

Breakout Group Report

Group Name: Financial/Shadow Effect

Members:

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Cooperation Topics and Approach

- Topic A:
 - Purpose:
 - Quantify an account of shadow effect as part of the planning process.
 - Clarify terminology (e.g. Shadow Effect)
 - Outside of the site itself, there can be economic effects on the region. The impacts of these effects should be considered in planning.
 - The stigma effect (mercantile gap) is often set at a rule-of-thumb level of something like 30%.
 - Randy Bell (Bell curve) assesses real estate damages.
 - Based on this quantification, identify how to use this information.

Cooperation Topics and Approach

- Topic x:
 - Purpose:
 - Tax credits and incentives.
 - A big hammer for a small nail.
 - The income tax structures are similar, but property taxes are very different. In Germany, there is very little property tax.
 - Regional tax credit.

Cooperation Topics and Approach

- Topic B:
 - Purpose:
 - Regionally effective financing tools.
 - How do you influence the entire region by funding cleverly?
 - Timing of projects.
 - » This might require a workshop or series of workshops. Perhaps including local government to see how they might react to changes in funding/projects/etc.

Cooperation Topics and Approach

- Topic C:
 - Purpose:
 - Cities valuing of sites/projects.
 - Viable Shrinking Scenarios
 - What will the value be years down the road?
 - The accounting methodologies are different – whether or not the sites are “on the books” comes into question.

Cooperation Topics and Approach

- Topic D:
 - Purpose:
 - Reducing Cleanup Cost Uncertainty
 - Quantifying risk and remedial technology selection.
 - Within the decision making process, there are high cost variances relating to site clean-up estimates.
 - How can we decrease these uncertainties early in the process?
 - Early quantification of cleanup cost variables.
 - Perhaps a process for looking at these variables earlier with all project participants, managers, and regulators would be useful.

Cooperation Topics and Approach

- Topic E: Life Cycle Costs including Long Term Stewardship.
 - Purpose:
 - Revenue model often used to pay for long term stewardship in US.
 - There are trusts for auditing long term stewardship.
- Topic F: Financing Opportunities of Emission Trading
 - Purpose:
 - For secondary Greenspaces
 - For other sites/projects.
 - » This could be just a one-time workshop with a white paper as output.

Cooperation Products and Milestones

- Products:
 - Report/Approach: C, D, F
 - Tool: A, B, D, E
 - Content for SMARTe
 - Case Study(ies): D, F
- Milestones - ?????
- Priorities: We would like to have a follow-up call to define priorities and schedules and Approach/Products more clearly.