



June 11- 12, 2019 | The Armory at Sage College | Albany, NY



AICP members can earn Certification Maintenance (CM) credits for many activities at this event. When CM credits are available, they are noted at the end of an activity title. More information about AICP's CM program can be found at www.planning.org/cm. AICP members must be in attendance for the duration of the activity in order to receive CM Credit.

Day 1: June 11, 2019

1:00 pm - 1:30pm

Registration, Light Refreshments and Exhibitor Area

1:30pm - 2:00pm

Welcome

Jean Hamerman | Center for Creative Land Recycling
John McDonald | NYS Assemblymember

2:00pm - 2:15pm

Summit Highlights

Hear how to make the most of the Summit and trending topics.

2:15pm - 2:35pm

Municipal Spotlight

Learn what's new, what's next, and what's possible in community revitalization with updates from a dozen municipalities.

2:45 pm - 6:15pm

Technical Sessions (three run concurrently for one hour)

Planning Track	Environmental Track	Funding Track
Starting a Renaissance in Your Community through Brownfield Redevelopment CM 1 2:45pm-3:45pm	Everything under the Sun: Brownfields to Brightfields 2:45pm-3:45pm	Show Me the Money: Layering Public and Private Sources of Funding CM 1 2:45pm-3:45pm
Positioning your Property for Redevelopment Success CM 1.5 4pm-5:30pm	DEC Regulatory and Program Updates:) CM 1 4pm-5pm	Finding the Green: Funding Open Space/Sustainability CM 1 4pm-5pm
	Protecting Assets from Climate Change CM 1 5:15pm-6:15pm	The Redevelopment Roadmap: of Exit 29, Canajoharie, NY CM 1 5:15pm-6:15pm

Planning Track

Starting a Renaissance in Your Community through Brownfield Redevelopment CM | 1

Ed Flynn | La Bella Associates

Eric Zamft | Port Chester

Sally Baker | Philmont Beautification

Are there brownfield sites in your community that, if redeveloped, would be catalysts for community revitalization? This panel will cover the full life cycle of a project, from defining your community's redevelopment vision to positioning strategic brownfields for funding and developer engagement based on successful area-wide brownfield planning projects. We'll meet you where you're at during your redevelopment journey, whether that is assessing and prioritizing sites for redevelopment, updating your zoning, engaging the community's stakeholders, tailoring your project for funding, or crafting a development prospectus to get your projects market ready.

Positioning your Municipality for Redevelopment Success (note: 90 minutes) CM | 1.5

Darius P. Chafizadeh | Harris Beach

Luiz Aragon | City of New Rochelle

Chris Mercurio | Mohawk Valley Edge

Bill Teator | Dew Ventures

Steven Black | RACER Trust

Learn how forward-thinking communities and organizations are using various tools - from local connections to online marketplaces - to reach and attract developers with Request for Expression or other instruments to entice investment. You'll hear how to create a marketing sheet, prioritize public investments and a developer's perspective on what they look for in a solicitation and how to forge a relationship.

Environmental Track

Everything under the Sun: Brownfields to Brightfields

Houtan Moaveni | NYSERDA

Stuart Bailey | LaBella Associates

Melissa Clark | Abundant Solar

Interested in solar development for your brownfield sites? Renewable energy development continues to have broad support in New York State. Governor Cuomo has continued the push for the state to achieve 70% renewable energy by 2030 and to have 100% carbon-free electricity by 2040, and the New York State Energy Research and Development Authority is at the forefront of the state's efforts to offer solar programs and economic incentives including financial incentives specifically for projects built on brownfields and landfills.

This panel of NYSEERDA, municipal, developer, and engineering solar experts will address the latest trends in solar, growing demand for solar sites, how solar development intersects with brownfield cleanup and reuse, and what is actually required to complete solar projects in NYS from financing to environmental review and permitting to utility interconnection.

Protecting Assets from Climate Change CM | 1

Earl James | EKI

Jeanmarie Buffett | Governor's Office of Storm Recovery

Carolyn Fraioli | NYS Department of State

Failing to plan is planning to fail, and nowhere is this truer than in the case of climate change. Land reuse and climate resilience are intimately connected, and our collective future depends on our ability to see, understand and optimize these connections. These panelists will provide specific, actionable ways in resilience can be integrated into the planning process. Furthermore, this panel will highlight efforts by the Governor's Office under its "Rebuild by Design" grants along with updates from the NYS Department of State's Office of Planning and Development's on its resilience planning framework, resilience programs and Coastal Management and Local Waterfront Revitalization. A municipality/county will spotlight its collaborations with local stakeholders to scope and implement context-sensitive adaptive measures, including storm resiliency infrastructure

DEC Regulatory Updates: Fill Material and Emerging Contaminants CM | 1

Kevin McCarty | GEI Consultants

Bill Ottaway | NYS Department of Environmental Conservation

Rick Clarkson | NYS Department of Environmental Conservation

This panel will focus on DEC's directives on the treatment of Per and Polyfluorakly substances (PFAS)and the impact on testing and remediation during groundwater investigations. and the implications of the NYSDEC's recent changes in Part 360 solid waste regulations on management of surplus soil and fill from construction. Find out more about how State regulations impact your projects.

Funding Track

The Redevelopment Road Map: Exit 29, Canajoharie, New York CM | 1

Jane E. Rice | EDR

Matthew L. Ossenfort | County Executive, Montgomery County

Kenneth F. Rose | Montgomery County Business Development Center

Meghan M. Manion, Esq. | Montgomery County

Bob Kreuzer | The LiRo Group

The Village of Canajoharie nestled in the hills of the Mohawk Valley along the New York Thruway is a small village with a significant brownfield. Redevelopment of this blighted property will transform the community but this challenge is very complex, requiring a relentless focus. With

over four years invested, we are still *in the process* of redeveloping this site. As active partners collaborating with various stakeholders, we understand first hand the level of energy, focused effort, and never ending collaboration necessary to reach our goal of reactivating and revitalizing this site and the community. We will share with you the incremental steps necessary to actively pursue adequate public funding used to leverage private investment for redevelopment.

Show Me the Money: Layering Public and Private Sources of Funding CM | 1

Julie Pacatte | Chazen Companies

Tim Fisher | Council of Development Finance Agencies (CDFA)

Mike Tyszko | Bousquet Holstein

Ed Bartholomew | EDC Warren County NY

Before you can build a building, you need to build a capital stack. The process of lining up multiple types of public and private funding, managing their separate timelines, and working across lenders and tax credit-issuing entities can be daunting. Add in Opportunity Zones and other new developments, and the complexity just increases. Learn from case studies about capital stacks and funding sources, and see how the pieces come together from a builder's perspective.

Finding the Green: Funding Open Space & Sustainability CM | 1

Megan Phillips | Office of the Governor

Meghan Taylor | Empire State Development

Ron Rausch | New York State Parks, Recreation & Historic Preservation (invited)

Mark Lowery | Office of Climate Change, NYS DEC

As part of reuse planning, municipalities need to address redevelopment through a climate-specific lens and integrate forward-looking decisions into their plans. Creating or restoring parkland, trails and open spaces on a brownfield site or managing a flood zone through green infrastructure can provide both short and long-term tangible benefits to motivate a quicker resolution of the entire site. These panelists will identify technical resources and funding that can support the integration of sustainable measures into your redevelopment plan.

2:45pm - 6:15pm

OFFICE HOURS - meet one-on-one with public and private sector professionals (spend as much or little time in any of these sessions)

- **BOA pre-planning and nomination**
 - Bergmann Associates
- **Creating a marketing sheet for your property**
 - RACER Trust, Behan Communications
- **How to Form or Increase the Performance of Your Land Bank**
 - Albany County Land Bank
- **Public Funding and Grant Writing Tips**
 - U.S. EPA, Empire State Development, NYS Department of State, NYS DEC, U. S Housing and Urban Development,

Office of the State Comptroller (New York Environmental Protection and Spill Compensation Fund)

- **Negotiation Skills: Working with Private Property Owners**
 - Vita Nuova
- **Private and Tax Incentive Funding: BPC, PILOTS, Opportunity Zones**
- **All Things Green: Solar Development, NYC Clean Soil Bank, Fill Material Reuse, Green Remediation Strategies**
- **Liability transfer and Insurance**
- **Contracting for and interpreting environmental assessment reports**

6:15pm - 7:30pm

Networking Reception - Opalka Art Gallery

Speaker: John Maggiore, Senior Advisor, Office of Governor Andrew Cuomo (invited)

Complimentary hors d'oeuvres and a cash bar.

Day 2: June 12, 2019

8:00am - 8:50am

Municipal Peer Exchange: BOA/DRI Meet and Greet

8:00am - 9:00am

Registration and Light Breakfast/Exhibitor Expo

9:00am - 9:45am

Welcome Remarks and Keynote speakers CM | .75

Jean Hamerman | Center for Creative Land Recycling

Keynote speaker: Dale Bryk | Deputy Secretary for the Environment, NYS, introduced by Jeff Jones, Jeff Jones strategies

9:45am - 10:45am

The Talk of the Town: Opportunity Zones CM | 1

Ryan Silva | NYS EDC

Bob Richardson | Blue Cardinal Capital

Tim Fisher | Council of Development Finance Agencies

Pietra Zaffram | Harris Beach

Following passage of the 2017 Tax Reform Act, opportunity zones and their growth-sparking potential have truly become the talk of the town. Panelists will share the latest on how this evolving investment opportunity can stimulate growth and support brownfield redevelopment in the communities that need it the most. Specifically, they will spotlight the complexities of opportunity zones by drawing on their significant legal, financial and investment expertise and will tackle different vantage points on OZ formation, tax benefits, marketing, financing, community engagement and investor relations. Furthermore, you will learn about one of New York State's first Opportunity Zone Funds - created in the

City of Niagara Falls - and how its has the potential to bring the next wave of community revitalization to the “Cataract City.”

10:45am - 11:00am

Break: Exhibitor Expo Area

11:00am - 12:00pm

Legislation and Practice to Mitigate Displacement CM | 1

Paul Beyer | NYS Department of State

Luiz Aragon | City of New Rochelle

Justin Rudgick | City of Oswego

Adam Zaranko | Albany County Land Bank

These speakers will spotlight what legislation and practice to mitigate the risk of displacement as a result of land recycling. New Rochelle’s Downtown Overlay Zone requires all new projects to permanently provide 10% of residential square footage at 80% AMI. This code also has a robust community benefit program that entices developers to provide energy efficient design, community facilities, or additional affordable housing in exchange for bonus height. Oswego just broke ground on a BOA site/project that will become affordable housing—Harbor View Square. The Albany County Land Bank/Land Trust Partnership are partnering here to re-develop vacant properties that will ensure long-term affordability and combat gentrification.

12:00pm - 12:30pm

Luncheon Keynote CM | .5

Rahwa Ghirmatzion | Executive Director PUSH Buffalo

New York Community Greenworks Initiative is a dynamic and effective green sector community development curriculum that teaches a holistic approach to public engagement, green technology and job training/placement. The curriculum will be used to train “Green Leaders” to redevelop disadvantaged neighborhoods and transform them into energy-efficient, sustainable communities, with improved living conditions, and a pathway for community members to secure employment in the green technology sector.

12:30pm-1:30pm

Lunch /Expo Area

1:30pm - 2:15 pm

Marketing Pitch Panel

Join us as three competitively selected municipalities will give their “elevator pitch” aimed at attracting developer interest in a specific redevelopment project in their community. The panelists will provide constructive input and spotlight ways to successfully engage with potential investors. Audience Q&A will follow.

Panelists:

Bill Teator | Dew Ventures LLC

Mike Bly | Blue Cardinal Capital

Matt Paulus | Paulus Development

Bill Hoblock | Richbell Capital

Presenting municipalities: Apply to present [here](#)

2:15pm - 2:30pm

Update from NYS DOS: Waterfront, BOA, DRI and more

2:30pm - 3:30 pm

Strategies for Regional Redevelopment CM | .5

Erin Crotty | CHA

Linda Shaw | Knauf Shaw

Christian Mercurio | Mohawk Valley Edge

Andrew Kennedy | Center for Economic Growth

Andy Beers | Empire State Trail

Redevelopment does not always fall squarely into one municipality's borders, requiring multiple municipalities or the county to coordinate the redevelopment effort. This panel will offer case studies that spotlight models of successful inter-municipal coordination and best practices in areawide approaches. Issues of contiguous property redevelopment include transportation access, infrastructure investment, budget priorities, funding, taxing jurisdictions and community engagement.

3:30m - 3:45pm

Closing Remarks

PLEASE JOIN US. REGISTER TODAY!<https://bit.ly/2N2R37k>

