

Redevelopment Site Screening Checklist

PRAIRIE HILLS RESOURCE CONSERVATION & DEVELOPMENT

PRAIRIE HILLS RESOURCE CONSERVATION & DEVELOPMENT (PHRCD) works to conserve natural resources, support economic development and enhance the standard of living for citizens in an eleven county area in Western Illinois. Through the Brownfield Site Reuse and Redevelopment Program, PHRCD is able to provide funding to assist with certain



activities related to brownfield site redevelopment, including site investigation and reuse planning in Henderson, Warren, Knox, Fulton, McDonough, and Hancock Counties. This Checklist should be used to determine if a proposed site is ready for redevelopment and therefore appropriate for investment by PHRCD.

STEP 1: FUNDAMENTAL CONSIDERATIONS

Is there potential to obtain site access?

NO

Without access, the site is not a good candidate for PHRCD funding.

YES

Access is essential to site closure; Contact the PMT for advice on the most successful method to gain access.

Is the property owner interested in redevelopment and willing to work with PHRCD?

NO

The site is not a good candidate for PHRCD funding.

YES

Property owner interest is essential to moving forward to site closure. Contact the PMT for advice.

Is the site eligible for EPA grant funding for site cleanup?

To be eligible it must meet **all three** of the requirements that are listed below...

NO

Because the site cannot be defined as a Brownfield...

A Brownfield is any real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

...and/or PHRCD and/or the local government are responsible parties...

...and/or the site has known open environmental enforcement actions

YES

✓ **1.** Meets the definition of a Brownfield:

✓ **2.** Neither PHRCD nor local government are a responsible party

✓ **3.** Is free of known open environmental enforcement actions

Is the end user/developer prepared to address Phase 1 findings?

NO

The site is not a good candidate for PHRCD funding.

YES

Excellent! Move to the next question.

Does the local government have the economic development tools, time, and resources in place to make the site a priority?

NO

The site is not a good candidate for PHRCD funding.

YES

These tools make a project far more likely to be successful and provide a good return on investment for PHRCD.



NO:
The site is not a good candidate at this time.



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GREAT! Get ready to dig into STEPS 2 + 3

STEP 2: DIGGING INTO THE ISSUES

Now consider the following questions to further evaluate site readiness. There is no scoring; rather, the questions aim to shed light on the potential advantages and hurdles associated with the site.



SITE COMPLEXITY



Is the site/area relatively simple and free of costly complications? Simple sites are good candidates for redevelopment and likely to achieve a high return on investment for PHRCD. If the site is highly complex it will require additional funding and experienced project management to move it to completion.

ENVIRONMENTAL CONDITIONS:

These answers will help the PMT anticipate the costs of assessment, cleanup, and reaching site closure.



Are there environmental concerns with the site? What are they? _____



Will a Phase 2 Environmental Assessment (and beyond) likely be needed?



REDEVELOPMENT MARKET:

Knowing the answers to these questions will help the PMT understand the project's market viability.



Is there an end use or redevelopment/reuse scenario in mind for the site? This will inform how extensive site investigation and cleanup efforts need to be. _____



Is there a developer at the table? If so, a return on investment for PHRCD in the near term is much more likely.



Does this site have potential to be a cluster (rather than a grouping of parcels)? The cluster could become a larger-scale project with many reuse possibilities. It may also have a greater community impact by leveraging other current investments. Describe the cluster: _____



Are there other area projects in the works that could help drive the need for SRP funds? Complementary projects or developments may help leverage PHRCD investments in the near term. List the projects: _____



COMMUNITY GOALS:

These answers will help the PMT understand the importance of the site within the community as a whole.



Is the site included in local plans, such as the community's comprehensive plan, downtown plan, or economic development strategic plan? If so, the site is likely to have a greater impact on the community by leveraging other area projects and investments.



Is there community support? If the planned reuse has support and is consistent with community planning and reuse goals, the project is more likely to go smoothly, and to generate a return on investment for PHRCD.



Are there incentives (such as TIF districts) already in place in the area or community?
If so, there is a better chance of putting together a viable project.



STEP 3: IDENTIFY THE HURDLES

Finally, here or on a separate sheet please tell us about known hurdles or obstacles to redevelopment. This helps us craft a customized redevelopment strategy to address them.



A large rectangular area with a blue border and rounded corners, containing 25 horizontal lines for writing.

QUESTIONS? READY TO SUBMIT THE CHECKLIST?

Contact Prairie Hills Resource Conservation & Development at **(309) 833-4747** or email us at

info@prairiehillsrcd.org

