

Senator Antoine M. Thompson

Statement for the 2nd Annual New Partners for Community Revitalization Brownfield Forum

I had hoped to attend the 2nd annual New Partners for Community Revitalization (NPCR) Brownfield Forum. Unfortunately, other duties call me, but I wish you a very successful event. I send greetings to my colleagues Commissioner Pete Grannis and Assemblyman Bob Sweeny, and know that they will be part of a progressive and forward thinking session.

NPCR's work has consistently informed my efforts to improve New York's brownfield and BOA programs. I look forward to working with you this coming legislative session.

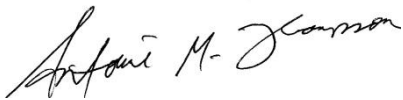
We are working on legislation with the goal of making the following improvements to the State's Brownfield Cleanup Program. This legislation will:

- Clarify the definition of a *brownfield* to expand eligibility for liability relief and tax credits for cleanup costs.
- Provide, that for sites located in a brownfield opportunity area, the development must be consistent with the designated BOA to earn tangible property tax credits.
- Modify what are considered "site preparation costs" to remove the non-cleanup costs; those non-cleanup costs may be eligible under the tangible property tax credit.
- Provide that all sites entering the program would be eligible for cleanup credits.
- Limit applicants who are eligible for "tangible property tax credits" to situations where remediation is necessary and:
 - the site has been abandoned for a period in excess of fifteen years,
 - all or part of the site is within an environmental zone,
 - the projected cost of the investigation and remediation exceeds the appraised value of the property absent contamination, or
 - the site will be developed for affordable housing within a HUD community development census tract.
- Furthermore, the tangible property tax credits would be modified as follows:
 - 6% of the development costs for all qualified sites with the following additional percentages capped at 24%.
 - 10% of the development costs for a site within a BOA and in conformance with a BOA plan

- 4% of the development costs for Green Buildings
- 8% of the development costs for sites in an EnZone or the site will be developed for affordable housing.
- Eliminate the requirement for a brownfield cleanup agreement. Instead, the terms of participation would become self-implementing in order to shorten processing time.
- Establish a "Brownfields Shovel-Ready Program" under the auspices of the Empire State Development Corporation (ESDC). ESDC would have the power to purchase contaminated property in underserved communities and finance the acquisition, assessment, cleanup, demolition, and site preparation and construction costs associated with the site's redevelopment. ESDC would give priority to sites located in BOAs.

I am very interested in feedback from those in attendance on these provisions, and welcome other ideas that will put us all more strongly on track to quickly make the best possible use of our brownfields. By doing so we will strengthen our underserved urban communities, create jobs and brighten the lives of millions across the State.

Sincerely,

A handwritten signature in black ink that reads "Antoine M. Thompson". The signature is written in a cursive, flowing style.

Antoine M. Thompson
New York State Senate, 60th District