

State Incentives for Achieving Clean and Renewable Energy Development on Contaminated Lands



The development of clean and renewable energy on formerly used land offers many economic and environmental benefits. Combining clean and renewable energy and contaminated land cleanup incentives can allow investors and communities to create economically viable clean and renewable energy redevelopment projects. This document provides information about incentives in your state that can be leveraged for clean and renewable energy and development of contaminated land.



Incentives for Clean and Renewable Energy

Funding (grants, loans, bonds, etc.)

Wisconsin Energy Independence Fund (WEIF)

<http://commerce.wi.gov/BD/BD-WEIF.html>

Provides low interest loans up to 25% of the project cost for clean energy development, including electrical, mechanical, or thermal energy produced from hydrogen, biomass, biogas, solar energy, geothermal energy, biofuels, wind energy, or hydroelectric power. Commercialization projects and supply-chain development projects are eligible for 4% fixed-rate loans with terms of up to 15 years.

Focus on Energy Grants

www.focusonenergy.com/Incentives/Renewable/

Business and Marketing Grants

Provides a grant of 50% of project costs, up to \$10,000, to organizations and businesses that provide renewable energy services for developing their business plans and marketing materials.

Renewable Energy Feasibility Study Grants

Provides a grant of 50% of project costs, up to \$10,000, for feasibility studies to determine whether renewable energy systems are viable at a particular location.

Implementation Grants

Provides grants for developing large renewable energy systems with a capacity greater than 20 kW or 5,000 therms per year. Commercial solar water heating and solar electric projects are eligible for a grant covering 25% of project costs, up to \$50,000; commercial wind projects are eligible for 35% of project costs, up to \$50,000; and eligible biogas digesters and non-residential biomass combustion projects are eligible for 25% of project costs, up to \$250,000.

Development Grants

Provides grants up to 50% of project costs, up to \$50,000, for large wind, biogas or biomass projects that are not eligible for Implementation Grants for complex feasibility studies, environmental permitting, financing and other developmental activities. Customer-sited biogas digesters or biomass combustion systems of greater than 500 kW capacity and/or production more than 750,000 therms/year, and wind turbine projects between 100 kW and 15 MW, are eligible.

We Energies - Biogas Buy-Back

www.we-energies.com/business_new/altenergy/custgen.htm#terms

Purchases electricity and associated renewable energy credits generated by anaerobic digesters from eligible customers at a rate of \$0.155/kWh for electricity generated on-peak and \$0.040/kWh for electricity generated off-peak. The program is limited to systems up to 1 MW in capacity and has a total aggregate limit of 10 MW.

We Energies - Solar Buy-Back

www.we-energies.com/business_new/altenergy/custgen.htm#terms

Purchases electricity and associated renewable energy credits generated by qualifying solar Photovoltaic (PV) systems at a rate of \$0.22.5/kWh for

electricity generated. PV systems must have a rated capacity of at least 1.5 kW and not more than 100 kW to be eligible. Customers participating in this program may not net meter. Customers must sign a 10-year contract.

Tax Incentives (abatements, deductions, credits, etc.)

Renewable Energy System Property Tax Exemption

www.revenue.wi.gov/forms/govexmpt/pr-303.pdf

Provides a 100% general property tax exemption for the value added by a solar-energy system or a wind-energy system.

Technical Assistance and Other Incentives

Focus on Energy Information Center

www.focusonenergy.com

Focus on Energy provides training, technical assistance, a tool lending library, and other information for developing clean energy projects.

Net Metering

Allows net metering on systems up to 20 kW statewide. In addition, We Energies offers net metering for wind-energy systems up to 100 kW for the first 25 eligible applicants, for a term of 10 years.

Quick Facts

Public Benefit Fund (PBF)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Renewable Portfolio Standard 10% by December 31, 2015	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Net Metering	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Interconnection Standards	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Electric Power Industry Generation by Primary Energy Source (EIA, 2006)

Petroleum	1.4%	Nuclear	19.8%
Natural Gas	8.7%	Hydroelectric	2.7%
Coal	65.0%	Other Renewables	2.2%

Points of Contact

Wisconsin Energy Independence Fund

David Jenkins, (608) 264-7651, davidj.jenkins@wisconsin.gov

Focus on Energy Grants

Bill Schutten, bills@weccusa.org, (608) 249-9322 x229

We Energies (Biogas and Solar Buy-Back Programs), (800) 714-7777

Renewable Energy System Property Tax Exemption

Wisconsin Department of Administration, Division of Energy

Paul Ziegler, (608) 266-5773

Public Service Commission of Wisconsin (Net Metering)

Carol Stemrich, carol.stemrich@psc.state.wi.us, (608) 266-8174



Incentives for Development of Contaminated Land



Funding (grants, loans, bonds, etc.)

Wisconsin: The Financial Resource Guide for Cleanup and Redevelopment

www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR539.pdf

Grants

The financial resource guide provides descriptions of eight state-administered programs that provide grants for the cleanup and redevelopment of contaminated land.

- Blight Elimination and Brownfield Redevelopment (BEBR) Grants (WI Department of Commerce)
- Brownfield Green Space and Public Facilities Grants (WI Department of Natural Resources (WDNR))
- Brownfield Site Assessment Grants (WDNR)
- Coastal Management Grants (WI Department of Administration)
- Local Transportation Enhancement (TE) Grants (WI Department of Transportation)
- Ready for Reuse Revolving Loan Fund – Grants (WDNR)
- Stewardship Grants (WDNR)
- Transportation Economic Assistance (TEA) Grants (WI Department of Transportation)

Two programs provide funding for cleanup and redevelopment planning; three provide funding for Phase I and Phase II site assessments, underground storage tank (UST) removal, and site investigation; four provide funding for asbestos abatement; and five provide funding for property acquisition, demolition, cleanup, and property redevelopment.

Reimbursement

The financial resource guide provides descriptions of four state-administered programs that provide reimbursement of the costs associated with the cleanup and redevelopment of contaminated land.

- Agricultural Chemical Cleanup Program (WI Department of Agriculture, Trade & Consumer Protection)
- Dry Cleaner Environmental Response Fund (WDNR)
- Local Government Cost Recovery (Local Governmental Units)
- Petroleum Environmental Cleanup Fund Award (PECFA) (WI Department of Commerce)

Five programs provide funding for UST removal; four provide funding for site investigation and cleanup; and one provides funding for demolition.

Loans

The financial resource guide provides descriptions of three state-administered programs that provide loans for the cleanup and redevelopment of contaminated land.

- Land Recycling Loan Program provides no-interest loans to municipalities, for site assessment and cleanup (WDNR)
- Ready for Reuse Revolving Loan Fund (WDNR)
- State Trust Fund Loan Program (WI Board of Commissioners of Public Lands)

One program provides funding for cleanup and redevelopment planning, property acquisition, and property redevelopment; two provide funding for Phase I and Phase II site assessments, site investigation, and asbestos abatement; and three provide funding for UST removal, demolition, and cleanup.

Tax Incentives (abatements, credits, deductions, etc.)

Wisconsin: The Financial Resource Guide for Cleanup and Redevelopment Tax Incentives

www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR539.pdf

The financial resource guide provides descriptions of nine state-administered programs that provide tax incentives for the cleanup and redevelopment of contaminated land.

- Agriculture Development Zone Program Tax Credits (WI Department of Commerce)
- Business Improvement Districts (University of WI Extension)
- Cancellation of Delinquent Property Taxes (Local Governmental Units, WDNR)
- Community Development Zone Program Tax Credits (WI Department of Commerce)
- Enterprise Development Zones (WI Department of Commerce)
- Environmental Remediation Tax Incremental Financing (ERTIF) (WI Department of Revenue)
- Historic Preservation Income Tax Credits (WI Historical Society)
- Reassignment of Foreclosure Judgment (Local Governmental Units, WDNR)
- Tax Incremental Financing (WI Department of Revenue)

Four programs provide incentives for cleanup and redevelopment planning and asbestos abatement; and five provide incentives for acquisition of property, Phase I and Phase II site assessments, UST removal, site investigation, demolition, cleanup, and property redevelopment.

Limitations on Liability

www.epa.gov/brownfields/pubs/bf_states_r5.pdf

All brownfields and voluntary cleanups conducted in accordance with the Remediation and Redevelopment One Cleanup Program can obtain a case closure letter or a certificate of completion.

Quick Facts

Limitations on Liability Yes No

Number of State-Tracked Contaminated Properties: 4,178
Includes WDNR Bureau for Remediation and Redevelopment Tracking System
WDNR-jurisdiction, open or conditionally closed, environmental repair, and leaking underground storage tank sites

Number of EPA CERCLIS Sites: 159
Sites identified for potential investigation under the federal Superfund Program

Number of EPA Brownfields Properties: 164
Properties being funded or addressed under the EPA Brownfields Program

There may be some overlap among the categories listed and sites listed may not represent all potentially contaminated sites in Wisconsin.

Points of Contact

Financial Resources Guide (covers all Cleanup and Redevelopment Programs, as well as Tax Incentives)

Wisconsin Department of Natural Resources

Michael Prager, Michael.Prager@dnr.state.wi.us, (608) 261 4927

Wisconsin Department of Commerce

Jason Scott, jscott@commerce.state.wi.us, (601) 261-7714