

SESSION DESCRIPTIONS

1. FORECLOSURES/BANKRUPTCIES

Distressed Property Workouts

In challenging economic times there may still be opportunities for brownfield redevelopment. Environmental liabilities are the major driver for brownfields programs, but also create the distressed property that may have little or even negative value without redevelopment and some level of clean up. This session will examine how distressed property workouts can include brownfield redevelopment by creating partnerships with lenders or investors and with government programs.

2. CLIMATE ACTION PLANS

Opportunities & Impacts

In 2005, Mayor Nickels of Seattle began the City's Climate Protection Initiative by pledging that Seattle would meet the greenhouse gas reductions targets of the international Kyoto Protocol by reducing citywide emissions seven percent below 1990 levels. Mayor Nickels challenged mayors across the country to do the same and after 4 years more than 900 mayors have joined Mayor Nickels in signing the Climate Protection Agreement and have pledged to take significant action toward climate change. Does your city have a climate action plan? What does that mean to sustainable development and what opportunities does it create. Come listen and learn.

3. REAL ESTATE OUTLOOK

Major Trends in the Industrial & Commercial Sectors

In this presentation, statistics on all real estate sectors will be explored. Conclusions drawn from these statistics will offer insights into emerging trends.

4. ATLANTA BELTLINE

Lessons Learned from a Large Scale Project

Atlanta BeltLine Inc. (ABI), an affiliate of the Atlanta Development Authority, is the entity tasked with planning and executing the implementation of the BeltLine in partnership with the BeltLine team including City of Atlanta. Its functions include defining the BeltLine plan; leading efforts to secure federal, state and local funding; continuing the BeltLine community engagement process; and serving as the overall project management office to execute the BeltLine plan. Atlanta BeltLine Inc. is also responsible for tracking and reporting progress on the BeltLine to the Atlanta City Council, Atlanta Public Schools and Fulton County, the three taxing authorities that authorized the BeltLine TAD legislation in 2005. In this session you will acquire "lessons-learned" from a large-scale complex project.

5. ENVIRONMENTAL ISSUES

Revitalization of Public Housing

Public housing projects across the country have to comply with various restrictive regulatory guidelines. This can be further complicated when it comes to RCRA and CERCLA issues associated with revitalization and redevelopment of public housing projects. Learn about solutions that several cities are implementing.

6. ATLANTIC STATION

An Award Winning Development

Aerotropolis Atlanta, the redevelopment of the former Ford plant adjacent to Hartsfield-Jackson Atlanta International Airport, a decade after Atlantic Station, the redevelopment of the former Atlantic Steel site in Midtown Atlanta, offers a window into just how much has changed in brownfield redevelopment in a relatively short time. One sits at the northern end of the confluence of interstates 75 and 85 and the other sits just south of where they part ways to either side of the airport. Separated by just ten miles, the ten years separating their redevelopment makes a world of difference. This presentation will begin with Atlantic Station, highlighting the redevelopment's challenges and solutions. The focus then on Aerotropolis will provide an overview of what's changed in the decade since.

7. POLITICAL OUTLOOK

The Hill, the Halls & the Street

A year into the new administrations, three Washington insiders will provide their perspectives regarding key congressional leadership and key agencies – where their priorities lie regarding brownfields and sustainable

development. In addition, our insiders will provide an update of stimulus funding and will assess the administration's first year in Washington.

8. RENEWABLE ENERGY

Energizing Brownfield Development

Climate change is driving new regulations and programs to reduce carbon emissions and create sources of renewable energy. Brownfields may provide a unique opportunity for citing renewable energy facilities. This session will focus on the unique aspects of renewable energy facilities in relation to brownfield redevelopment. Waste-to-energy, solar arrays, and wind turbines are possible renewable energy uses appropriate for brownfield redevelopment

9. REGULATORY PROGRAMS

Reports from the Field, State Regulatory Programs

Experienced private sector lawyers will discuss, comment on, and compare various Brownfields/VCP programs in each of their home states, (respectively New Jersey, Massachusetts, Georgia and California), as well as their experience with other similar, state programs including federal law, Maine, New Hampshire, Connecticut, Rhode Island, New York, South Carolina, North Carolina, Maryland, Virginia, Louisiana, Texas and California. They will discuss the advantages and disadvantages of privatized programs, such as in Massachusetts and Connecticut, the newly established privatized program in New Jersey and California's Prospective Purchaser Policy. They will compare and contrast these privatized programs with more traditional "command and control" programs. They will discuss what "works" from a private sector perspective for developers, owners, tenants and lenders. They will call to the attention of public sector regulators those aspects of the Brownfield programs which present hurdles and burdens, as well as those elements and programs which are successful.

10. RCRA/CERCLA

Creative Solutions to Tackle RCRA & CERCLA Issues

Owners of RCRA sites typically cleanup sites in stages. On occasion the owner will want to transfer a cleaned up portion of the RCRA site. These cleaned up parcels are referred to as RCRA brownfields. For example, the former Charleston Navy Base is being managed under RCRA. However, when a portion of the property was cleaned up, and the property owner decided to transfer the cleaned up portion, that portion was treated as a brownfield regulated under CERCLA. Because of the differing agencies involved, varying standards between assessment requirements, and different owners, properties can be in both programs at once. This session will present how the situation came to be and how it is working for the base.

11. FINANCING

Where Has All the Financing Gone? Funding the Gap in Challenging Times

The lending sector continues to face unprecedented challenges in the wake of the collapse of 2008. Both traditional lenders and non-traditional sources of financing have tightened their standards and are being more cautious in their approach to lending. This panel will provide attendees with a sense of where the lending market is heading in the short term, along with requirements lenders are seeking in order to provide project and development financing. A moderated discussion will then follow, coupled with questions and answers from the audience.

12. THE NEW SILK ROAD

Ports, Infrastructure & Redevelopment

Economic forecasters predict that many billions of dollars of property redevelopment will occur around shipping ports and major cargo transportation centers in the next decade. In this session, Port Authority officials from several major shipping ports will discuss future development opportunities for Ports, changes in shipping commerce affecting Ports, and redevelopment of contaminated, abandoned, or otherwise blighted "brownfield" property near Ports. We will also cover the re-emerging area of "Portfields" – Brownfields associated with port development.

13. INDUSTRY PERSPECTIVE

How Companies Deal with Surplus Properties

A panel consisting of representatives from major industries and energy that own, manage, develop and divest environmentally-impaired surplus properties will participate in a panel discussion and share their perspectives on where impaired property management, divestiture, redevelopment and sustainability fits into their priorities, considering the current economic crisis.

14. ECONOMIC FORECAST

National & Regional Perspectives

The Atlanta Federal Reserve will provide both a national and a south-eastern regional economical update. There will also be a question/answer period for conference attendees.

15. DEVELOPER PERSPECTIVE

Making Decisions in a Down Market

Experts from real estate development firms that specialize in urban and brownfield redevelopment projects will provide their insight into how they evaluate new development deals in this very challenging economic climate. The forum will begin with each developer providing a brief summary of the firm's development platform coupled with their perspective on the current development climate within their geographic region and/or area of development. Following their introductory remarks, the panelists will engage in a moderated discussion concerning the key parameters driving their criteria for developing new projects, inclusive of the onerous requirements for debt and equity financing. The panelists will close the session with an audience question-and-answer period.