



Presented by:
Miles Ballogg
Cardno TBE

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Highway to Health(Care) Initial Concept

Utilize the growing number of Abandoned Storage Tank and Automotive Sector Sites (Car Lots, Junk Yards, Auto Manufacturing, etc.) to promote Community Driven Brownfields Redevelopment Projects that promote Health and Healthcare and provide Economic Development Opportunities in Underserved Communities.



Why - Highway to Health(Care)?

Underground Storage Tank Redevelopment Opportunities



- Growing Number of Abandoned and Underutilized Underground Storage Tank Sites available for Redevelopment
- "Of The Estimated 450,000 Brownfields Sites in the US, Some Reports State that Perhaps Half have Petroleum Contamination."



Why - Highway to Health(Care)?

Underground Storage Tank Redevelopment Opportunities *(Cont.)*

- Estimated Number of Abandoned Tanks Nationwide is Unknown ??? and Growing Due to Economic Challenges
 - Over 25,037 Petroleum Contaminated Facilities in Florida and Growing
 - December 31, 2009 Tank Upgrades Required – at The Worst Time Economically
 - From 1996-2010, a Total of 6,166 Tank Closures have Occurred
- Many Abandoned Tank Sites are in Good Locations to Provide Health and Healthcare Opportunities for Underserved Communities



Why - Highway to Health(Care)?

Growing Number of Closed Automotive Sector Sites

- Since Early 2009, Approx. 2,300 Auto Dealerships have Closed Nationally
- The Combination of All The Closed Auto Dealerships is Comparable To Manhattan (22.96 Square Miles / 4,694 Acres)
- In Florida – Chrysler Ended Franchise Agreements with 33 Dealerships in 2009



Why - Highway to Health(Care)?

Growing Number of Closed Automotive Sector Sites (Cont.)

- Most Auto Dealerships are Suited for Adaptive Reuse or Redevelopment
 - Midsized Building, Ample Well-lighted Paved Parking and Located along a Busy Boulevard
- Junk Yard Dogs – Most Communities have Junk Yards that can / have Been Successfully Redeveloped



Why - Highway to Health(Care)?

Address Health Disparities and Provide Healthcare in Underserved Communities

- Many Brownfields Communities are Medically Underserved Communities that Suffer from Health Disparities
- 83% of Children from Low Income Families have unmet Vision and Eye Health Needs, *NIHS*
- The H to H(C) Redevelopment can Result in Community-based Healthcare to Begin Addressing Disparities and Other Health Issues



Why - Highway to Health(Care)?

Address Health Disparities and Provide Healthcare in Underserved Communities (Cont.)

■ African-American Health Disparities (HHS – Division Of Minority Health)

- In 2005, African American Men were 2.4 Times as Likely to Die from Prostate Cancer as Compared to Non-Hispanic White Men
- In 2005, African Americans were 2.2 Times as Likely to Die from Diabetes as Non-Hispanic Whites
- In 2005, African American Men were 30% More Likely to Die from Heart Disease, as Compared to Non-Hispanic White Men
- In 2005, African-Americans had 2.3 Times The Infant Mortality Rate of Non-Hispanic Whites



Why - Highway to Health(Care)?

Economic Opportunities Resulting from a Strong Health Care Market

- 10 of The 20 Fastest Growing Occupations are Healthcare Related
- Healthcare will Generate 3.2 Million New Jobs Between 2008 - 2018, more than any other Industry
- Job Training for Health Care Professions Remains Strong and Another Opportunity For H to H(C)
- Yes, We are All Getting Older with More Medical Needs



Why - Highway to Health(Care)?

Wide Range of Redevelopment Opportunities / Benefits

- Health Care – Community-Based Health Clinics, Federally Qualified Health Centers, Hospitals, Vision Care, Dental Care, Urgent Care, etc.
- Access to Healthy Food Choices – Grocery, Community Gardens (on Safe Sites / Safe Practices)
 - Address Food Desert Issues – Healthy Food Choices Unavailable



Why - Highway to Health(Care)?

Wide Range of Redevelopment Opportunities and Benefits *(Cont.)*

- Public Safety Opportunities – Police, Fire, etc.
- Other Health Related Industries – Pharmaceutical, Bio-Medical
- Open Space / Green Space – Improvements to Recreation that address Health (i.e. Childhood Obesity)



Former Junk Yard to
NW Fire Station
Clearwater Florida



Former Wastewater Plant
to Waterfront Park
Village of North Palm Beach, Florida

Brownfields Revitalization – Urban Agriculture and Food Connection

Assessment

Vacant Lots,
Property and
Structures



Cleanup

Deconstruction,
Removal,
and Waste
Management



Redevelopment and Reuse

Agriculture, Garden,
Community Kitchen, Community
Cannery, Farmers Market, Food
Retail, Composting Facility



Community
Collaborations For
Sustainable
Re-development
and Healthier
Communities



WHO?

Foundations, Local Health
Department, Planning
Department, Public Works,
Community-Based
Organization, Food Security
Organization



WHAT?

Community Food Security
Assessment, Food System
Mapping, Market Analysis,
Land Inventory



WHY?

Public Health, Nutrition, Community
Empowerment, Social Cohesion,
Economic Development,
Environmental Justice,
Green Economy



Brownfields

- EPA Assessment Grants – \$400,000 - \$1 Million
- EPA Clean-Up Grants (Non-Profit Eligible) – 3 Sites at \$200,000 Per Site
- EPA Revolving Loan Funds – \$1 Million (Access to Remedial Funding for Private Sector)
- Targeted Site Assessments (EPA / States)
- EPA Petroleum and State Tank Programs
- State Brownfields Grants / Incentives

Important: This document is not designed as a substitute for the EPA Proposal Guidelines for Brownfields Assessment, Revolving Loan Fund, and Cleanup Grants document located on the Brownfields Web site at: <http://www.epa.gov/brownfields/applicant.htm>



EPA Brownfields Assessment Grants: Interested in Applying for Funding?

Here's what you need to know to get started...

What is EPA's Brownfields Program?



The U.S. Environmental Protection Agency's (EPA) Brownfields Program is designed to empower states, communities, and other stakeholders to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. EPA provides technical and financial assistance for brownfields activities through an approach based on four main goals: protecting human health and the environment, sustaining reuse, promoting partnerships, and strengthening the marketplace. Brownfields grants serve as the foundation of the Brownfields Program and support revitalization efforts by funding environmental assessment, cleanup, and job training activities. Thousands of properties have been assessed and cleaned up through the Brownfields Program, clearing the way for their reuse.



A brownfield is defined as: real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The 2002 Brownfields Law further defines the term to include a site that is: "contaminated by a controlled substance, contaminated by petroleum or a petroleum product excluded from the definition of 'hazardous substance'; or mine-affected land."

What are the Four Grant Types?

- ✓ Assessment grants provide funding for brownfields inventories, planning, environmental assessments, and community outreach.
- ✓ Revolving Loan Fund grants provide funding to capitalize a revolving loan fund that provides subgrants to carry out assessment and/or cleanup activities at brownfields.

- ✓ Cleanup grants provide direct funding for cleanup activities at specific sites.
- ✓ Job Training grants provide environmental training for residents of brownfields communities.

What are Assessment Grants?

Assessment grants provide funding for a grant recipient to:

- ✓ Inventory Sites: Compile a listing
- ✓ Characterize Sites: Identify past uses
- ✓ Assess Sites: Determine existing contamination
- ✓ Conduct Cleanup and Redevelopment Planning: Scope and plan process
- ✓ Conduct Community Involvement: Inform and engage community

For a Community-Wide Grant:

- ✓ An applicant may apply for a community-wide assessment grant if a specific site has not been identified or if the assessment will address more than one site within the community.
- ✓ Applicants electing to apply for up to \$200,000 for a community-wide hazardous substance assessment grant are not eligible for a site-specific hazardous substance assessment grant in the same grant competition. Applicants applying for up to \$200,000 for a community-wide petroleum or petroleum product assessment grant will not be eligible for a site-specific petroleum assessment grant.

For a Site-Specific Grant:

- ✓ A site-specific assessment grant must be applied for if the assessment is limited to one, and only one, site. A site-specific assessment grant application must be made if a waiver of the funding limitation is requested.
- ✓ Applicants will not be allowed to substitute another site for a site-specific assessment grant where the subject site is determined to be ineligible.

For the complete discussion of Brownfields Program grant funding, refer to the EPA Proposal Guidelines for Brownfields Assessment, Revolving Loan Fund, and Cleanup grants at: <http://www.epa.gov/brownfields/applicant.htm>

How Do I Apply for an Assessment Grant?

Applicants submit a proposal for each grant type that they are applying for (i.e., assessment, revolving loan fund, and/or cleanup). Each proposal must address the selection criteria outlined in the guidelines.



HRSA – Health Resource and Services Administration 2010 Patient Protection and Affordable Care Act (PPACA)

- Construction and Renovation of Community Health Centers – \$11 Billion
- National Health Services Corps – \$2. Billion to Encourage Healthcare Training
- Patient Expansion (130%) (+20M Pts.) (+80M Visits)
- Facilities Expansion (130%) (1400) (New or Expanded Centers)
- To access information about the CHC/FQHC programs
<http://bphc.hrsa.gov>



New Access Points Grant

- Provision of comprehensive health care services
 - Up to \$250 Million Awarded with up to 350 New Access Points
 - Up to \$650,000 for two Years - \$150,000 Capital Improvements First Year
 - Phase I of Grant process Due November 17th Grant Criteria
 - Must demonstrate a High Level of Need within the Community
 - New Starts-Organization & Satellites - Organization
- <http://bphc.hrsa.gov>

U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES
Health Resources and Services Administration

Bureau of Primary Health Care

Health Center Program

NEW ACCESS POINTS (NAP)

Announcement Type: **NEW COMPETITION**
Announcement Number: **HRSA-11-017**

Catalog of Federal Domestic Assistance (CFDA) No. 93.527

FUNDING OPPORTUNITY ANNOUNCEMENT
Fiscal Year 2011

Application Due Date in Grants.gov: November 17, 2010

Supplemental Information Due Date in EHBs: December 15, 2010

Date of Issuance: August 9, 2010

Tiffani Redding
Public Health Analyst
Office of Policy and Program Development
Telephone: (301) 594-4300
Fax: (301) 594-4997
BPHCNA@hhs.gov
Website: <http://www.hrsa.gov/grants/applv/assistance/nap>

Legislative Authority: Title III, Section 330 of the Public Health Service Act as amended (42 U.S.C. 2546), as amended by Section 10503 of The Patient Protection and Affordable Care Act (P.L. 111-148)

Florida Example

Willa Carson Health Resource Center

Clearwater, FL

Brownfields Transformation (Abandoned Gas Station to Health Clinic)



Challenges

- Abandoned Contaminated Gas Station
- Abandoned Gas Station with Out-of-State Property Owner
- Environmental Issues
 - 4 USTs
 - Hydraulic Lift
 - 450 Tons of Contaminated Soil



Results

- Instilled Environmental Justice
- Established Trust and Credibility with Local Community
- National Brownfields to Public Health Model
- Serves over 3,500 Uninsured per Year
- Location for HealthCare Provider for Underserved / Uninsured Community



Florida Example

Johnnie Ruth-Clarke Health Center at Historic Mercy Hospital

St. Petersburg, FL

Brownfields Transformation (Petroleum Impacted Site to Federally Qualified Health Center)

Challenges

- Petroleum Contamination Off-Site – Former Blue Star Cab Company
- Petroleum Contamination On-Site – Boiler Room
- Abandoned Historic African American Hospital Environmental Issues

Results

- Provide Residents with Immediate Access to Quality HealthCare
- Provide Economic Anchor for Redevelopment of the Area
- **National Phoenix Award Winner**

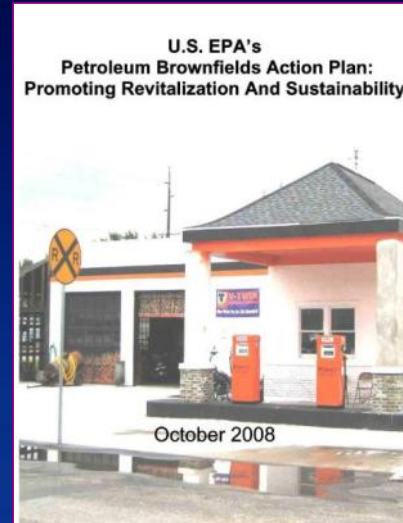


Potential Florida Project

Newton Gas Station – Tamiami Trail

Sarasota, FL

Brownfields Transformation (Auto Body / Convenience Store to Potential Health Clinic)



Challenges

- Current Auto Repair and Convenience Store
- Former Abandoned Potentially Contaminated Gas Station
- Funding for Assessment Remediation and Redevelopment

Potential Results

- Community Based Healthcare in Underserved Community

Challenges

- Medically Underserved Community in Polk County, Florida to healthcare on Brownfields sites
- Numerous Abandoned Petroleum sites and Mined Lands within the City
- Funding for Assessment Remediation and Redevelopment
- Nearest Hospitals or clinics 9.8 miles and 12.01 miles away



Potential Results

- Community Based Healthcare in Underserved Community

Harbor Oaks Shopping Center – Clearwater, FL

Brownfields Transformation (Economic Development) - From Car Lot to Publix Shopping Center

Challenges

- Former Automobile Dealership for 45 Years
- Blighted Buildings
- Market Uncertainty – Third Time is the Charm
- Underground Storage Tanks
- 17 Hydraulic Lifts
- Environmental Stigma
- Need for a Community Grocery Store



Results

- 44,287 SF – Harbor Oaks Publix Shopping Center
- 125 New Jobs – Brownfields Area and EZ
- Catalyst for Infill Redevelopment
- \$12,000,000 Capital Investment
- Catalytic Town Home and Commercial Developments



Florida Example

Anchorage Park – Village of North Palm Beach, FL (Treasure Coast RPC)

Brownfields Transformation (Tank Site/Wastewater Plant to Open-Space / Recreation)

Challenges

- Former Wastewater Plant
- 3 Inactive Petroleum Tank Sites
- Dredge Disposal Waste
- Sludge Drying Beds
- Sludge and Water in Tanks – Petroleum and Metals (confined space)
- Asbestos Abatement – Buildings, Piping and Ceilings
- Brownfields Clean-Up Revolving Loan Fund

Results

- Expanded Open-space / Green-space
- Waterfront Park with Enhanced Marina
- Improved Playgrounds
- Dog Park
- Stage and Pavilion
- Expanded Parking for Marina and Park
- Model Brownfields Reuse



Florida Example

Northwest Fire Station – Clearwater, FL

Brownfields Transformation (Junk Yard to Public Safety)



FORMER JUNKYARD



CONTAMINATED SITE



DEMOLITION & REMEDIATION



REDEVELOPMENT



The Stars Align

- ✦ Growing Number of potential Sites – UST and Auto Sector Sites for Potential Redevelopment
- ✦ Strong Health-Related Economy while other Redevelopment Opportunities are on Hold
- ✦ Proven Models and Success Stories to Show that The Concept Works
- ✦ Funding Sources to Support Community-Based Health Care
- ✦ Multiple Benefits – Opportunities to Not Only Remove Contamination from Communities but also Improve Healthcare and Overall Health of The Community
- ✦ Environmental Justice and Economic Opportunities

**“Environmental protection is about human protection. It's about family protection and community protection. It's about safeguarding people in the places where they live, work, play, and learn.
Environmental protection is public health protection.”**

Lisa P. Jackson,

Remarks to the American Public Health Association (APHA),

November 2009



Thank You



Miles Ballogg

Brownfields & Economic Development Manager

Cardno TBE

(727) 423-1587

Miles.Ballogg@CardnoTBE.com