Women Innovators in Redevelopment

May 21\textsuperscript{st}, 2020

The third webinar in CCLR’s Brown Bag Brunch Webinar Series - featuring prominent speakers whose thought leadership and pioneering work are changing perspectives, industry standards and policies in ways that contribute to economic vibrancy and environmental security.
Our mission is to promote the sustainable, equitable and responsible reuse of underutilized and environmentally impacted properties. We educate, advocate, assist and convene stakeholders to revitalize communities through land recycling.

CCLR is U.S. EPA’s Technical Assistance to Brownfields Provider (TAB) for 10 states and numerous territories around the county.

Follow us on: Center for Creative Land Recycling @landrecycling Center for Creative Land Recycling
2019 Impact Statement for CCLR

- CCLR Led Workshops/Summits
  - 11 hosted
  - 1,336 attendees

- Affiliated Events
  - 30 presentations
  - 1,893 attendees

- Communities Served
  - Assisted over 282 communities with individualized technical assistance.

- Grant Funding
  - Helped bring in $6.6m in federal grants to 12 projects across the US and reviewed an additional 35 ARC grant proposals in 2019.

- Blogs & Social Media
  - 91 Blogs and Newsletters
  - 43 Publications
  - 329 Social Media posts to our national database of 60,000 practitioners

- Webinars
  - 12 hosted
  - 2,520 reached
This webinar is accredited through the American Planning Association New York Upstate Chapter.

AICP certified planners who complete this webinar can receive 1 certification maintenance (CM) credit.

APA CM #9199206  CM  | 1.0

AICP Members should report the credits the same as they would for a live event - through their APA CM log (https://www.planning.org/login/?next=/cm/log/)
This webinar does include some visuals. Speakers will present for about 20 minutes and then engage in structured discussion followed by listener questions in the remaining 40 minutes.

You will receive a recording of the webinar one day after the webinar concludes. The webinar, as well as any supporting materials, will also be available on our Webinar Archives Page at cclr.org/webinar_archives

We appreciate your feedback - please respond to the survey following the webinar.
Asking Questions and Navigating Your Dashboard

- To ask a question, type in lower box of your dashboard (all participants will see), or you can mark it to send to moderators only.

- If you pose a question and we are unable to address it during the broadcast, we will respond over the next week and get back to you.
Mary Hashem
Co-founder and Principal
RE | Solutions, LLC.

Mary Hashem is a co-founder and Principal of RE | Solutions, LLC. Ms. Hashem’s career has focused on the underwriting, remediation, redevelopment and divestiture of commercial and industrial properties, including distressed assets with significant financial and environmental challenges. This involves working directly with the sellers and buyers of brownfield properties, environmental regulatory agencies, financing sources, lawyers, and with the communities impacted, both positively and negatively, by the properties and planned development projects.

Shannon Morgan
Managing Partner
Renovare Development

Shannon Morgan is a housing expert and experienced leader with a diverse real estate background, specializing in building, rehabilitation, and development within urban areas, rural main streets and communities in numerous states throughout the country. Ms. Morgan has vast experience in working with various tax credits, brownfield developments, and transit-oriented projects; completing over 20,000 units of mixed income housing with a focus on projects that promote sustainability, urban revitalization and a sense of place.
Mary Hashem

Co-founder and Principal
RE | Solutions, LLC.

Founder and President
Adaapta
About Us

- Renovare Development is a real estate development and consulting firm that focuses on transformational redevelopment projects in urban communities and rural Michigan main streets that are located within Opportunity Zones.

- Renovare Development is a Qualified Opportunity Zone Business with Agreed Upon Procedures (AUP) supporting this designation prepared by a national CPA firm.

- The Managing Partners of Renovare Development have established Renovare Opportunity Fund to finance projects.

- Renovare Development applies a unique approach to development that includes intense collaboration with municipal partners and strategic leveraging of local, state and federal incentives and funding programs to minimize long-term debt and ensure sustainable cash flow.

We build strong partnerships with local municipalities to achieve community goals in housing, workforce and economic development through transformative redevelopment projects.

Leadership

Shannon Morgan

Jill Ferrari

www.renovaredevelopment.com
CASE STUDIES

Munising Marketplace, Munising MI

- Acquisition and rehabilitation of existing art deco firehall for use by a large Michigan craft brewery
- New construction of a three-story mixed-use building with:
  - 10,300 square feet of ground floor commercial space
  - 38 mixed-income residential units
  - Onsite Parking
  - Located on an existing LUST site
- Outdoor community space programmed with year-round events, food trucks, family entertainment
- Mixed-Income development with workforce housing options from 50% to 120% of Area Median Income with market rate units
- Commercial rates reduced for local emerging retail tenants
Case Studies

Grandview Marquette - Marquette, Michigan
The former Holy Family Orphanage site was transformed into the Grandview Marquette, which opened in 2017. The Grandview consists of 56 units of workforce housing that is located in a walkable neighborhood within Downtown Marquette. The project included the packaging of Michigan State Housing Development Authority (MSHDA) tax credits, Federal Historic Tax Credits (HTC), Brownfield Tax Increment Financing (TIF) and Payment in Lieu of Taxes (PILOT). Several developers attempted to package this project, which stood vacant for forty years prior to this project. The project won multiple awards, including the Governor’s Award for Historic Preservation.

The Gateway – Fremont, Michigan
The Gateway a 38-unit senior development in Fremont, Michigan featured the adaptive re-use of the former historic Fremont High School. The Gateway is adjacent to the Fremont Community Recreation Authority, the Fremont Area District Library, and just minutes away from a charming pedestrian friendly downtown that offers unique shops and restaurants in a small-town setting. The gateway won the national EDSON Tax Credit Award for Rural Housing and the Governors Award for Historic Preservation. The project was financed utilizing LIHTC through the Michigan State Housing Development Authority, Historic Tax Credits, and a MSHDA Housing and Community Grant.

www.renovaredevelopment.com
Main Street Crossing - Brighton, Michigan

Main Street Crossing is the complete redevelopment of an urban infill site on a former lumber yard in Brighton Michigan, including a walkable mix of Lofts, Live/Work Homes, and Townhomes. The project includes 44 residential and 14 live/work units located in the heart of downtown Brighton. The project was an extension of the main street which utilized Brownfield Tax Increment Financing.

Mason Run – Monroe, Michigan

Mason Run was a $9MM Brownfield Redevelopment of a former papermill site in Monroe, Michigan. A (new urbanism) traditional neighborhood design community with 250 new homes, parks, and other amenities was constructed. Closely spaced homes with front porches promote community engagement. Mason Run has won several awards for its sustainable residential development, including the 2008 Economic Development Excellence Award from the International Economic Development Council, the 2009 Brownfield Renewal Award from Brownfield Renewal Magazine, an Environmental Excellence Award from the Michigan Association of Environmental Professionals, and an IMPACT Award in the Redevelopment Category from CREW-Detroit.

www.renovaredevelopment.com
Northville Psychiatric Hospital – Northville, Michigan

The abandoned Northville Psychiatric Hospital is a 414-acre site that included 1,000,000 square feet of floor space enclosed in 22 separate buildings including a powerhouse and two miles of underground tunnels. The surrounding land was plagued with a litany of environmental problems including dumps, oil wells, leaking fluids, contaminated soil, asbestos and medical waste. Brownfield Tax Increment Financing and economic development tools offered by the Wayne County Land Bank were used to package financing for the project. Through a partnership with Schostak, Inc. the site has been master planned and redeveloped to include the University of Michigan Northville Health Center with plans for additional development including residential and retail.

Island Lakes at Taylor – Taylor, Michigan

Island Lakes at Midtown Taylor is a 199-lot, detached single family condominium community in Taylor, Michigan. The site was identified as a tax reverted, Brownfield parcel that was contiguous to a county parcel that contained a 50+ acre retention basin and a large spoil pile. Over $13MM in Brownfield Tax Increment Financing was bonded by the local unit of government to completely reconfigure the site to create 70+ acres of developable property and an attractive entrance water feature.
REI Neon – Las Vegas, Nevada

The REI Neon project included an assemblage of 85 acres of land divided into over 100 separate parcels. The project proposed several phases including a 22,000 seat arena, 6,000 hotel rooms, 1,500 condominiums, 785,000 square feet of retail, 4 million square feet of convention space and 500,000 square feet of office space. The project was awarded all entitlements, including the expansion of the gaming district west of Las Vegas Boulevard to include the site which increased land value significantly, and over $200 Million in Sakes Tax Anticipated Revenue Bonds and other public funding sources.

Spring Haven Communities – Southfield, Michigan

A 100-acre former landfill and mobile home park was redeveloped into a mixed-use community on an infill site in Southfield, Michigan. The site was identified as a potential brownfield redevelopment site based on its firmer use as a landfill. Over $5MM in Brownfield TIF was secured to complete the project. The end uses included attached single family homes and retail space along Southfield Road.
FINANCING AND INCENTIVES

- Tax Credit Equity Programs
- Private Equity/Debt
- Tax Increment Financing
- Grants and Loans
- Tax Abatements
- Special Assessment Districts
Example Projects
Redevelopment of the Asarco Globe Smelter
Redevelopment of the Schlage Lock Site
To ask a question, type in lower box of your dashboard (all participants will see), or you can mark it to send to moderators only.
JOIN THE NATIONAL BROWNFIELDS COALITION

Sign up here: bit.ly/BrownfieldsSignup

POLICY
Promoting cleanup and redevelopment policies that are sustainable & equitable

ACTION
Centering the community & organizing across sectors

LEADERSHIP
Protecting public & environmental health
Stay tuned for more webinars and stay in contact!

Stay tuned for CCLR’s upcoming webinars!

**PFAS: Slippery Slope or Manageable Risk for Property Transactions and Redevelopment?**
- May 21st at 11:00am PST/2:00pm EST
- Register [here>>>](#)

**SAVE THE DATE:**
**Annual NYS Virtual Redevelopment Summit**
- June 22nd – 26th
- Stay tuned for registration!
Questions or Ideas for another webinar? – Let us know!

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