

(4) THE DEPARTMENT MAY CONSIDER THE FOLLOWING CRITERIA WHEN SELECTING A QUALIFIED BROWNFIELDS SITE:

(I) THE FEASIBILITY OF REDEVELOPMENT;

(II) THE PUBLIC BENEFIT PROVIDED TO THE COMMUNITY AND THE STATE THROUGH THE REDEVELOPMENT OF THE PROPERTY;

(III) THE EXTENT OF RELEASES OR THREATENED RELEASES AT THE SITE AND THE DEGREE TO WHICH THE CLEANUP AND REDEVELOPMENT OF THE SITE WILL PROTECT PUBLIC HEALTH OR THE ENVIRONMENT;

(IV) THE POTENTIAL TO ATTRACT OR RETAIN MANUFACTURING OR OTHER ECONOMIC BASE EMPLOYERS;

(V) THE ABSENCE OF IDENTIFIABLE AND FINANCIALLY SOLVENT RESPONSIBLE PERSONS; OR

(VI) ANY OTHER FACTOR RELEVANT AND APPROPRIATE TO ECONOMIC DEVELOPMENT.

(B) DURING THE COURSE OF EVALUATING POTENTIAL QUALIFIED BROWNFIELDS SITES, THE DEPARTMENT SHALL CONSULT WITH:

(1) THE DEPARTMENT OF THE ENVIRONMENT, THE OFFICE OF PLANNING, AND RELEVANT LOCAL OFFICIALS;

(2) THE NEIGHBORING COMMUNITY AND ANY CITIZENS GROUPS LOCATED IN THE COMMUNITY;

(3) REPRESENTATIVES OF STATE AND LOCAL ENVIRONMENTAL ORGANIZATIONS;

(4) PUBLIC HEALTH EXPERTS; AND

(5) ANY OTHER PERSON THE DEPARTMENT CONSIDERS APPROPRIATE.

(C) THE DEPARTMENT SHALL DEVELOP A PROGRAM OF FINANCIAL INCENTIVES, INCLUDING LOW-INTEREST LOANS AND GRANTS, TO ASSIST PERSONS WHO PARTICIPATE IN THE BROWNFIELDS REVITALIZATION INCENTIVE PROGRAM.

(D) THIS SECTION DOES NOT AFFECT, AND MAY NOT BE CONSTRUED AS AFFECTING, THE PLANNING AND ZONING AUTHORITY OF A COUNTY OR MUNICIPAL CORPORATION.

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(A) IN ADDITION TO PROVIDING MONEYS FROM THE FUND TO ASSIST IN CREATING AND EXPANDING CHILD CARE FACILITIES IN THE STATE UNDER OTHER PROVISIONS OF THIS SUBTITLE, THE DEPARTMENT MAY USE FEDERAL OR OTHER FUNDS PROVIDED FOR THE PURPOSE TO MAKE CHILD CARE SPECIAL LOANS.