U.S. ECONOMIC DEVELOPMENT ADMINISTRATION

EDA's Role in Brownfields Redevelopment

5th Annual South Florida Regional Brownfield Symposium

June 8, 2017

EDA's Mission



To lead the Federal economic development agenda by promoting innovation and competitiveness, preparing American regions for growth and success in the worldwide economy.

Fulfilling EDA's Mission



Investments in infrastructure, capacity building and business development that attract private capital investments and high quality jobs to Regions experiencing substantial and persistent economic distress.

Eligible Applicants



- District Organizations (Economic Development Districts)
- Indian Tribes
- State, county, city or other political subdivision of a State
- Colleges and Universities
- Non-profit organizations*

*Requires local government support

Key Characteristics:

20th Century Economic Development

Domestic competition, zero-sum game; growth of jobs; incentives to attract or retain cost-driven firms/industries



21st Century Economic Development

Global competition and collaboration, positive sum game; growth of jobs AND increasing productivity/per capita income; incentives in assets (e.g., talent, infrastructure) to support innovation-driven clusters

- EDA provides catalytic **grant-based investments** to units of state and local government and non-profits in communities and regions suffering from economic distress

- EDA targets its investments to promote the attraction of **private capital investment** and the creation and retention of **higher-skill, higher-wage jobs**

- EDA investments are intended to help regions **build the capacity** to thrive in the global economy by fostering vibrant **economic ecosystems**

- Primarily focus on projects that help build or contribute to an area's **economic base**.

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The 10 Regional Planning Councils (RPCs) are EDA's economic development partners

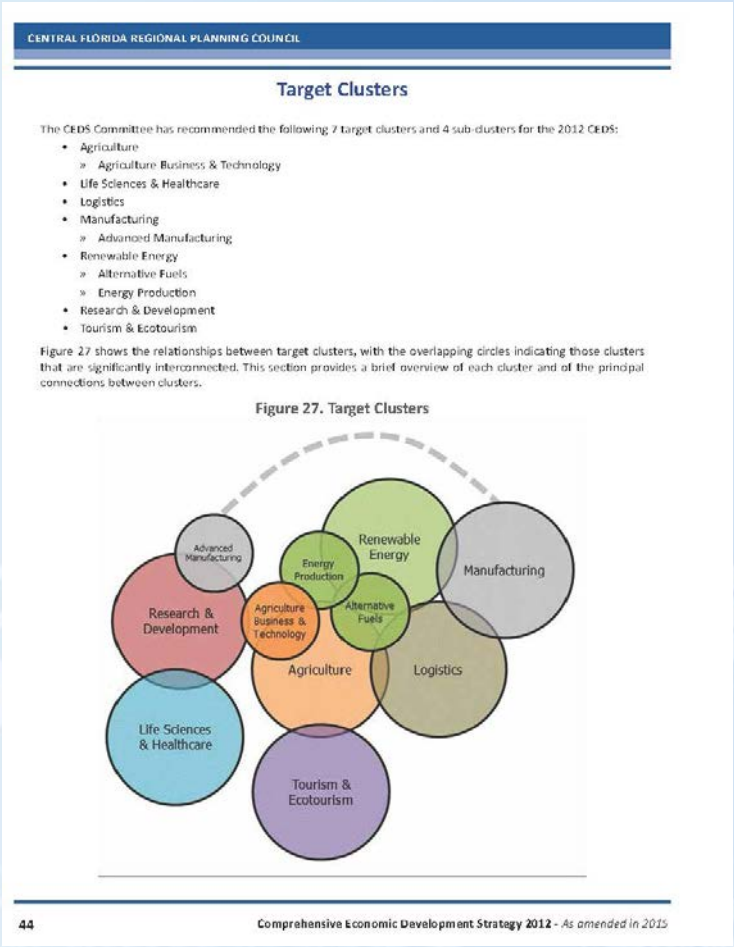
EDA looks to RPCs to:

- Prepare and maintain a CEDS
- Assist with implementation strategies identified in the CEDS
- Provide technical assistance to local governments/EDOs on economic development initiatives, programs and grant applications
- Demonstrate support of funding applications to EDA



Central Florida RPC:

- Identifies important regional economic development trends/issues
- Convenes regional leaders and stakeholders to discuss important trends/issues and consider actions
- Provides critical data and analysis on regional economic development initiatives



CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

Target Clusters

The CEDS Committee has recommended the following 7 target clusters and 4 sub-clusters for the 2012 CEDS:

- Agriculture
  - » Agriculture Business & Technology
- Life Sciences & Healthcare
- Logistics
- Manufacturing
  - » Advanced Manufacturing
- Renewable Energy
  - » Alternative Fuels
  - » Energy Production
- Research & Development
- Tourism & Ecotourism

Figure 27 shows the relationships between target clusters, with the overlapping circles indicating those clusters that are significantly interconnected. This section provides a brief overview of each cluster and of the principal connections between clusters.

Figure 27. Target Clusters

CFRPC CEDS Strategy: Support opportunities to stimulate economic development through assessment, cleanup, and reuse of Brownfields properties

EDA Investment Programs

- **Public Works** - Supports the construction, expansion or upgrade of essential public infrastructure and facilities.

- **Economic Adjustment Assistance -** Provides a wide range of technical, planning, and public works and infrastructure assistance in regions experiencing adverse economic changes that may occur suddenly or over time.

- **Planning**
- **Local Technical Assistance**
- **University Centers**
- **Trade Adjustment Assistance for Firms**
- **Research and National Technical Assistance**
- **Special Initiatives** (Regional Innovation Strategies, Investing in Manufacturing Communities Partnership)

Construction

- Public Works
- Economic Adjustment



Non-Construction

- Planning
- Local Technical Assistance
- Economic Adjustment
- University Centers
- Regional Innovation Strategies (e.g. i6 Challenge, Seed Fund Support)

EDA Investment Programs

EDA supports *locally-developed, regionally-driven* economic development strategies that capitalize on communities' inherent assets and comparative advantages. . .(FY 2016 funding allocations)

- **Public Works** ($100M)
- **Economic Adjustment** ($33M)
- **Planning** ($28.4M)
- **Technical Assistance** ($10.5M)
- **Research & Evaluation** ($1.5M)
- **Trade Adjustment Assistance** ($13M)
- **Regional Innovation Strategies** ($15M)

Primary programs which support brownfields redevelopment

Multi-Agency Initiatives:

- Partnerships for Opportunity and Workforce and Economic Revitalization (POWER) Initiative
- The Investing in Manufacturing Communities Partnership (IMCP)
- Americas Competitiveness Exchange on Innovation & Entrepreneurship (ACE)

Under EDA's Investment Programs, all proposed projects are evaluated on a competitive merit basis to determine the extent to which they:

- Align with EDA's investment priorities;
- Demonstrate a clear nexus to economic development;
- Create or retain high-quality jobs;
- Leverage public and private resources;
- Demonstrate the ability to start the project quickly; and
- Provide a clear scope of work and specific measurable outcomes.

EDA & Brownfield Redevelopment

- EDA supports brownfields redevelopment through its existing grant programs – focused on the "back-end" or redevelopment elements of transactions (i.e., any remediation activities are incidental to project intent)

- Projects range from small, upfront planning efforts to multi-million dollars infrastructure improvements. Key brownfields activities include:
  - Physical infrastructure upgrades/demolition
  - Reuse of publically-owned buildings
  - Redevelopment plans
  - Site specific feasibility studies
  - Capitalization of RLFs

- Between FY 2000 and FY 2016, EDA has invested approximately **$400 million** in over **350 brownfield redevelopment projects** (avg. investment, approx. $1M)

- Grant recipients estimate that these brownfield projects will generate over **$8 billion in private investment** and create and/or retain over **180,000 long-term jobs.**

NOTE: EDA funding is not regularly used exclusively for environmental clean-up activities (although clean-up of incidental environmental contamination is allowed)

Investment Priorities

Investment Priorities are used as part of the initial project analysis of EDA applications. . .

- Collaborative Regional Innovation
- Public/Private Partnerships
- National Strategic Priorities
- Global Competitiveness
- Economically Underserved Communities
- Environmentally-Sustainable Development

Environmentally-Sustainable Development

The **Environmentally-Sustainable Development** investment priority promotes job creation and economic prosperity through green projects* (e.g., renewable energy, energy efficiency, and reuse/recycling/restoration/preservation economic development projects) that will result in one or more of the following outputs:

- Green end-product *('what')*
- Greening of an existing function/process *('how')*
- Creation (or renovation to) a green building *('in what')*
- **Support or enhance a green place or location *('where')***

** While such projects enhance environmental quality, the environmental/green benefits are ancillary to the projects' economic development and job creation impacts*

Brownfield Project Example

Infrastructure Improvements (Asheville, NC): In 2013, EDA awarded a $1.12 million grant to Ashville, North Carolina, to fund infrastructure improvements (i.e., transportation improvements and waterline upgrades) on a former brownfields site to help **New Belgium Brewing Co**. establish a brewery, tasting facility and distribution center for its craft beers. The project is estimated by the grantee to create approximately 150 new jobs and generate $175 million private investment, while enhancing the emerging "beverage" cluster in western North Carolina.

The EDA investment is part of a project undertaken by Ashville to redevelop a former livestock market and salvage yard. New Belgium specifically sought a brownfield property for its east coast expansion *"to prevent taking agricultural land out of production or eliminating natural habitat, to lovingly bring what was once a source of jobs and industry back into productive use, and to find a location near other amenities, increasing density and walkability*."

The infrastructure improvements funded by EDA were completed last summer. New Belgium Brewing began pouring and touring in September 2016. . .



Brownfield Project Example

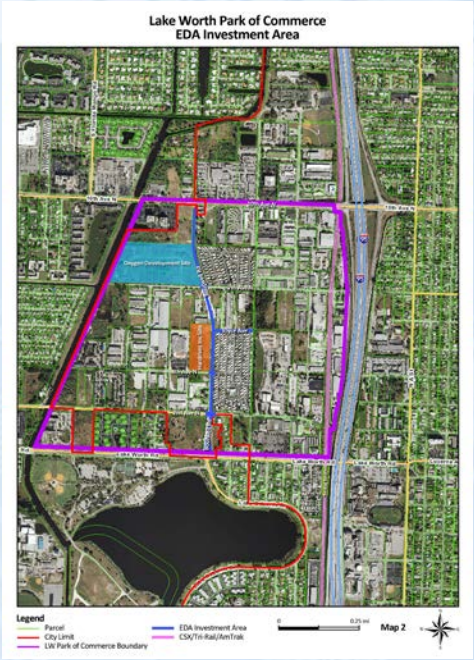
Infrastructure Improvements (Lake Worth, FL): In 2016, EDA awarded a $1.39 million grant to Lake Worth, Florida to fund integrated infrastructure improvements (i.e., roadway improvements; sewer and water upgrades; stormwater management including bio-swales; street lighting; underground power, telephone and cable TV and providing telecommunications to support the development of a 375-acre park of commerce.

The project is estimated by the grantee to create approximately 320 new jobs and generate $19.3 million private investment, while further enhancing the expansion of the Lake Worth Park of Commerce and attract new firms and jobs to the southeast Florida region.

The Lake Worth Park of Commerce was designated a brownfield area in 2009 and environmental assessments indicated no Superfund or CERCLA sites in the POC or immediate vicinity.

The infrastructure improvements funded by EDA are ongoing.





Key Process Points

- Limited funding, significant demand/competition

- Applications for assistance are competitively evaluated based on EDA's standard eligibility requirements, distress criteria, and investment priority considerations

- EDA's EDRs/EDSs play a critical role in educating potential grantees about EDA programs, as well as providing technical assistance and feedback throughout the application process; **Initial discussions should take place with the appropriate EDA state point-of-contact; POCs can be found at www.eda.gov/contact**

- EDA projects must be consistent with the region's Comprehensive Economic Development Strategy (CEDS) or equivalent EDA-accepted strategic planning document capable of meeting EDA's CEDS requirements

- Usually require a 50% match

- Applicant should apply under the appropriate EDA federal funding opportunity (FFO) announcement, which can be found on EDA's website (www.eda.gov) and at grants.gov. Application accepting on a rolling basis

Contact Information

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