



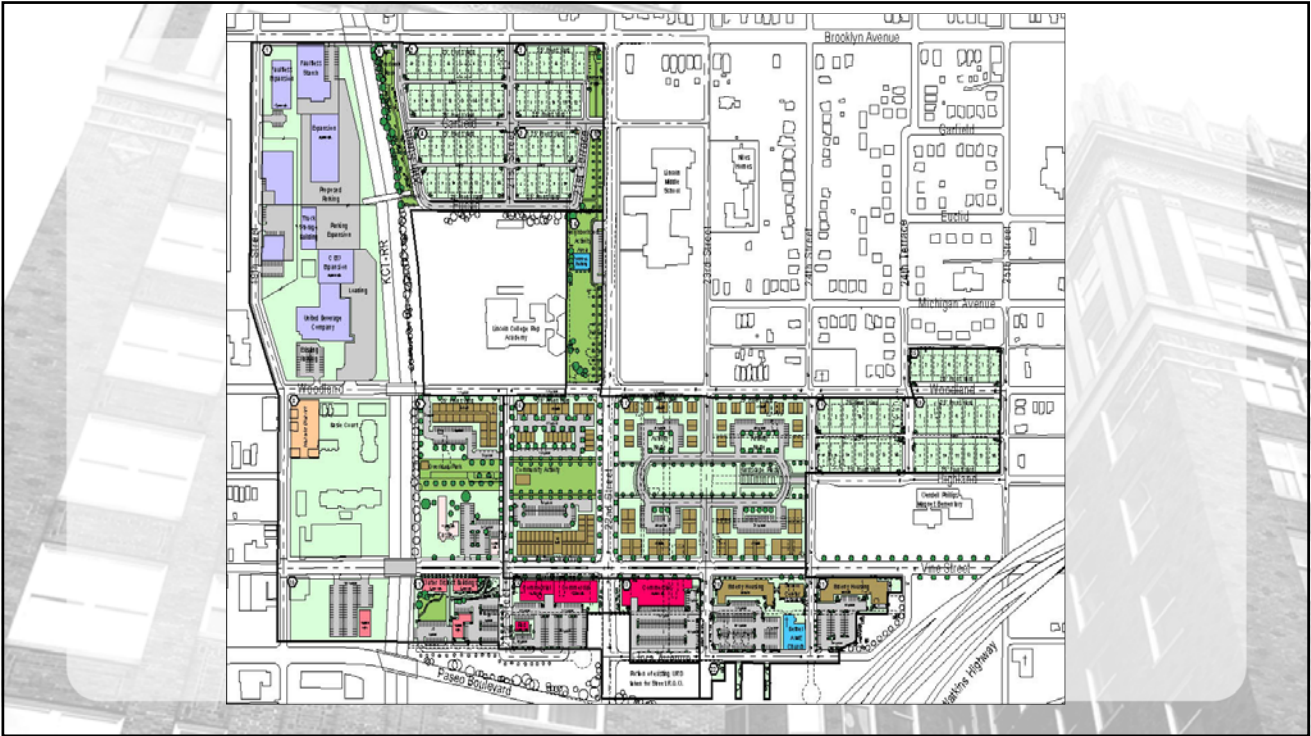
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May 23, 2012

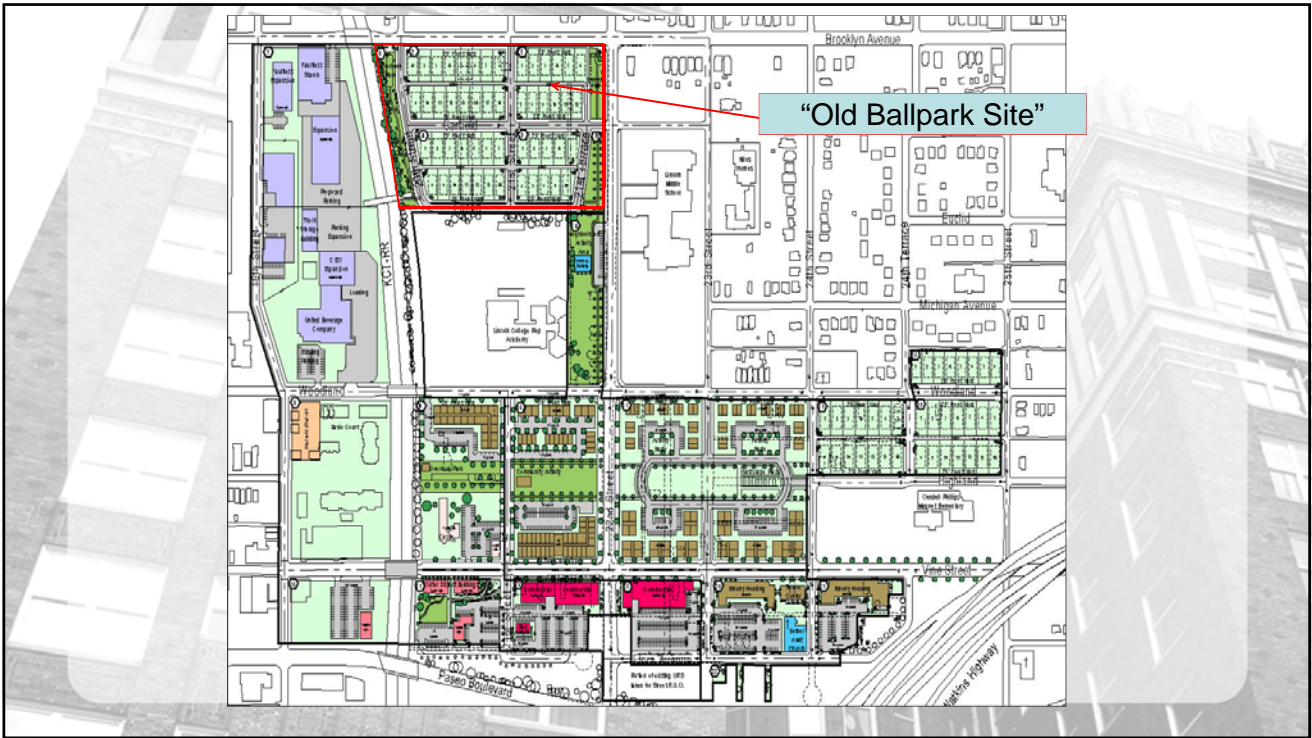
Oklahoma Brownfields
CONFERENCE 2012
MAY 22-23, 2012



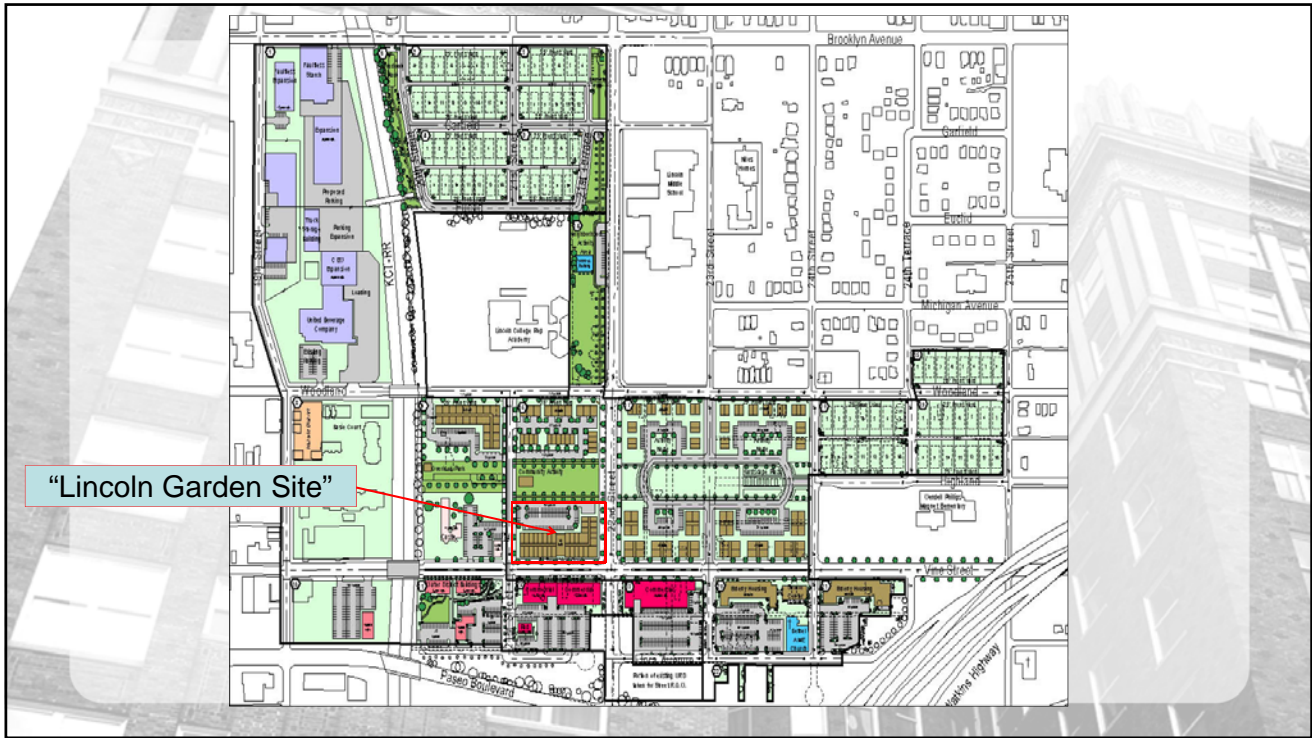
Developer thought process...

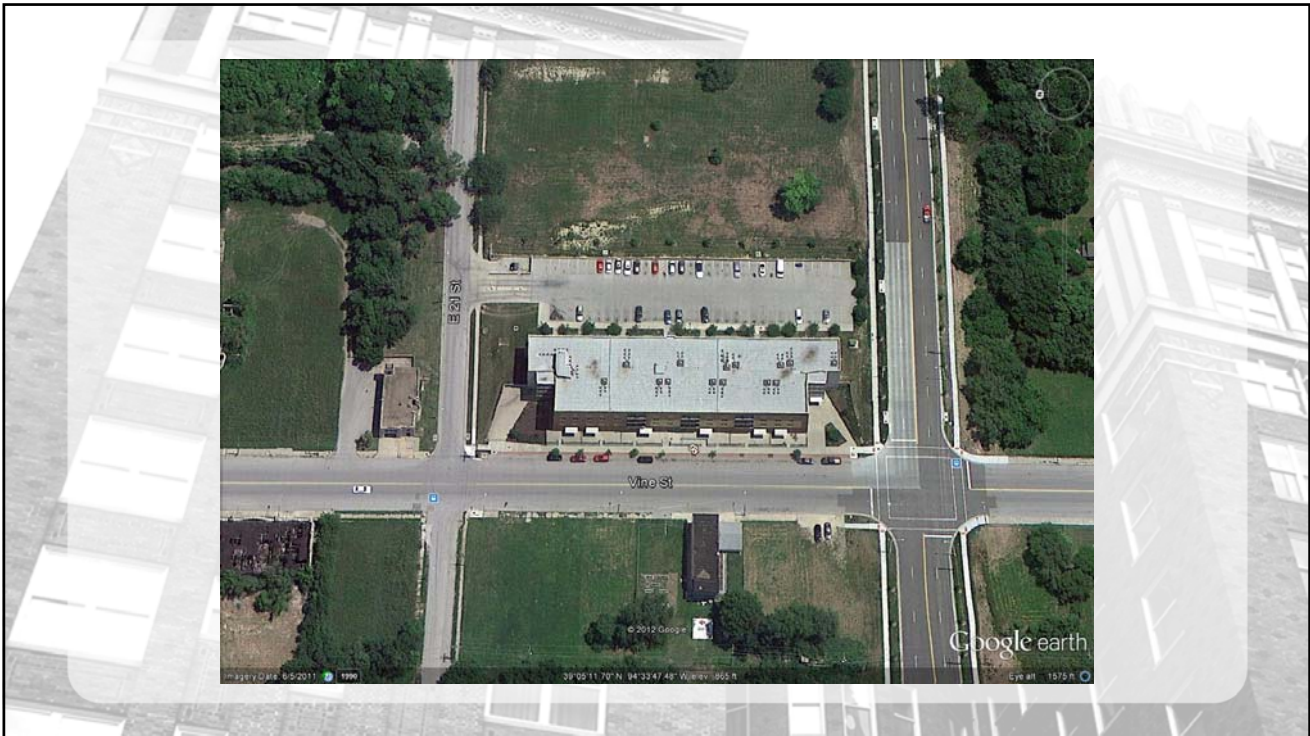
- Risk and Reward
- Perceived Risk or Real Risk
 - Environmental Consultant
 - Phase I/Phase II/Combination
- Lender Requirements
- Equity Requirements
- Guaranties











Risk to the Developer:

- Soil and Groundwater Contamination
- Underground Storage Tanks
- Hazardous Materials
 - Asbestos Containing Materials
 - Lead Based Paint
 - Mold

Posted on Thursday, February 02, 2012

Developer admits asbestos-related crimes at Citadel Plaza site

By MARK MORRIS
The Kansas City Star

Justice for the neighbors of a midtown environmental debacle moved a step closer to reality Wednesday when a developer pleaded guilty to violations of the federal Clean Air Act.

Developer could face up to five years in prison and a maximum \$250,000 fine.

Why Redevelop Brownfield Properties?

- Developer:
 - Infrastructure in place
 - Proximity to jobs
 - Cheaper land cost
 - Make money
- City:
 - Strengthen the community
 - Bring residents back to the city
 - Easing transportation
 - Replacement or renovation of obsolete buildings
 - Enhance property values
 - Catalyst for redevelopment



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