

Overview of New York State Brownfield Cleanup Program



Presentation to Niagara County Legislature

January 20, 2015

**Amy E. Fisk, AICP, Senior Planner
Niagara County Department of Economic Development**

What is a brownfield?

A brownfield site is any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant. A contaminant may be hazardous waste and/or petroleum.



NYS Brownfield Cleanup Program

- Created by NYS in 2003 and amended in 2008 to encourage and incentivize private sector remediation and development of contaminated sites while reducing development pressure on vacant rural properties.
- Provides tax incentives and liability protections for sites remediated to NYS standards under NYS oversight.
- Under current law, tax credits are only available if remediation is completed and a Certificate of Completion (COC) from NYS is issued before December 31, 2015.

NYS Brownfield Redevelopment Tax Credits

Site preparation and groundwater remediation tax credits

- Ranges from 22% of the costs for cleanup to industrial levels to 50% of the costs for cleanup to unrestricted levels.

Tangible property credits range from 10%-24% of the costs of buildings and improvements.

- Non-manufacturing project cap – Lesser of \$35 million or 3x site preparation and groundwater remediation costs.
- Manufacturing project cap – Lesser of \$45 million or 6x site preparation and on-site groundwater remediation costs.

Credits are refundable and transferrable to new owners.

Brownfield Investments

For every \$1 in brownfield cleanup tax credits granted, \$10 in private investment followed

Ten projects in Niagara County have been issued Certificates of Completion from NYS resulting in an **investment of \$590 million and the creation of 969 new jobs.**



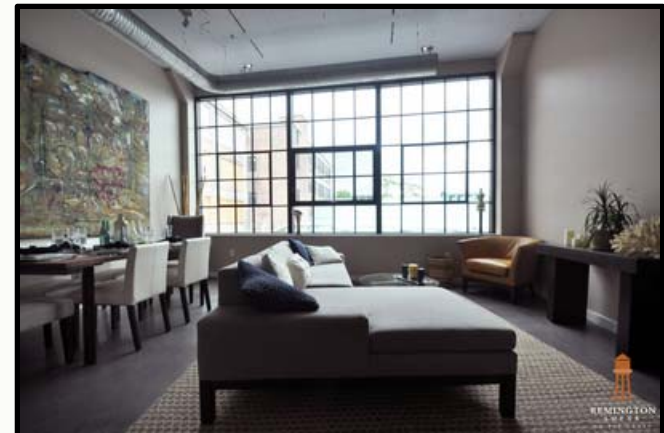
Greenpac Mill, Niagara Falls

- Located at 4400 Royal Avenue in the City of Niagara Falls
- Remediation completed in 2012
- **\$430 million investment** for the construction of a new paper mill that manufactures a light weight linerboard, made with 100% recycled fibers
- **105 new jobs created**



Remington Lofts, North Tonawanda

- Located in downtown North Tonawanda along the Erie Canal
- Formerly manufactured wooden carousel horses and typewriters
- **\$25 million investment** for mixed-use development
- **100 new jobs created**



Basil Toyota, Town of Lockport

- Located at 6157 South Transit Road in the Town of Lockport
- Remediation completed in 2011
- **\$4.7 million investment** for new Basil Toyota dealership
- **10 new jobs created**



Ongoing Projects in NYS BCP

Five projects in BCP that have not received COC:

1. 710 Niagara Street, Niagara Falls
2. Rail-to-Truck Intermodal Facility, 139 47th Street, Niagara Falls
3. Merrani Hospitality, 402 and 403 Buffalo Avenue, Niagara Falls
4. 600 River Road, North Tonawanda
5. 31 Webster Street, North Tonawanda

Represents a proposed \$54 million investment and creation of 109 new jobs



NYS Action Required

- NYS needs to extend the BCP for at least 10 years to provide the certainty needed to plan and reduce risk to developers.
- NYS needs to consider reforms to the BCP to target incentives to projects that truly need help.
- Extension of the BCP must happen in 2015 or else existing projects in Niagara County may be in jeopardy.





THANK YOU!

Contact Information

Amy E. Fisk, AICP, Senior Planner

Niagara County Department of Economic Development

President, Niagara County Brownfield Development Corporation

Phone: (716) 278-8750

Email: amy.fisk@niagaracounty.com