

The Connection Between Redevelopment of Brownfields & Improved Ecosystem Service Values

ELI-Stetson Wetlands Workshop
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Speaker Limitations and Motivation

- Limited Knowledge of Florida practices
- 24 years of entrepreneurial practices in restoration of ecosystem service values and banking practices throughout the Mid-Atlantic
- Significant exposure to Federal and State policies and rule making involving restoration of degraded land
- Motivate and incentivize the private sector to invest in advanced compensatory mitigation as a tool to help advance redevelopment of problem sites

From Brownfield Through Redevelopment

Connecting the Dots

- Political- regional differences in resources protected
- Fiscal- costs very site dependent
- Science- regulatory standards for approval
- Planning- Master plans in place + incentives
- Market demand for protected resources
- Long Term Community Benefits

Current Political & Policy Initiatives Driving the Demand for Mitigation

- Infrastructure improvements
- TMDL Rule (urban and agricultural)
- Resiliency planning due to rising tides & flooding
- November, 2015 Presidential Memorandum
- CEQ & OMB Initiatives
- La. House Bill 640 – Restoration Banks
- WRDA Reauthorization – Gulf Coast Restoration

Tools, Incentives & Authority

- Sustainable Growth Acts
- Estuary Master Plans
- Critical Area Acts
- Watershed Improvement Plans
- Watch New Rule Making
- Other Local, State & Federal Authority

Challenges & Opportunities

- Contaminants, attractive nuisance or lack of market
- Good science is a must to support a successful restoration
- Mitigation component can be a great consensus builder
- Improved acceptance in market because of green initiative
- Reduced real estate taxes on portion of property conserved
- Multitude of community benefits
- Significant economic benefits to the developer

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