

## **NBA / ICSC PRESENTATION OUTLINE**

### NBA

- Established in 1999 to promote the responsible development of brownfields
- 1200 members in 19 chapters throughout the US and Canada
- Member and on the board of Cal Chapter
- Broad membership platform - made up of all parties that are part of a brownfield redevelopment
- If you are here, you should consider joining

### Presentation Outline

- When I first heard of the request to make this presentation; I thought of Petco Park
  - Not because I was from San Diego
  - Rather, because is one of two major brownfield redevelopment success stories in the state – and ... appropriate for this audience ... it couldn't have happened without a strong public / private partnership.
- Start with a video telling the “before” story of the Petco Park redevelopment
- Then, we will let the panel members introduce themselves
- We then have a 30 minutes presentation taking you through the redevelopment efforts
- Then, we will have some time for questions & answers

### Video

- While we get the video ready, let me introduce you to the panel as you will be seeing some of them in the video

### Presentation

- Not as well scripted – and without any background music – we are going to take you from that “vision” to today’s reality
- We are going to start with David Allsbrook of CCDC who is going to cover some of the background to the project and set the stage for the redevelopment effort. Dan is then going to cover the environmental issues – and give us a feel for the magnitude of the issues involved. Richard is then going to cover the issues that should be near and dear to many of your hearts – how did this deal get done from a legal and business standpoint. And, last but clearly not least, Charles is going to give the developers perspective. While it was a team effort; Charles, in his various roles at JMI, has an interesting story to tell as to the process – and the end result – on this redevelopment.

### Questions

- We will take some questions from the audience in a moment – but I have a couple of questions I would like to pose to round out our presentation

1) Do you see use of Polanco growing or shrinking over the next few years as a result of the changes to the eminent domain law (or anything else)?

A: Growing. Smart Growth creates an insatiable appetite for these sites. Also, the new law has a special Polanco "exception".

2) Is there a downside to using Polanco, and, if so, what is it?

A: Polanco requires a fairly high level of regulatory involvement. Polanco, like any tool, can be used in a way that makes it coercive. In those cases, public perception could be negative, and that can aggravate tension and disputes at project sites. There are more and more sites where developers are relying on "at risk" cleanups.

3) Polanco seems to assist cost recovery, but how many brownfield sites really rely on "cost recovery" these days?

A: In the private sector, fewer and fewer, because of problems with CERCLA, the NCP, etc. When the public sector is responsible for assembling a site, it can still be a critical element of planning for resource-strapped municipalities. Also - Polanco offers other benefits (immunity and regulatory reform).