

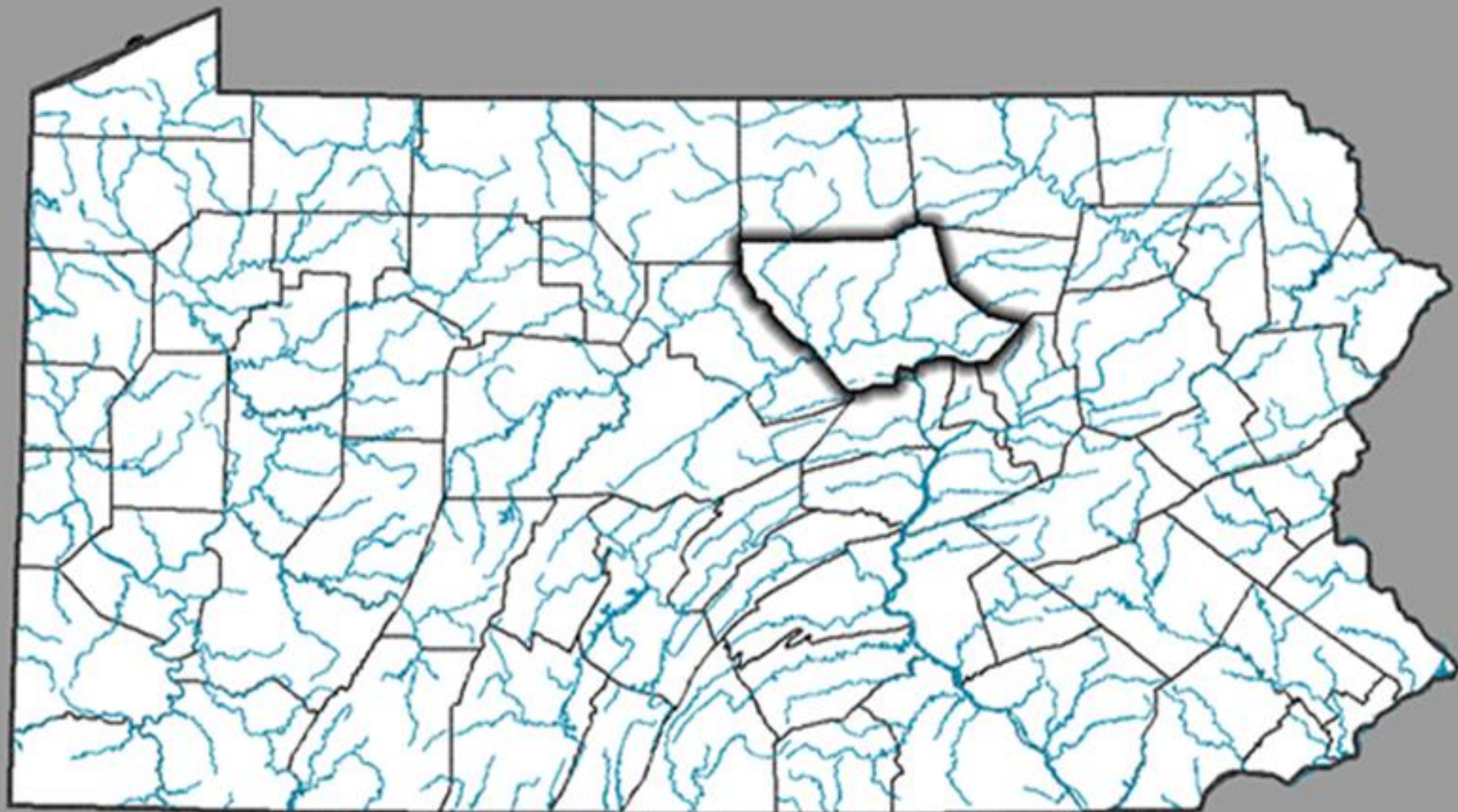
Comprehensive Community and Economic Development through Brownfield Partnerships

Lycoming County



*PA Brownfields Conference
May 2015*

Lycoming County, PA



1 in = 30 miles



- The Definition of BROWNFIELD:

Properties that are underutilized for various socioeconomic reasons such as abandonment, obsolescence, tax delinquency, and/or blight, and whose redevelopment is inhibited by the real or perceived presence of hazardous substances.

- Sites where the highest and best land use is not being realized due to environmental and other economic factors

Brownfields Redevelopment Opportunities

- Revitalize abandoned /underutilized sites
- Reinvigorate local tax base
- Leverage existing infrastructure
- Create jobs
- Discourage sprawl
- Improve the environment
- Possess tools for future planning/ development efforts
- Develop strategies for advancing most promising sites

Promote Economic Development

Brownfields Redevelopment Opportunities

Turning Potential into Progress



Brodart Site

**Memorial
Homes**



**West 3rd Street
Redevelopment**

Kohl's



**Kennedy King
Housing
Complex**

**Gas Industry
Chemical
Facility**



BF Project Highlight - Brodart



- Former Brodart manufacturing and warehouse facility used for industrial purposes since 1912
- Vacant since 2011
- Phase I ESA, Phase II ESA, and additional Site Characterization completed
- Moved through DEP's Act 2 program
- \$1.3 million demolition and remediation cost:
 - \$975,000 ISRP program grant from PA DCED
 - \$325,000 from City, County & private sources

BF Project Highlight - Brodart

Chronology of Brodart Site and PA Act 2

- **Phase I ESA (2007- 2008)**
- **Phase II ESA (2010)**
- **Site Redevelopment Plan (2011)**
- **Remediation (2012 – 2013)**
- **Demolition (2013)**
- **Site Redevelopment (2014)**
- **Parallel Activities (2011 – 2013)**

BF Project Highlight - Brodart

Remediation

- Letter of Intent to seek ISRP funds
- Supplemental Site Characterization (requested by PA DEP)—20 more soil samples
- **Property Transfer: Brodart Company to WRA**
- Act 2 Notice of Intent to Remediate sent to PA DEP - March 2012
- Public Involvement Plan issued by City
- Remedial Investigation Report by AMEC to PA DEP—June 2012
- Risk Assessment Report to PA DEP—August 2012
- Act 2 Clean Up Plan to PA DEP—Sep 2012
- Request for Bids--Contract for remediation—City—May 2013
- Conducted remediation activities including building demolition
- Funding secured: \$975,000 ISRP grant-- \$325,000 from County, City & Developer
- Act 2 Final report –approved Dec 20, 2013—Entire site remediated--UEC recorded at county on Dec 23, 2013

BF Project Highlight - Brodart

Parallel Activities

- Declaration of Blight of Brodart structure—City
- Rezoning actions (from light industrial to residential urban (mixed use))—City—Feb 2013
- P&L selected a project partner—NRP Group
- **Option Agreement of Sale—a commitment by WRA & P&L—approved Jan 2013**
- Engineering Agreement with Kimball & City site remediation management—Jan 2013
- Engineering Agreement for land development plan—NRP Group—Jan 2013
- **Developers Agreement—Habitat, City & P&L—approved Jan 2013**
- Property acquired by WRA in April 2013
- Zoning & land development Plan approval—NRP & City—Sept 2013
- Sub-division of 3.5 acre master parcel—into multi-family parcel, townhouse parcel, Habitat parcel—Sept 2013
- **PHMC Mitigation meetings, proposed activities, and agreements—Spring-Summer 2013**
- NRP Group prepared PHFA Tax Credit application package—approved
- NRP Group selected Arbor Housing to operate & maintain Memorial Homes
- Initiation of BNIP program—surrounding public infrastructure and 150 neighboring homes
- Extensive communication/outreach by County—over 48 articles in Sun Gazette, county web site, LCAT
- NRP purchased the remediated property from WRA thru P&L—Jan 2014

BF Project Highlight - Brodart



Redevelopment Process:

- Partnership between City of Williamsport, City Redevelopment Authority, County of Lycoming, NRP Group and P&L Investments
- Rezoned from industrial use to residential



BF Project Highlight - Brodart

Memorial Homes: Phase 1 ♦ Apartments



Memorial Homes: Phase 2 ♦ Town Homes



P&L Investments, LLC



Memorial Homes Phase 1:

- 40 apartments for low to moderate income residents
- \$10.1 million total project cost
- Leveraged:
 - PHFA-PHARE
 - PHFA Tax Credits
 - County & City Act 13 funds
 - City CDBG funds
- Ribbon Cutting – March 2015

Memorial Homes Phase 2:

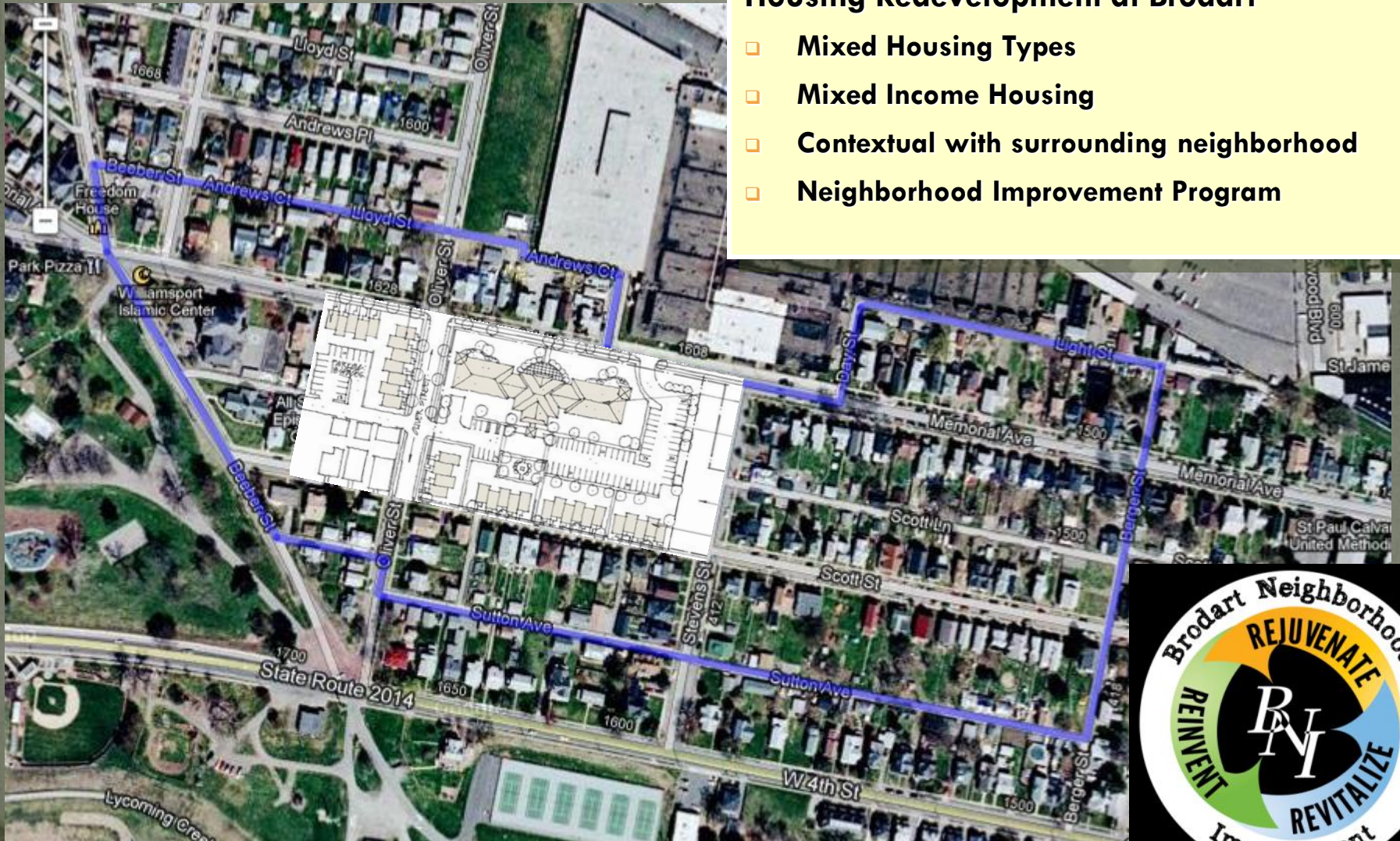
- 32 townhomes (\$6.7 million)
- 2 Habitat for Humanity homes (\$320,000)



Comprehensive Community Development Brodart Neighborhood Improvement Program (BNIP)

Housing Redevelopment at Brodart

- ❑ Mixed Housing Types
- ❑ Mixed Income Housing
- ❑ Contextual with surrounding neighborhood
- ❑ Neighborhood Improvement Program

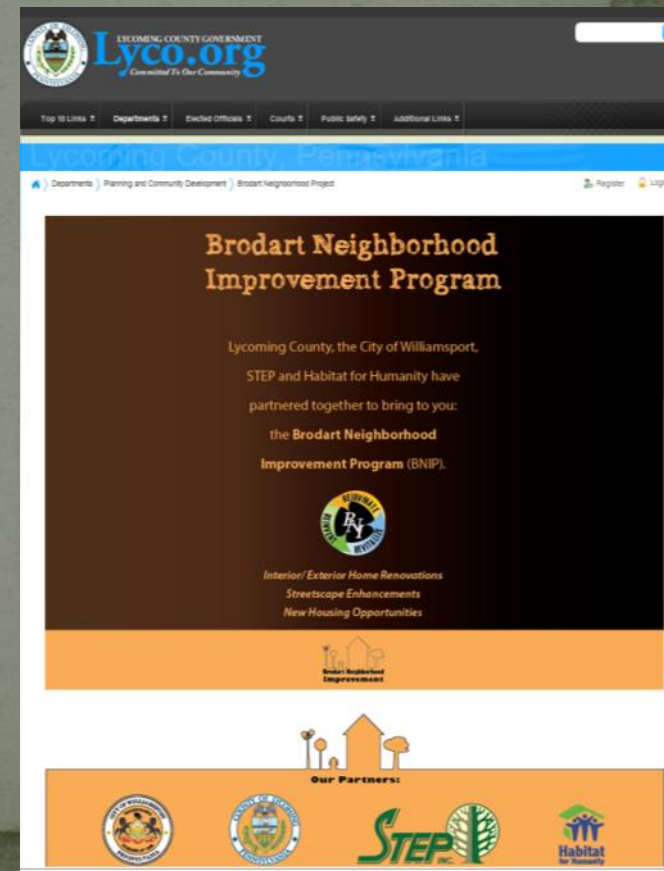


Comprehensive Community Development

Brodart Neighborhood Improvement Program (BNIP)



- Quarterly Neighborhood Outreach Meetings
- Invites to all residents and property owners
- All Partners have a role
- Project Website



Comprehensive Community Development

Brodart Neighborhood Improvement Program (BNIP)

- **BNIP *Homes-in-Need Program***
 - Upgrade existing housing stock with interior and exterior code, safety, weatherization, and accessibility assistance – for Homeowners
- **Habitat *A Brush With Kindness Program***
 - Utilize volunteers to assist with minor exterior work and yard clean up.
- **City Rental Rehabilitation Program**
 - Upgrade existing housing stock with interior and exterior code, safety, weatherization, and accessibility assistance – for Rental Properties
- **Streetscape Enhancement Program**
 - Sidewalks, Crosswalks, Curbs, Lighting, Accessible Ramps, Street Trees

\$1.85 Million of Neighborhood Investments!

Comprehensive Community Development

Multiple Positive Benefits

Targeting

Leveraging

Impact

- Targeted Resources to the City
- Balanced Mix: Market Rate and Affordable, new and existing residents
- Neighborhood Improvement for surrounding residences and infrastructure
- Blighted Conditions Remediated
- Gentrification and Rebirth Supported
- Environmental Conditions Resolved (Act 2)
- Real Estate Values Improved
- City Tax Base Raised

THANK YOU!

Lycoming County Planning and Community Development
48 West Third Street, Williamsport, PA 17701
(570) 320-2134