e ur		11	5
nn		12	3			50	*
		78	*	r r		60	*
n n		22	5	r n		82	*
r		20	*	r r		6	*
n		50	*	r		71	*
n r n		2	*	nn		35	5
r r		250	20	n		75	40
u		300	20	r n		47	*
ur n		10	*	r		500	*
ur n n		30	*	n		15	*
u		11	7	n		4	1
n		7	*	n		1	*
n n		10	2	r n e r		20	*
r		6	1	rr e ur		18	9
r n		100	6	e ur		20	9
r		75	*			103	*
		1	1			1	*
		295	30	u		2	*
r		30	25	n n		400	25
r		1	1	n		13	2
r r		244	10	r n		1	*
		113	110	n		147	70
r r n		51	*			20	*
u e u		18	*			155	*

(continued)

10. / r r r n n u r n r n r L ?
 (Please mark all applicable programs (X) and rank the top five programs (1-5) with being the most significant.)

(X) If Applicable **Ranking** (Top 1-5) (Please do not assign same rankings)

n un n ()
 n un ()
 n un (r)
 r r
 n n
 r n n
 n ur n
 r ()

11. r n u r r n r n r L ? u , r nu r n u .
 r () . (Please note for housing, indicate total housing units)

(X)

 u n #
 x #
 r #
 n u r #
 r n #
 r ()

I I t

1. n n n r n n r n r n r . Please mark applicable impediments
 (X) and rank the top 5 impediments (1-5) with 1 being the most significant.

(X) **Ranking** (Top 1-5) that apply (Please do not assign same rankings)

n un
 un n rn
 n n
 n r n n n
 n r n n u n
 x n r r n
 n u n
 n r ru ur n u (r , r , .)
 n
 u
 r r n n
 r r n n (r , r , .)
 r ()

P t

1. u - un rnr n n n u ?
r n n
re n r
n / r n r r n
2. u - rnr r n n ! u ?
r n n
re n r
n / r n r r n
3. ur e n n r n ur n r n r n ?
r n
4. ur \ un r nu r r (\), u urn ! r r n n r
n ur r rnr n ur n ?
x n r r
n r r n e
5. ur , un , r r n n n (. . , r r x e n r x r) r r n r n ?
, :

PART II

B i B tP t

e u e n r n r u e n . u ur n n ur r ! e n r r
n u n ? u u n run r ur u n n n n r n r n r r
n r un r r n qu n n n m .

, e r n r n r u n u qu n n r n n n u r n n - n r
n n u : r r , r u n n r , n n n , u e n -
n , n n n , n r r , n n m . un r n ur r e u n u r n
u r ! u r n n e run nu n r .

ur n r e qu n , n r n qu n .

r n n :
n :
r L :
r r n r L :

r :

n :
x :
:

: r n n (8 -11) (12n n-4) n n (4 -7)



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