

passion and commitment are evident in his ability to listen and relate to his constituents. His deep understanding of local issues and his strong relationships with the community will serve him well on the Yolo County Board of Supervisors.

Mr. Speaker, I ask my colleagues to join me in thanking Oscar Villegas for his many years of service to the City of West Sacramento, and wish him the best in his new appointment to the Yolo County Board of Supervisors.

**BROWNFIELD REDEVELOPMENT
AND ECONOMIC DEVELOPMENT
INNOVATIVE FINANCING ACT OF
2014**

HON. JANICE HAHN

OF CALIFORNIA

IN THE HOUSE OF REPRESENTATIVES

Thursday, March 6, 2014

Ms. HAHN. Mr. Speaker, today, I introduced the "Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014," legislation that will help redevelop large brownfield redevelopment projects that have the potential to create jobs, provide affordable housing opportunities and transform regional economies.

Across the country, from Baltimore to Los Angeles, there are large redevelopment sites that communities have identified as the economic development futures of their regions. Older manufacturing sites, retired steel mills, automotive legacy sites and landfills within communities are in need of transformation.

These sites, known as brownfields, are untapped resources that, when environmentally remediated and redeveloped, will address tax base shortfalls, provide affordable housing, create jobs, attract new businesses as well as unify communities with planned sustainable development that will meet the needs of a changing economy and a growing population.

For instance, in my district, the city of Carson provides a shining example of how large brownfield properties can be redeveloped and transformed into successful redevelopment projects.

In 2003, using \$90 million of redevelopment funding, Carson invested in the cleanup of an 160 acre site along the 405. Immediately, the private sector matched the city's funding and the project moved forward with the cleanup of the site.

The project, called The Boulevards, is set to finish construction in 2016, and will have two hotels, retail space, affordable housing, office buildings, restaurants and movie theatres that will raise an estimated \$107 million in property tax revenues over the next 30 years.

The Boulevards is a great investment for Carson and for the region and will ultimately end up paying for itself. What's changed for Carson, like most communities, is that they do not have another \$90 million dollars to quickly redevelop their other large brownfield projects.

Unfortunately, there is no current federal funding or financing mechanism to support and leverage local and private sector resources to move large brownfield redevelopment sites forward.

While Title I of the 1949 Housing Authority Act used to provide a line of federal credit to local communities to undertake major redevelopment projects during the 1970's, this was

later replaced with the current Community Development Block Grant (CDBG) program administered by HUD. And CDBG funds are currently stretched too thin to be able to adequately address the needs of large scale redevelopment projects.

Additionally, private lenders are hesitant to loan money for these projects since the extensive remediation and clean up of these sites means investors aren't going to begin seeing returns for possibly a decade or longer.

That's why I have introduced the The Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014. This bill creates a pilot program that re-establishes a partnership with communities by providing the HUD Secretary the authority to guarantee the repayment of principal and interest on loans made by lenders to local governments for large brownfield redevelopment projects.

By providing a federally backed loan guarantee for brownfield redevelopment, this will eliminate traditional lending risk and thus attract private resources for projects that otherwise wouldn't have received funding. At the same time, this bill grants local governments enough time to remediate and develop their properties so they won't need to begin making loan repayments until they start receiving revenue.

These tools will provide communities with the ability to make an immediate and long term economic impact on their region and will be the drivers that help move our national economy forward.

That is why this bill is supported by public and private stakeholders alike, including, Weston Solutions, CH2M Hill, Parsons Brinckerhoff, the American Council of Engineering Companies, Smart Growth America, the U.S. Conference of Mayors, the National League of Cities, the National Brownfield Association, the League of California Cities, the California State Association of Counties, and the city of Carson, California.

By providing a platform for partnerships and innovative financing tools, we will finally arm communities with the necessary tools to fully plan, invest and develop their futures.

**RECOGNIZING DEPUTY POLICE
CHIEF MIKE BORGES**

HON. JEFF DENHAM

OF CALIFORNIA

IN THE HOUSE OF REPRESENTATIVES

Thursday, March 6, 2014

Mr. DENHAM. Mr. Speaker, I rise today to acknowledge Deputy Police Chief Mike Borges of the Ceres Police Department for his 34 years of outstanding service and commitment to public safety in the community.

Deputy Chief Mike Borges grew up in the Modesto area and worked at a dairy. He graduated from Modesto High School in June of 1974 and joined the Army in March of 1976, where he served in the Military Police until November of 1979. Mr. Borges left the Army at the rank of Sergeant, and returned home to begin his career as a police officer.

In April of 1980, Mr. Mike Borges was hired by the City of Ceres as a police officer. The Ceres Police Department sponsored him while he attended the police academy, and he ultimately chose to remain in Ceres. During his

tenure, Borges worked in many different positions within the agency. From 1984 to 1987, he served as a Detective and in 1987, became a Field Training Officer and Corporal. In 1988, he was promoted to the position of Sergeant.

As a Sergeant, Mr. Borges served as a patrol Watch Commander and Supervisor, and served as the agency's Police Explorer Advisor for over 10 years. In addition to this, he served as the SWAT team leader for eight years, and spent over four years supervising the Detective Bureau for the Ceres Police Department. In August of 2005, he was appointed as the Police Division Commander, and in December 2007, Mr. Borges became Deputy Chief.

Deputy Chief Borges earned an Associate of Arts degree in Administration of Justice from Modesto Junior College, and a Bachelors of Science degree in Business Management, with a focus in Human Resources from California State University, Stanislaus. He graduated from the Sherman Block Supervisor Leadership Institute, Class 11; a program designed to stimulate personal growth, leadership, and ethical decision-making in California law enforcement's front line supervisors.

Mr. Borges has been a longtime board member and has previously served as the president of Ceres Youth Baseball. He is also one of the founding members of the Ceres Police Officers Association. He has been an active member in the Ceres Lions Club since 2004, where he has also served as a board member. Mr. Borges enjoys sports, staying active, being involved with community youth, and spending time with his family.

Mr. Speaker, please join me in honoring Mike Borges for his 34 years of service and outstanding contributions of the Ceres community as well as our country.

BIANCA NUNEZ-MARTINEZ

HON. ED PERLMUTTER

OF COLORADO

IN THE HOUSE OF REPRESENTATIVES

Thursday, March 6, 2014

Mr. PERLMUTTER. Mr. Speaker, I rise today to recognize and applaud Bianca Nunez-Martinez for receiving the Arvada Wheat Ridge Service Ambassadors for Youth award. Bianca Nunez-Martinez is an 11th grader at Standley Lake High School and received this award because her determination and hard work have allowed her to overcome adversities.

The dedication demonstrated by Bianca Nunez-Martinez is exemplary of the type of achievement that can be attained with hard work and perseverance. It is essential students at all levels strive to make the most of their education and develop a work ethic which will guide them for the rest of their lives.

I extend my deepest congratulations to Bianca Nunez-Martinez for winning the Arvada Wheat Ridge Service Ambassadors for Youth award. I have no doubt she will exhibit the same dedication and character in all of her future accomplishments.