

# Public/Private Partnerships

A Professional Development Program  
3 AICP CM Credits\* including 1.5 LAW



Join Sean Garrigan and Matt Ward to cover P3 essentials:

- Application
- Funding Mechanisms
- Legal Structure
- Partnership Agreements
- Financing Terms

*Sponsored by the  
PA Chapter of the American Planning Association  
and the PA Local Government Training Partnership*



Partnership is a collaboration between DCED and the following associations:  
County Commissioners Association of Pennsylvania  
Pennsylvania Municipal Authorities Association  
Pennsylvania Municipal League  
Pennsylvania State Association of Boroughs  
Pennsylvania State Association of Township Commissioners  
Pennsylvania State Association of Township Supervisors

**Public/Private Partnerships (P3s)** are increasingly becoming a tool that local governments, quasi-public entities and government agencies are using to achieve necessary and desirable community investments. They are especially effective for communities facing major re-investments as a result of a changing economy, closure of a major employment center, loss of retail anchors or shifts in tax bases. At any one of four locations statewide, **join a planner and lawyer experienced with P3s to understand how your community could benefit from these innovative, yet complex, partnerships.**

With the passage of the **Act 88 in 2012**, Pennsylvania became one of a growing number of states to legislate the ability to utilize P3s for investments in transportation infrastructure, and as a result the concept has received significant press. Aside from transportation projects, similar opportunities exist for municipalities to utilize P3 to implement infrastructure investments from park improvements to stormwater management improvements, mostly notably when tied to targeted private sector economic development projects such as downtown reinvestments, blight removal, brownfields redevelopment, institutional expansions and major anchor attractions.

Local governments often lack the resources to undertake P3s on their own. This lack of **specialized knowledge** is compounded by the potential that elected officials and constituents groups may be adverse to the potential risks of such partnerships, given the overall capital dollars at-play, potential guarantees that local governments may be committing to, and the ability to ensure that the private sector performs to the terms of an agreement. Part of undertaking a P3 should include an educational and public process that fully explains to the public the benefits and potential risks of such partnerships, and carefully calculates the specific project risk to benefits.

There are numerous examples of P3s that have been successfully implemented or are underway in the Commonwealth and this session will present **case studies** to illustrate a broad set of P3 applications, funding mechanisms, legal structures, partnership agreements and financing terms. Examples of communities of varying sizes and geographic distribution across Pennsylvania will be presented. These examples are relevant to communities in the earliest stages of community planning to those that are at the verge of contemplating a potential P3 deal.

As part of the planning session, each participant will receive a **P3 binder** which provides a step-by-step description of the process, including enabling legislation, legal structures, process, deal modelling, implementation, and performance monitoring.

\* AICP CM credits are pending

## Four Trainings Statewide! Dates & Locations

### Tuesday, May 5, 2015

9:00 am – 12:15 pm (Registration at 8:30 am)

#### Marshall Township

525 Pleasant Hill Road Ste 100  
Wexford, PA 15090

### Wednesday, May 6, 2015

1:00 – 4:15 pm (Registration at 12:30pm)

#### Borough of State College

243 South Allen Street  
State College, PA 16801

### Tuesday, May 19, 2015

8:45 am-12:00 pm (Registration at 8:15 am)

#### Giant Food Superstore Community Room

3301 Trindle Rd (2<sup>nd</sup> Floor)  
Camp Hill, PA 17011

### Wednesday, May 20, 2015

1:30 pm-4:45 pm (Registration at 1:00 pm)

#### DVRPC

190 N. Independence Mall West  
Philadelphia, PA 19106

**FEE \$30.00 per person**

**REGISTER ONLINE! Visit <https://www.regonline.com/P3-2015>**

***Made Possible With Funding From PA Local Government Training Partnership***

*This program is presented in cooperation with the Governor's Center for Local Government Services with funds from the annual appropriation from the General Assembly to the Department of Community and Economic Development. Trainees are admitted without regard to race, color, age, sex, religion, political affiliation, national origin or disability.*

**ABOUT THE SPEAKERS**

**Sean C. Garrigan, AICP, RLA ASLA**

Sean is a professional planner with 20+ years of experience focused on the planning, design and construction of urban revitalization projects, with a special emphasis on brownfields redevelopment. He has extensive experience managing major U.S. Environmental Protection Agency projects including providing direct technical support to the EPA's Office of Brownfields and Land Revitalization. He is currently providing redevelopment technical support to 16 communities nationwide on the implementation the EPA Brownfields Area-Wide Plans, which focus on the reinvestment in major public infrastructure and private real estate development. His expertise ranges from determining the physical and market potential of real estate projects, including urban and downtown revitalization, to establishing the required infrastructure investments needed to attract private capital. His work includes aiding in the formation of legal structures and special tax incentive and financing districts required to collectively achieve public/private partnerships that are often needed to kick-start major redevelopment projects. His works experience ranges from projects in major metropolitan contexts including the Cities of New York and Philadelphia, to the some of the poorest rural communities in the United States.

He received his B.S. in Environmental Design from Delaware Valley College and his Masters in Landscape Architecture and Regional Planning from the University of Pennsylvania. He also holds a post-graduate Certificate in Historic Preservation from the University of Pennsylvania and a Certificate in Architectural Conservation from the International Centre for the Study of Preservation and Restoration of Cultural Property, located in Rome, Italy; an Educational Affiliate of the United Nations Educational Scientific and Cultural Organization (UNESCO). He is a member of the American Institute of Certified Planners and the American Society of Landscape Architects.

**Matthew W. Ward**

As the CEO of Sustainable Strategies DC and an environmental lawyer with the Ward Washington Law Firm, Matt Ward provides localities, green technology companies, and non-profit organizations with government affairs, strategic consulting, and legal services to support community revitalization and success in the green economy. His focus areas include community and economic development, brownfields revitalization and smart growth, public works and infrastructure, transportation, water resources, clean energy, green technology, clean air, and advanced manufacturing projects. For more than 20 years, Mr. Ward has helped clients create strategies for federal and state advocacy, build partnerships with government and the private sector, obtain funding and other resources, overcome legal and regulatory challenges, and shape laws and policy on environmental and sustainability issues. He combines lobbying, legal, regulatory, and strategic counsel for efforts before the U.S. Congress, federal agencies, state government, and other public bodies. Mr. Ward serves as policy director and counsel for several groups including Climate Communities ([www.ClimateCommunities.us](http://www.ClimateCommunities.us)) and the Manufacturers Alliance of Communities ([www.ManufacturingAlliance.us](http://www.ManufacturingAlliance.us)).

Before launching Sustainable Strategies DC, Mr. Ward was a partner and leader of the Sustainable Communities practice at The Ferguson Group, a leading advocacy firm for local governments (2005-2011). Before that, he was a partner at the DC law firm Spiegel & McDiarmid, where he provided legal and lobbying advocacy to communities for more than a decade (1994-2005). He has served as counsel and policy director to a number of national associations and coalitions including: the National Association of Local Government Environmental Professionals, the National Association of Towns and Townships, the American Waterfront Revitalization Coalition, and the National Brownfields Coalition. He served on a federal advisory committee convened by the Environmental Protection Agency to create the rules for the national brownfield program. In addition, as an elected Councilman for the City of Charles Town, West Virginia for several years, Matt Ward led his community in undertaking urban revitalization, brownfields, business development, and smart growth practices – helping him learn the skills he needs to represent local communities across the nation.

## REGISTRATION Public/Private Partnerships

Register online [HERE](#) (PREFERRED) or submit the form below. Advance registration is required; no walk-ins. Register at least five days before each event. Late registrant? Call the PA Chapter of APA at 717-671-4510 to verify availability.

Name: \_\_\_\_\_

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Agency/Affiliation: \_\_\_\_\_

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Do you need any accommodations to aide you in attending this training (i.e. ADA):  
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Payment by check payable to PA Chapter of APA.

Payment by credit card. Visa, MasterCard, AMEX and Discover accepted.

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Check the Location You Will Attend:

- May 5 – Wexford, PA
- May 6 – State College, PA
- May 19 – Camp Hill, PA
- May 20 – Philadelphia, PA

**Registration Fee: \$30.00 per person**

Register online at  
<https://www.regonline.com/P3-2015>

Or

Send completed form with payment to:  
PA Chapter of APA  
587 James Drive  
Harrisburg, PA 17112  
Fax 717-545-9247

Questions?  
Contact the PA Chapter at  
717-671-4510 or  
[info@planningpa.org](mailto:info@planningpa.org).

