

DEVELOPMENT ISSUES

Introduction

- Brief overview of project development considerations
- AI Demings, FRI, REALTOR
- Remax nova

Project Development

- Project conception
- Viability
- Secure land
- Secure approvals
- Cleanup or containment
- Marketing initiatives
- Other factors

Project Conception

- Someone must start with the idea
- Site contamination impact

Viability

- Pot of gold
- Market trends
- Location, location, location
- Contamination – stigmatization
cost of cleanup

Secure Land

- Arrange option agreements with testing rights
- Financing
- Investigation and testing

Cleanup or Containment

- All sites are contaminated to some degree
- Decision to cleanup or contain
- Contamination and future liability a major issue for lenders

Secure Approvals

- Zoning, height or other restrictions

Marketing Initiatives

- Begins at conception
- Consider stigma of site contamination

Other Factors

- Time

Summary

- No more land
- Cyclical but unending