

REVITALIZATION OF MILITARY BROWNFIELDS IN EASTERN AND CENTRAL EUROPE

Abstract

Economic and political changes occurred in Eastern and Central Europe after the Cold War have left behind many buildings, so called brownfields, that are nowadays abandoned, out of order and often with unresolved property issues. Certain amounts of these facilities belonged to military and were used by Soviet army and national military units back in the past. After political and economical changes, some of these locations were transferred to local communities, while the others nowadays belong to the state or are in private property.

The awareness that these brownfields represent serious ecological and urban issue has raised considerably in the last several years. These problems can partially be resolved by their revitalization, which would make them usable again. Certain countries of Eastern and Central Europe have realized the significance of revitalization and managed in reusing the old buildings for purposes different from their previous one.

Experiences gained in the process of revitalization of military brownfields in the Czech Republic, Hungary and Slovenia are presented in the Paper. The possibility of donating the property to local communities for free is special emphasized. The conclusion is dedicated to alternative solutions in the process of revitalization of military brownfields in case when local community does not dispose of enough funding.

Key words: *revitalization, military brownfields, local community, donating, public-private partnership.*

1. Introduction

In Post Cold War era, countries of Eastern and Central Europe underwent serious political and economical changes. Ex-socialist countries' transition to market economy, decline of industrial production, withdrawal

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of Soviet military troupes left behind the great number of different brownfield locations, which today represent derelict, neglected and rusty buildings.²

At the moment as those objects were being built, ``non existence of market of capital and immobility led to the fact that public companies did not take care and consider the value of land and money...``³ We are talking about whole industrial complexes, military barracks and other buildings, that do not have any kind of function nowadays. Furthermore, geopolitical changes and NATO membership of certain countries were other key factors that caused gradual demilitarization of these countries, which also left behind tremendous number of derelict military brownfields.⁴ Some of those locations are in the property of local authorities on whose territory they are located, the others are owned by the State, while certain percentage are private property. Besides, one of the most important economical processes, that also contributed to the massive ``production`` of brownfields should not be neglected. It is the process of globalization, with all its consequences on economical and demographical world map.⁵

For a long time neither have these locations come to fore nor have they been considered as an ecological or urban problem. More precisely, this was till the beginning of the process of privatization, when it came clear that foreign investors are not particularly interested in buying these real estates. Because of that, brownfields today represent ``scars on the faces of cities, that not only reduce land`s value, but also are the sever obstacle for the future local development``.⁶

Revitalization process of these buildings began several decades ago in order to use their full potential for some other purpose, a bit or completely different from the previous one. Even though foreign investors have not shown great interest in these projects at the beginning, which was mainly caused by numerous joined risks, as the time passed by all the

² According to available data, in 11 EU country members, brownfields occupy the total square of more than 11miliona ha. Number of brownfields reused in the whole world amounts around 8 000. For more details, <http://www.cabernet.org.uk/resourcefs/427.pdf>, 01.09.2015.

³ J.Jackson, Y.Garb, "Facilitating Brownfield Redevelopment in Central Europe: Overview and Proposals", Institute for Transportation and Development Policy 2001, 3., available on http://www.researchgate.net/publication/228455453_Facilitating_brownfield_redevelopment_in_Central_Europe_overview_and_proposals, 02.09.2015.

⁴ See more J.Altman, W.Liebert, W.G.Neuneck, J.Scheffran, "Dual Use and Conversion of Military Related R&D in Germany", *Conversion of Military R&D* (ur. J.Reppy, J.Rotblat *et al.*), Palgrave Macmillan, London-New York 1998, 163-182.

⁵ J. Keller, "Koncept postindustriální společnosti a jeho slabiny", *Sociológia*, 4/2011, 3, according to J.Hercik, Z.Szczyrba, "Post-military areas as Space for Business Opportunities and Innovation", *Prace Komisji Geografii Przemysłu* 19/2012, 143.

⁶ Cabernet, Brownfield Definition, University Nottingham, Nottingham 2005, available on <http://www.cabernet.org.uk/index.asp?c=1134>, 09.06.2015.

brownfields` advantages came to light gradually. Two main advantages may be already developed and built infrastructure of these buildings and their great locations. More and more brownfield revitalization processes have been started lately, which is also owned to the fact that the interest in greenfields has been decreasing due to their high prices.⁷

Without any further discussion, the squalor of previous industrial and military facilities represents serious threat to environment. Considering this problem, one must notice that brownfield revitalization, despite high costs, can be a remarkable basis for ecological hazards` elimination. Furthermore, since the revitalization represent the possibility for opening of new workplaces, reuse of brownfields can have a positive influence on economical situation in areas where the unemployment percentage is high. Taking into account all the barriers and costs one military brownfield process has to face it became obvious that it demands a thorough cooperation among several participants. In post socialist countries ``most of the investors are companies with foreign capital and shares, whose key factors are profit and quick turnover``⁸, while in countries with developed market economy, brownfield revitalization is mostly accomplished through public-private partnerships.⁹

Research in this Paper has set as its aim the presentation of military brownfield revitalization in certain countries of Eastern and Central Europe. What is particularly emphasized in this Paper is the cooperation between public and private sector and the forms this cooperation took in given country. It is worth mentioning that in many countries the first step in revitalization process was transfer of property on military brownfields free of charges to local and territorial authorities. For that reason the author decided to explain in more detail comparative experiences on this subject, while pointing out its positive side effects on the revitalization process. Considering this topic`s actuality in Serbia and similarities within financial and political situation with described countries, the author assumes that it would be useful for expert public to get acquainted with comparative experiences and legislation of other countries, that have already undergone the same process, in order to eventually prevent and avoid some of the difficulties that occur on the pathway of revitalization. As usual, comparative analyze can be used as a pattern in the improvement of existing legislation. Namely, the Government of the Republic of

⁷ http://www.wiley.com.au/wp-content/uploads/Tool_-_Brownfield_vs_Greenfield.pdf, 01.09.2015.

⁸ B.Frantal, J.Kunc *et al.*, "Location Matters! Exploring Brownfields Regeneration in a Spatial Context (a case study of the South Moravian Region, Czech Republic), *Moravian Geographical Reports*, 2/2013, 6.

⁹ A.Kalberer, S.F.Klever, T.Lepke, "The Future Lies on Brownfields", 17., available on <http://www.umweltbundesamt.de/sites/default/files/medien/publikation/long/3051.pdf>, 10.06.2015.

Serbia adopted two documents dedicated to the sale of military property.¹⁰ However, practice has shown that a very small amount of military brownfields have been sold in accordance with documents, so a question can be raised, if it is necessary to make some changes of the legislation in order to instigate military brownfield revitalization. Exactly for this purpose coming article can be used.

2. Demilitarization of Eastern and Central Europe

When discussing brownfields and their revitalization, the focus is mainly on brownfields that occurred after the process of deindustrialization, while completely neglecting the consequences of demilitarization and tremendous number of military facilities left behind. Even though demilitarization and deindustrialization have a lot in common, the main difference between these two is political motives for abandoning military facilities unlike economical ones that are important in case of industrial facilities.

Two phases of demilitarization can be perceived on the territory of Eastern and Central Europe: the first one, in the period from 1898 till 1995, and the second one, starting in the midnineties.¹¹ The first phase refers to withdrawal of Soviet military troupes from Eastern Germany, Czech Republic, Poland, Baltic States and Hungary. Starting from the eighties until 1995 around 500 000 Soviet soldiers withdrew from above mentioned countries. Till the end of nineties this number reached 1 000 000 soldiers.¹² Today this region has 2,6 million less soldiers than back in the nineties,¹³ since the gradual demobilization of military units took place.

In countries of Eastern Europe situation was a bit different because Soviet Army was not present there, except in Bulgaria, so the first phase of conversion based on demobilization of paramilitary units, while national armies continued to exist and function with many units.

The second phase lasted from the midnineties and in a decade afterwards. Main characteristic of this phase is a reduction of amount of members of national armies. Besides professional army started developing and suppressing the existing one. Not only that these processes represent

¹⁰ These documents are "Master plan" on the sale of property and "Information on real estates on the territory of Republic of Serbia".

¹¹ Bonn International Center for Conversion, Base Conversion in Central and Eastern Europe 1989-2003, available on https://www.bicc.de/uploads/tx_bicctools/paper30.pdf, 11.06.2015.

¹² G. Ignatavičius, "Environmental Risk Prevention and Environment Management in Lithuanian Military Lands", *Comparative Risk Assessment and Environmental Decision Making* (ur. I. Linkov, A. B. Ramadan), Netherland 2004, 403.

¹³ A. Heinemann-Grueder, "Becoming an Ex-military Man: Demobilization and Reintegration of Military Professionals in Eastern Europe", Bonn International Center for Conversion, 2002, 4., available on https://www.bicc.de/uploads/tx_bicctools/brief26.pdf, 02.09.2015.

international current, they are also caused by budget restrictions and aspiration of most of the countries to become EU and NATO members¹⁴.

Consequences of dereliction of military facilities can easily be seen because empty buildings are left behind. But these are not the only after effects. Namely, economical effects of the demilitarization can also be noticed, because maintaining of these facilities requests great amount of money, which were not available for national Ministries of Defense. Based on this conclusion, Ministries made up their mind to start selling military facilities. Economical effects of closing military bases can most easily be noticed in some western countries because many jobs were lost¹⁵, while the same effects did not have a large impact on economical situation in countries of Eastern Europe. Explanation can be found in the fact that military bases in Central and Eastern Europe were mainly independent because they owned own cattle and households. Besides, withdrawal of Soviet army from Western countries had direct impact on economy, well-exemplified in reduction of number of employed civilians, attenuation of purchasing power in the region, as well as the decrease of tax incomes collected by local authorities¹⁶.

Listed economical, ecological and urban negative consequences of demilitarization were an additional motive for national authorities to get involved in the process of revitalization of military brownfields. One of the first missions to be undertaken, in order to start the process of revitalization, was defining of brownfields or making changes in the existing definitions, because it came clear that available legislation did not give appropriate legal foundations for reuse of abandoned facilities.¹⁷ Especially because there was a trend in legal acts to define brownfields as buildings and city parts.¹⁸ Widening of the notion brownfield was required in order to cover rural areas as well as other objects used for military, industrial, agricultural and other purposes.

¹⁴ Bonn International Center for Conversion, *Base Conversion in Central and Eastern Europe 1989-2003*, 7.

¹⁵ As an example can serve the closing of air military base in Colorado that caused 2000 civilians lose their jobs, B.Hallenbeck, "Role Models: How Former Military Bases are Effectively Addressing Environmental Liability to Take Advantage of Real Estate Opportunities", available on <http://xlggroup.com/insurance/insurance-resources/insurance-articles/role-models-how-former-military-bases-are-effectively-addressing-environmental-liability-to-take-advantage-of-real-estate-opportunities>, 09.06.2015. Also, withdrawal of American army caused 14000 Philippines lose their jobs.

¹⁶ Bonn International Center for Conversion, 7.

¹⁷ C.Bartsch, E.Collation, *Brownfields: Cleaning and Reusing Contaminated Properties*, Westport 1997, according to M. N. Lurie, M.Mappen, *Encyclopedia of New Jersey*, Rutgers University Press 2004, 103.

¹⁸ See more, C.M. Hanley, "Developing Brownfields- An Overview", *Journal of Urban Technology* 2/1995, 5.

3. Definition of Brownfields

After certain period of time notion of brownfield underwent certain changes, and today there are different approaches in defining brownfields, depending on what is considered to be the main feature in the given country and its legal system.

In Scandinavia, Germany and USA brownfields are connected to contaminated areas. In Eastern Europe the importance of derelict areas as main feature of brownfields is especially emphasized. It is considered that these areas can be reused, after the fulfillment of certain requirements.¹⁹ Different approaches in defining brownfields led to different national strategies dedicated to brownfield revitalization and to different priorities in this process. In order to avoid misunderstanding about what is considered to be brownfield and in order to simplify collecting of precise data on brownfields, it is necessary to define brownfield in such a manner that the given definition indicates multidisciplinary approach to this issue and numerous participants that have to take part in this complex process.

In literature definition given by Alker (*Alker*) is often used, according to which *“brownfield is any location or facility previously used or developed and which is not completely in use at the given moment, even though it could be partly be reused. Also, brownfield can be derelict or contaminated. So, brownfield is not available for current and direct use without certain interventions”*.²⁰

In Central and Eastern Europe the notion of brownfield appears for the first time after the fall of socialist regime.²¹ Defining brownfield went through several stages: at the beginning focus was on the issue ecological contamination²², while today there is aspiration to cover as many as possible location with one definition of brownfield. Only way to accomplish this is to define it in a general manner. Czech laws do not use the term braunfield, but it is mentioned indirectly, by taking into consideration land on which it has been built in the past.²³ In National Strategy for brownfield revitalization, brownfield is defined as *“Property*

¹⁹ For different approaches in defining brownfields, see more <http://www.cabernet.org.uk/?c=1316>, 01.09.2015.

²⁰ Alker, S. Joy *et al.*, “The Definition of Brownfields”, *Journal of Environmental Planning and Management* 1/2000, 49.

²¹ B.Frantal, P.Klusacek, J.Kunc, S.Martinat, “Report on Results of Survey on Brownfield Regeneration and Statistical Analysis”, 7. Text available on http://www.timbre-project.eu/tl_files/timbre/Intern/4%20Work%20Packages/WP8/Deliverables/timbre_265364_D3.1_V3.pdf, 09.06.2015. P.Marcuse, M.van Kempen, *Globalizing Cities: A new spatial order?*, London 2000, 336.

²² M.Havrlant, *Evaluation of Ecological burdens*, Ostrava 1998, according to B. Duži, J. Jakubinsky, “Brownfield Dilemmas in the Transformation of Post- Communist Cities: A Case Study of Ostrava, Czech Republic”, *Journal of Studies and Research in Human Geography* 7.2/2013, 56.

²³ See Zakon 183/2006 Sb. o uzemnim planovani a stavebnim radu.

(land, building, area) which is insufficiently used, or even derelict or may be contaminated. It occurs as a consequence of industrial, agricultural, military or residential activity. It is not possible to reuse this property without its regeneration``.²⁴ On the other side, an example of Germany can serve as an opposite example, since German legislation does not contain one legal binding definition of brownfields and because of that legislator`s attention is brought to safety precautions that have to be undertaken in order to avoid land`s contamination.²⁵ In Slovenian legislation different examples of locations that can be considered for brownfields are given *exempli causa* (railway stations, military and industrial facilities, mines, cultural monuments etc).²⁶

Recent example of Hungary has shown how it is important to define brownfield in an appropriate manner, so that vast number of potential locations can be considered as brownfields one day. Hungarian legal acts dedicated to urban and regional development apply rather narrow interpretation of brownfield, which includes only urban areas used for industrial and mining purposes, while leaving military brownfields outside its range.²⁷ Absence of definition vast enough left Hungary short of EU funding intended for brownfield revitalization.²⁸ European Union developed many brownfield support programs²⁹, but the pure fact that Hungary did not perceive military facilities excluded Germany from applying for EU funding.³⁰

4. Revitalization of Military Brownfields in Hungary

Demilitarization in Hungary left behind more than 2000 military objects and very small percentage of these became property of local

²⁴ Definition taken from National strategy on brownfield revitalization.

²⁵ Paragraph 2 Bundesbodenschutzgesetz (BodSchG, BGBl. I S 502),

²⁶ Odlok o Strategiji prostorskega razvoja Slovenije, OJ RS B, br. 76/04.

²⁷ K.Kadar, „The Rehabilitation of former Soviet military sites in Hungary“, *Hungarian Geographical Bulletin* 63 (4)/2014, 438.

²⁸ Most important documents on EU level considering brownfields are *European Spatial Development Perspectives* from 1999, that points out basic principles and instructions in reconstructing and reuse of facilities, that should be implemented into national legislation. Text available on: http://ec.europa.eu/regional_policy/sources/docoffic/official/reports/pdf/sum_en.pdf, 08.06.2015. Some of the EU programs dedicated to this issue are: 1) programs for candidate countries, <http://europa.eu.int/comm/enlargement/index.htm>, 2) CARDS program for non candidate countries from Eastern Europe, http://europa.eu.int/comm/europeaid/projects/cards/index_en.htm, 3) TACIS programs for countries appeared after the Soviet Union dissolution, europa.eu.int/comm/europeaid/projects/tacis/index_en.htm. Also, there is a special program dedicated to conversion of military facilities to civilones, KONVER II.

²⁹ See more, U. Ferber, D.Grimski, K.Millar, P. Nathanail, *Sustainable Brownfield Regeneration: CABERNET Network Report*, Nottingham 2006, 132.

³⁰ http://www.timbreproject.eu/tl_files/timbre/Intern/4%20Work%20Packages/WP8/Deliverables/timbre_265364_D3.1_V3.pdf, 09.06.2015.

authorities. Some of these facilities are given to local or regional agencies or to Ministry of defense to govern and control them.³¹ In accordance with Government's approval Public Property Management Hungary Kft. became responsible for "revival" of derelict military facilities.

One of the options for reuse of brownfields was their sale either to private persons or to local authorities, who had pre-emptive rights. In case Soviet army was the one who built one military building, this could be disposed only in accordance with an international contract.³² One of the means that was meant to facilitate the process of military brownfield revitalization was a transfer of these facilities for free, in the first place to local authorities. However, two obstacles were to be found on this "road": first of all, local authorities were not aware of the fact that there are many military objects on their own territory, so they could not show their interest in these; and second, budgetary restrictions relating to number of real estates in state property that could be transferred for free in one year. In the end, Hungarian Army took nearly around 5% of Soviet facilities, while the rest ended up in the hands of private persons, who mostly used these buildings for converting them into apartments. Slight percentage of local authorities had any kind of interest in military facilities on their territory and perceived as one of the priorities in their development strategies.³³

It should not be left out of the sight that undeveloped practice of transfer of military brownfields to local authorities for free considerably contributed to disengagement of local authorities in the revitalization process, because they were expected to give great sums of money to buy military facilities, even though their budgets did not have enough money at disposal.

5. Revitalization of Military Brownfields in Czech Republic

After the Second World War ended and while the preparation for the Cold War took place, the number of military forces, both Soviet and national ones, were constantly rising in Czechoslovakia. However, the downfall of the political regime and introduction of democracy, caused at the same time certain changes in military doctrine in the sense of demilitarization and democratization of Czechoslovakian army that was

³¹ FATE, *Assessment of Military Brownfields, Zala County*, 5.

³² Some of the legal acts referring to revitalization of military brownfields in Hungary are: Act on local authorities LXV/1990, Act on public funding XXXVIII/1992, Act on public property CVI/2007. Laws available in English can be found on <http://www.lexadin.nl/wlg/legis/nofr/eur/lxwehun.htm>, 08.06.2015.

³³ An example of successful revitalization in Hungary: http://fate.progetti.informest.it/index.php?option=com_content&view=article&id=102&Itemid=79, 08.06.2015.

“no longer offensive but defensive one”.³⁴ Demilitarization process started in the midnineties as the Soviet military units started to withdraw from the territory of Czechoslovakia. More than 70 000 Soviet soldiers were allocated to 80 locations on the whole territory of the country.³⁵ In 2005 Czech Army became professional.

According to National Strategy for brownfield revitalization and *CzechInvesta* documentation, Czech Army itself left 128 garrisons and dozens of individual facilities. At one point it was estimated that there were more than 150 military brownfields with a total square of more than 2000 ha.³⁶ Military brownfield is a rather heterogeneous notion, that includes all different kinds of military facilities in different sizes, locations (some of them in city center, others outside it). Also their previous functions vary one from another, what defines the possibilities and feasibility of the potential revitalization of one military brownfield. What often happens in military brownfield revitalization is that public sector is overwhelmed by the private one. Municipalities and other forms of local communities should not give up on their role in this process, even when they consider that private persons would do a better job because they have money in their hands. Therefore the process of revitalization in Czech Republic was conducted through cooperation of public and private sector, especially in the form of public-private partnership.³⁷

Main legal acts in Czech Republic dedicated to free transfer of military property to local authority, as one of the most common form of disposal of military brownfields, is Act on transfer of some surplus military property and assets, administrated by the Ministry of Interior, from the Ownership of the Czech Republic to the ownership of territorial authorities.³⁸ Apart from territorial authorities, military brownfields were also transferred to other public entities, that changed their purpose in a manner that some of them became prisons, while the others are now used as offices.³⁹ Only in case if neither public entities nor local authorities showed interest in one military facility is that Act on Property of the

³⁴ J.Hercik, O.Sery, V.Toušek, “Post-Military Areas in the Czech Republic and their Revitalization-Examples of the Towns of Hodonin and Uherske Hradište”, *Acta Universitatis Palackianae Otomucensis-Geographica* 3/2011, 108.

³⁵ J.Hercik, Z.Szczyrba, 144.

³⁶ CzechInvest, Národní strategie regenerace brownfieldů 2008, <http://www.czechinvest.org/data/files/nsb-595.pdf>, 10.06.2015.

³⁷ See, C.A.De Sousa, L.M.Westphal, “Assessing the Effect of Publicly Assisted Brownfield Redevelopment on Surrounding Property Values”, *Economic Development Quarterly* 2/ 2009, 95-110.

³⁸ Act on transfer of some surplus military property and assets, administrated by the Ministry of Interior, from the Ownership of the Czech Republic to the ownership of territorial authorities, no 174/2003.

³⁹ On potential future use of military brownfields see, J.Herick, P.Šimaček, Z.Szczzrba, I.Smolova, “Military Brownfields in the Czech Republic and the Potential for their Revitalisation, Focused on the their Residential Potential”, *Quaestiones Geographicae* 2/2014, 130.

Czech Republic and its Representation in legal relation allows sale of that facility to private investors.⁴⁰ Apart from direct purchase from Ministry of defense, private investors can also buy immobile property from territorial authority. Afterwards, bought immobility can be used as a location for building apartments. If the contract foresees that some of the built apartments remain in the hands of territorial authority, then these apartments are meant for special groups of citizens (the Youngs, unemployed etc.).

All abandoned military facilities became the property of Czechoslovakian Army and later of Czech Army. After getting the ownership of a facility Army would, first of all, clean the facility in order to prepare it for the selling to private persons or territorial authority. The most common manner of transfer was a free transfer to local authority.⁴¹ As examples of good practice of military brownfield revitalization in Czech Republic one can use cities of Hodonin and Uherske Gradiste. On the territory of these two cities many military barracks could be found and a great deal of them was transferred to local authorities for free.

Further development of brownfield revitalization differed from city to city, depending on whether the city sold military barracks to private investors or not, and what was the new function and purpose of the previous military facility.

Hodonin had enough time to do the preparation for taking over the military facilities because the city was previously and in advance informed on the planned abandoning of military facilities. City administration divided these facilities in several groups in accordance with their possible future use. Some of them were meant to be used as residential ones, others as commercial, educational ones and those for recreation. City of Hodonin gave certain donations for mending technical infrastructure of objects in order to make them more attractive. Funding for these investments came partly from the City budget and partly from the State. Within the period of 18 months buildings were sold or rented, with an average payment period of 5 years. Mostly military facilities were being used as the commercial ones, in the sense of factories, shops. One building was turned into restaurant; horse stables and other sport facilities were also built, one private college rented parts of previous barracks for its needs. As before mentioned, certain percentage of military brownfields was planned to be changed into apartments or apartments were to be built on barracks' land.⁴²

⁴⁰ Act on Property of the Czech Republic and its Representation in legal relation allows sale of that facility to private investors, no 219/2000.

⁴¹ J.Hercik, O.Sery, V.Toušek, 108.

⁴² For the whole process of revitalization see, J. Hercik, O.Sery, V. Toušek, 110-112.

The City of Uherske Gradiste is even more connected to military, for the construction of military facilities started back in 1918.⁴³ The principle of handling previous military barracks was rather much the same as in the city of Hodonin. Namely, most of the building were transferred for free to territorial authorities. Military did a bit of tidying of its facilities, most of which were left in bad condition, both from inside and outside. The same pattern of dividing facilities in different categories as in Hodonin was applied in Uherske Gardiste.⁴⁴

What is common for both cities is that the great part of the revitalization was conducted through cooperation of public and private sector: in Hodonin, the City invested in reparation and providing technical infrastructure and then sold the objects to local private companies, while holding a small share in its property; on the other hand, Uherske Hradiste initially organized obtaining of infrastructure in cooperation with private sector and in the end most of the buildings ended up as property of territorial authorities used as residential and educational facilities, what was the main aim of revitalization in this city.⁴⁵ Keeping most of the facilities in the property of local authorities made it possible that the City receives significant sums of money from the EU funds for this purpose.⁴⁶

6. Revitalization of Military Brownfields in Slovenia

In Slovenia there is also a legal option for free transfer of military facilities to territorial authorities. What is necessary to be done is that local and regional agencies for development are determined as the users of these facilities.⁴⁷ Whether the local authority is interested in a military brownfield, its duty is to prepare a project describing the manner of adaptation of the object, presenting its future use as well as financial plan for the predicted activities. Main conditions that one local community initiative has to fulfill are: the existence of public interest, opening new or maintaining the existing workplaces. If Government Office for local authority and regional politic assesses finds that the submitted project fulfills all the necessary conditions, procedure of approving the availability

⁴³ J.Čoupek, J.Šnajdr, O.Paule, *Military forces in Uherske Hradište*, according to J.Hercik, O.Sery, V.Toušek, 114

⁴⁴ Around 150 residential units were built

⁴⁵ Several projects were dedicated to reuse of military brownfields for educational purpose (Regional Training Centre, Lifelong Learning Centre...).

⁴⁶ About 28% of funds necessary for revitalization came from the EU and because of that the city itself had to give less funds, while on the other hand Hodonin received only 3% from the EU, M. Špačkova, *Barracks in Uherske Hradište and in Hodonin and their Transformation: a comparative study*, Masaryk University, Brno 2011, according to Hercik, Z.Szczyrba, 146.

⁴⁷ Zakon o spodbujanju skladnega regionalnega razvoja, *Uradni list RS*, št.93/2005, Uredba o neposrednih plačilih v kmetijstvu, *Uradni list RS*, št. 113/2009.

of military facility enforced by the Ministry of defense can be continued. Local authority that does not conduct the projects in accordance with the submitted documentation is obliged to transfer military brownfield back to the Ministry of defense.⁴⁸ Similar legal possibility for free transfer of military brownfields can be also found in Croatia.⁴⁹

7. Conclusion

Brownfields and their revitalization represent an important issue for the local development and also an opportunity for appealing foreign direct investments, with all its positive consequences on ecology, urbanism, protection and sparing of greenfields. Revitalization of abandoned military facilities can significantly contribute to local economical development because ``it can lead to opening new workplaces, collecting more incomes and use tax incomes for other purpose instead on military``.⁵⁰ Establishing the process of revitalization demands dealing with unresolved property issues, cleaning contaminated areas. These and similar activities demand huge engagement of local authorities. It occurs frequently that local administration does not dispose of such capacities. But one should also keep in mind that ``Unlike many other urban problems, the issue of brownfields is not mostly followed by conflicts because its resolving makes it possible for both sides to achieve their goals, without threatening the interests of the opposite side. Regeneration of urban land is a win-win situation, which benefits both to private and public sector``.⁵¹

It is up to local authorities to decide, whether they want to purchase military brownfields or to support its revitalization in some other manner. Anyway, obtaining property gives the possibility to local authorities to govern the process of reuse of military brownfields. If the possibility of free transfer does not exist, making an agreement on price between Ministry of defense and local authorities can turn out to be an aggravating circumstance that hinders further procedure of renewing one location.

This all stands as a rule only in a case that local authority owns enough funding to buy one military brownfield. If financial circumstances do not allow the purchase, what an alternative is that local authority

⁴⁸ For more details on transfer of brownfields see *FATE, Position Paper, Process to Acquire Military Brownfields*, 7.

⁴⁹ See more *Kome propadaju bivše vojne nekretnine? Iskustva prenamjene u Hrvatskoj*, (ur. K.Kardov, I.Tabak), Zagreb 2014.

⁵⁰ K.N.Hansen, *The Greening of Pentagon Brownfields: Using Environmental Discourse to Redevelop Former Military Bases*, London 2004, 50.

⁵¹ Y.Garb, J.Jackson, "Central Europe's Brownfields: Catalysing a Planning Response in the Czech Republic", *Spatial Planning and Urban Development in the new EU Member States, From Adjustment to Reinvention* (ur. U. Altrock, S. Guntner *et al.*), Hampshire 2006, 276.

launches the brownfield revitalization in cooperation with Government in such a manner that Government remains the owner of the immobility, while the local authority takes the first steps in development and brownfield preparation that would be financed by the Government in the certain percentage. The amount of money given by the Government cannot be higher than netto price achieved when the facility is later sold. This way local authority is set free from assignment of high financial costs, while on the other side receiving certain amounts of money when selling a brownfield.⁵² According to Bonn International Conversion Center study, revitalization of military brownfields due to their political significance should not be exclusively governed by local authorities. One of the Government incentive should be transfer of brownfields to local authorities for prices that are lower than those forms on the market. Besides, Government should provide local authorities with assistance when opening new workplaces. The problem of insufficient funds can be resolved by establishing public-private partnership. Foundation of one local or private agency specialized in brownfield revitalization its funding and further development is also one of the options available for local authorities. The Agency established this way can make profit on its own and then use it for the revitalization purpose.⁵³ Afterwards the agency can lease revitalized brownfields, which can then be subleased. The user of brownfield should be provided with tax relieves. User's obligation could be not to maintain the facility, but to lease it for a certain period of time.⁵⁴

Legal acts of Republic of Serbia dedicated to this subject foresee as an option selling of military mobile and immobile property on a reduced price. However, time and practice have shown that local authorities in Serbia do not possess enough funds in their budgets usable for this purpose, which makes the situation in Serbia quite similar to the situation in Hungary, Czech Republic and Slovenia. These countries are just some of the examples of good practice and they are given in this Paper with a hope that they can contribute to improvement of legal solutions in the Republic of Serbia. One cannot object to the statement that each brownfield is specific and determined by individual circumstances differing from one case to another, but certain patterns on this matter are defined. Acting in accordance with given patterns can lead to successful revitalization and they should be perceived as guidelines when the circumstances allow it.

⁵² This method of revitalization can be spotted in German practice. See more *Bonn International Centre for Conversion*, 13.

⁵³ *Ibid*, 12.

⁵⁴ *Ibid*, 16.

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REVITALIZACIJA VOJNIH BRAUNFILDA U ZEMLJAMA ISTOČNE EVROPE

Rezime

Ekonomске i političke promene koje su preživle zemlje istočne i centralne Evrope po okončanju Hladnog rata, ostavile su iza sebe velikih broj objekata, tzv. braunfilde, koji su danas napušteni, van funkcije i često bez rešenog pravnog statusa. Određeni broj ovih objekata predstavljaju vojni objekti, korišćeni od strane sovjetske i nacionalne vojske. Po povlačenju sovjetskih trupa, počeo je i proces demilitarizacije u ovim zemljama. Neke od tih lokacija prešle su danas u vlasništvo lokalnih samouprava, neke su ostale u rukama države, dok je nekolicina prešla u privatnu svojinu.

Poslednjih godina počela je jačati svest da ovi objekti predstavljaju ozbiljan ekološki i urbanistički problem, koji se delimično može regulisati revitalizacijom ovih objekata i njihovim ponovnim stavljanjem u upotrebu, sa drugačijom svrhom od one koju su prvobitno imali. Određene zemlje istočne i centralne Evrope su shvatile značaj procesa revitalizacije, koji su uspešno sprovele i omogućile da se nekadašnji vojni objekti ponovo koriste u neke druge svrhe.

U radu su predstavljena iskustva Češke, Mađarske i Slovenije u procesu revitalizacije vojnih braunfilda. Poseban akcenat je stavljen na mogućnosti lokalne samouprave da učestvuje u ovom procesu kupovinom vojnih braunfilda, uz ukazivanje na probleme sa kojima su susrele na tom putu. Zaključak rada posvećen je alternativnim rešenjima za revitalizaciju braunfilda u slučaju da lokalne samouprave na čijoj teritoriji se nalaze vojni objekti ne raspolažu dovoljnim finansijskim sredstvima za kupovinu objekata.

Ključne reči: revitalizacija, vojni braunfildi, lokalna samouprava, besplatno ustupanje, javno-privatno partnerstvo.