

## Overcome barriers and recycle your used industrial properties.

Successful Land Recycling is the key to turning a contaminated, unattractive piece of property into a profitable real estate venture.

**A brownfields property is...** With certain legal exclusions and additions, the term 'brownfield site' means 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.

**Definition Source:**

The Brownfields Site definition is found in Public Law 107-118 (H.R. 2869) - "Small Business Liability Relief and Brownfields Revitalization Act" signed into law January 11, 2002.



Brownfields sites: Scrap Yard



Auto Salvage Yard



Dry Cleaners



Former Dumps

## What makes a Brownfields project successful?

- 1) a **Brownfields site** ... as described above;
- 2) a **need by the city for development space**;
- 3) the **ability of city personnel to envision the outcome**;
- 4) a **willingness by city personnel to see the project through completion**;
- 5) a **Consultant with experience** ...

Pinnacle Engineering, Inc. has completed numerous Brownfields projects. Our success has been defined by the selection of services we provide and our understanding of the market:

- Knowing how to reduce risk by recognizing environmental problems and potential impacts
- Understanding how Regulatory Agencies view environmental issues
- Presenting More than one method of addressing identified environmental issues
- Knowing how to make environmentally contaminated properties sell
- Understanding the current environmental regulatory Hot Buttons/issues

As your property becomes **recycled**, so do your development opportunities.

Call us for assistance with applications for financial support, grants, and other incentives.

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