

CEI Overview

Brownfields



Brownfields

According to the U.S. EPA there are over 450,000 Brownfields in the U.S. A Brownfields Inventory is a valuable planning tool for communities looking to identify and prioritize areas for redevelopment. Read on about Brownfields and how a comprehensive or area specific inventory by CEI can help your community get quickly on your way to economic redevelopment and community revitalization.



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What is a Brownfield?

A Brownfield generally refers to land or property that is abandoned or underused due to environmental contamination concerns. It is defined as ‘abandoned, idled or underused industrial and commercial properties where expansions or redevelopment is complicated by real or perceived environmental contamination’.

How Do Brownfields Impact a Community?

Brownfields can have a tremendous financial, social and environmental impact to an area. These abandoned properties generate little tax revenue, bring down property values and can create safety, environmental and social problems. Investors often look for undeveloped greenspace, promoting urban sprawl and moving much needed economic development out of the community.

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Why Redevelop a Brownfield?

Brownfield redevelopment can provide outstanding benefits to a community. Some of these include:

- Community revitalization
- Job creation
- Increased property values and tax receipts
- Healthier atmosphere and a cleaner, safer environment



What Incentives Are Available for Brownfield Redevelopment?

There are a number of Federal and State programs that provide funding for Brownfield cleanup and redevelopment. This assistance can be provided directly to local governments and/or property owners depending on the program. Incentives include:

- Grants and low interest loans
- Tax incentives
- Liability protection
- Streamlined remediation/redevelopment

Why Hire CEI To Complete a Brownfield Inventory?

A Brownfield Inventory can help a community identify and prioritize Brownfield locations and to focus redevelopment efforts. The inventory can uncover and easily present the assets and liabilities of a property in terms of redevelopment potential. Most importantly, the inventory and its methodology can serve as a reference to substantiate requests for assistance from the many federal and state Brownfield programs that are readily available.

CEI's methodology to identify the top rated potential Brownfield sites for redevelopment opportunities focus on identifying sites within a community that would be eligible for grant funding. Grants can provide funding to assess and remediate Brownfield sites, therefore, sites that meet eligibility requirements for these grants would have potential funding for redevelopment in the future. In addition, many of the criteria for federal grants are also applicable to various state grant funding programs.

[Click here](#) for a summary of a typical CEI Brownfield Inventory

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