

# City of Tallahassee's Brownfield Program: A Little Case Study of a Growing Process Florida Redevelopment Association October 14, 2010



Florida Redevelopment Association  
October 14, 2010

# City of Tallahassee's Brownfield Program - A Growing Process Overview

- Overview of City of Tallahassee Brownfields Sites and the Tallahassee Community Redevelopment Agency
- Step 1: State of Florida Targeted Brownfield Program
- Step 2: US EPA Assessment and Cleanup Grant Funds
- Step 3: US EPA Brownfield Revolving Loan Grant Funds
- What's Next/Wrap Up

# City of Tallahassee's Brownfield Program: Overview

- Gaines Street National Brownfield Demonstration Pilot Area, March 2000
- Cascade Park Coal Gasification Plant and Landfill Site, March 2000
- Sunland Hospital Brownfield Area, September 2006

# City of Tallahassee's Brownfield Program: Overview

- Two Brownfield Site Rehabilitation Agreements in the Gaines Brownfield Area:
  - Tallahassee RI, LLC (Marriott Residence Inn), August 2005
  - All Saints Square, LLC (former Tallahassee Coca Cola Bottling Plant), December 2008

# City of Tallahassee's Brownfield Program and the Community Redevelopment Agency

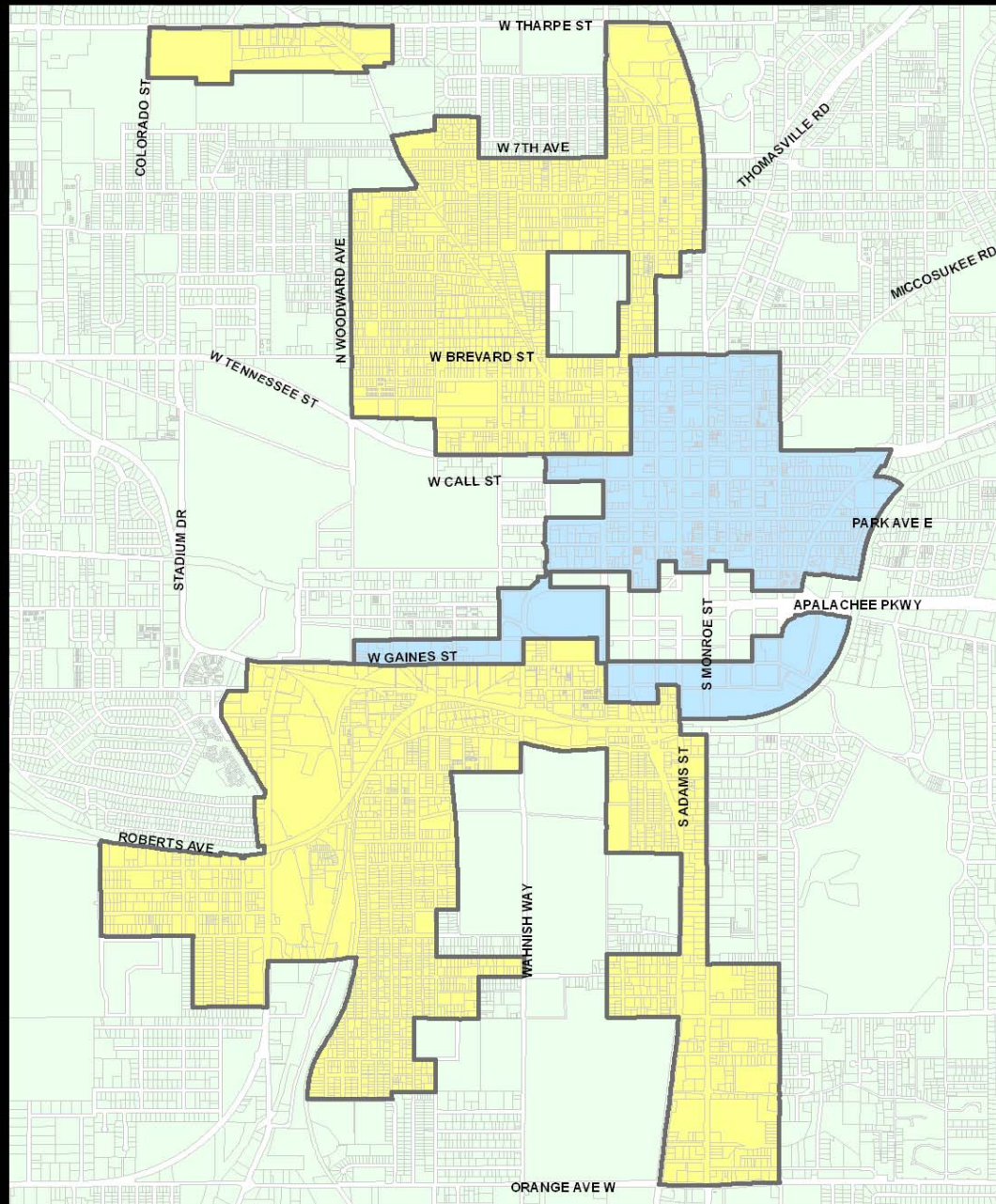
- Tallahassee Community Redevelopment Agency was created in 1998
- Greater Frenchtown/Southside Community Redevelopment Area was established in June 2000  
1,450 acres
- Downtown District Community Redevelopment Area was established in June 2005  
440 acres

**Greater Frenchtown  
Southside  
Community Redevelopment Area  
and  
Downtown District  
Community Redevelopment Area**

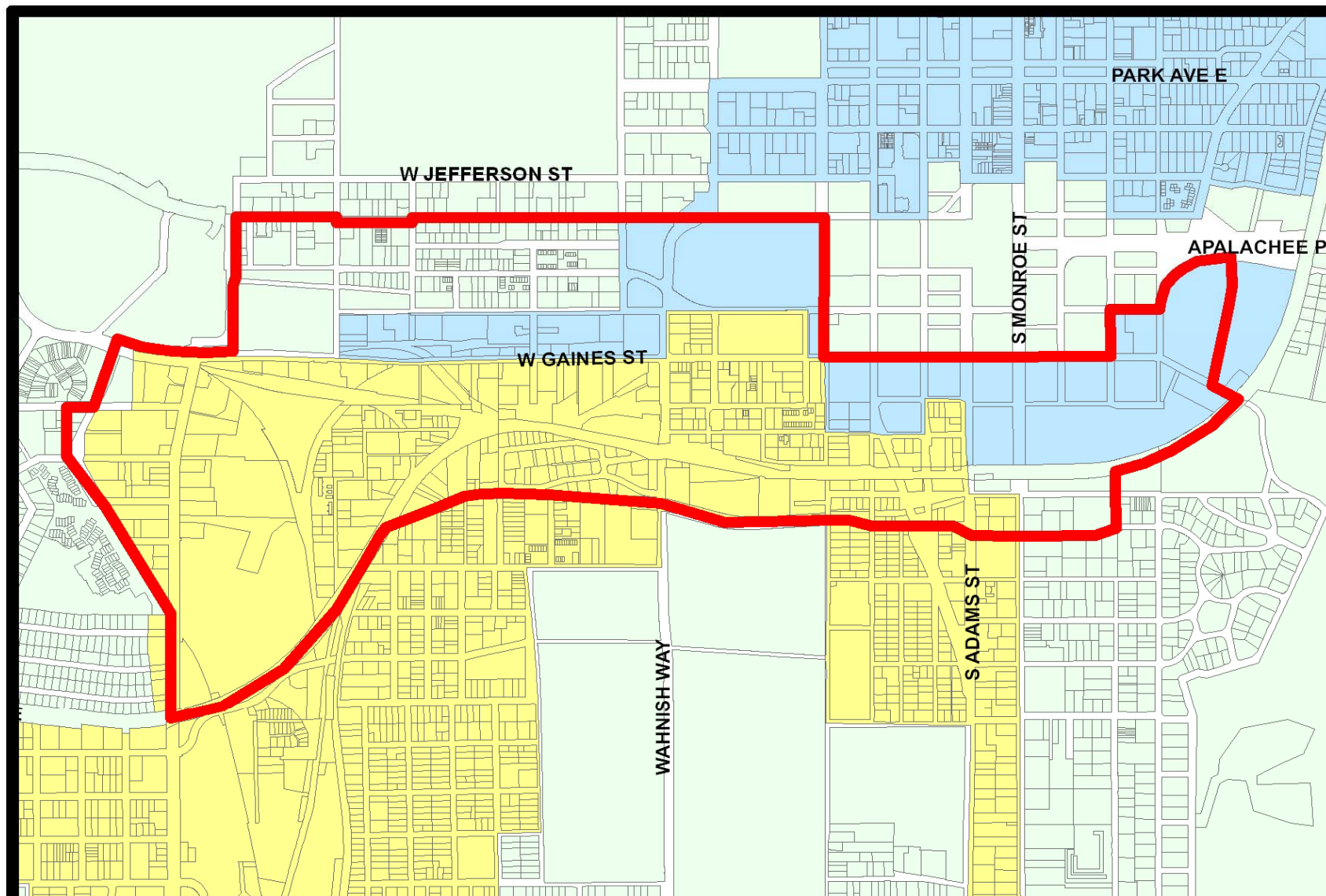


1,400 700 0 1,400 2,800 Feet




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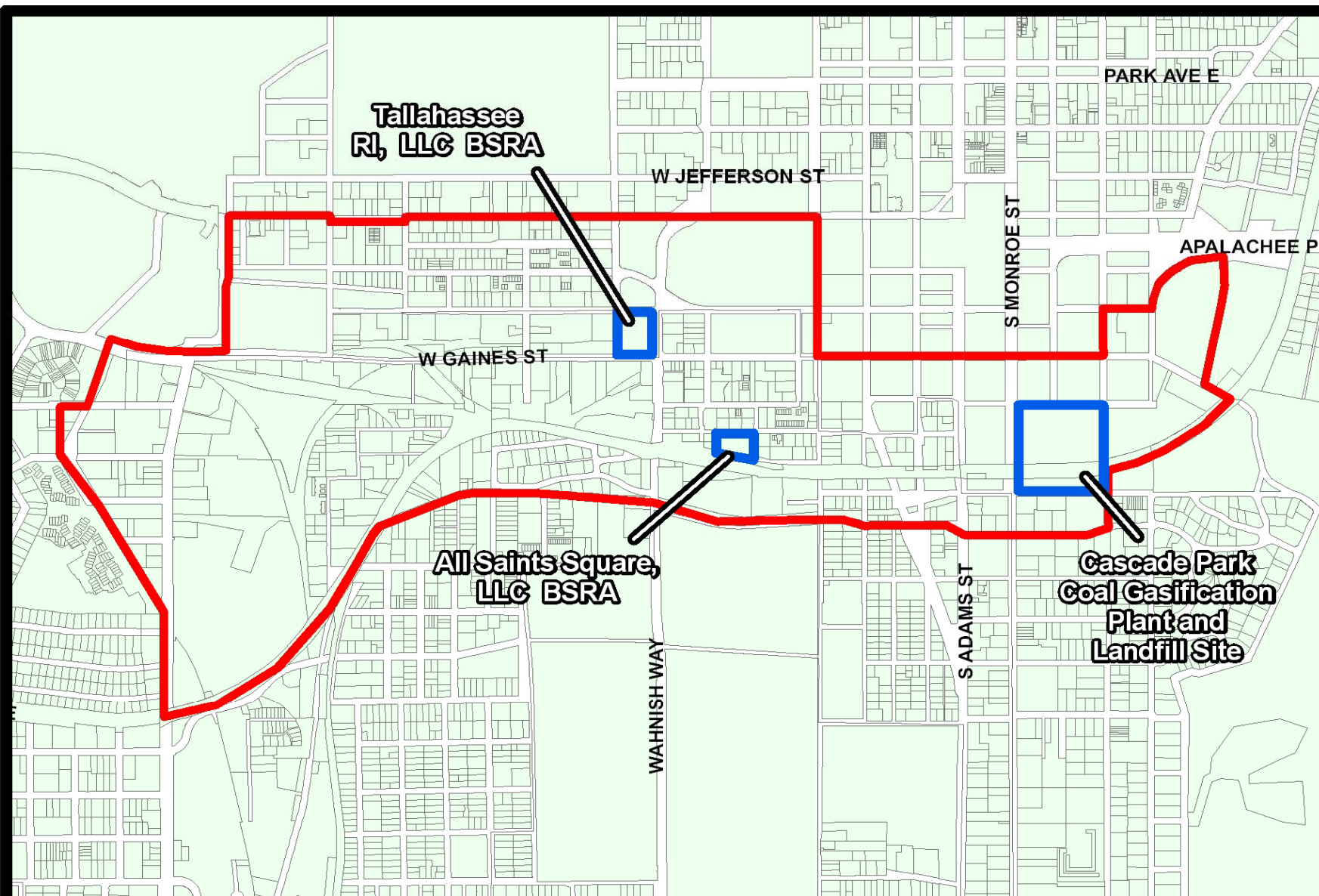
**Gaines Street / Lake Bradford Brownfield area  
and it's intersection with  
Frenchtown / Southside and Downtown CRA's**

-  Gaines St. / Lake Bradford Brownfield Area
-  Greater Frenchtown/Southside CRA
-  Downtown District CRA



450 225 0 225 450

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# Gaines Street National Brownfield Demonstration Pilot Area

490 245 0 490 980 Feet



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# City of Tallahassee's Brownfield Program: How We Started and Where We're Going

- State of Florida Targeted Brownfield Program
- US Environmental Protection Agency (EPA) Brownfields Assessment Grant - \$400,00
- US EPA Brownfields Cleanup Grant - \$600,000
- US EPA Brownfields Revolving Loan Grant - \$1,000,000 (application pending)

# Step 1: State of Florida Targeted Brownfield Program

- Funds used on three sites within the Gaines Street Corridor
  - Marriott Residence Inn Site
  - Salie Property
  - Old Coca Cola Plant
- Funds used for both environmental assessment and site cleanup

# State of Florida Targeted Brownfield Program: Marriott Residence Inn Site

- Located on NW corner of Gaines Street and Railroad Avenue
- Commercial/light industrial uses, on former spur line
- Variety of contaminants on site
- Bought by city in 2004 for \$1.4 million to promote redevelopment in the Gaines Street Corridor; assessed value of \$588,166

# State of Florida Targeted Brownfield Program: Marriott Residence Inn Site

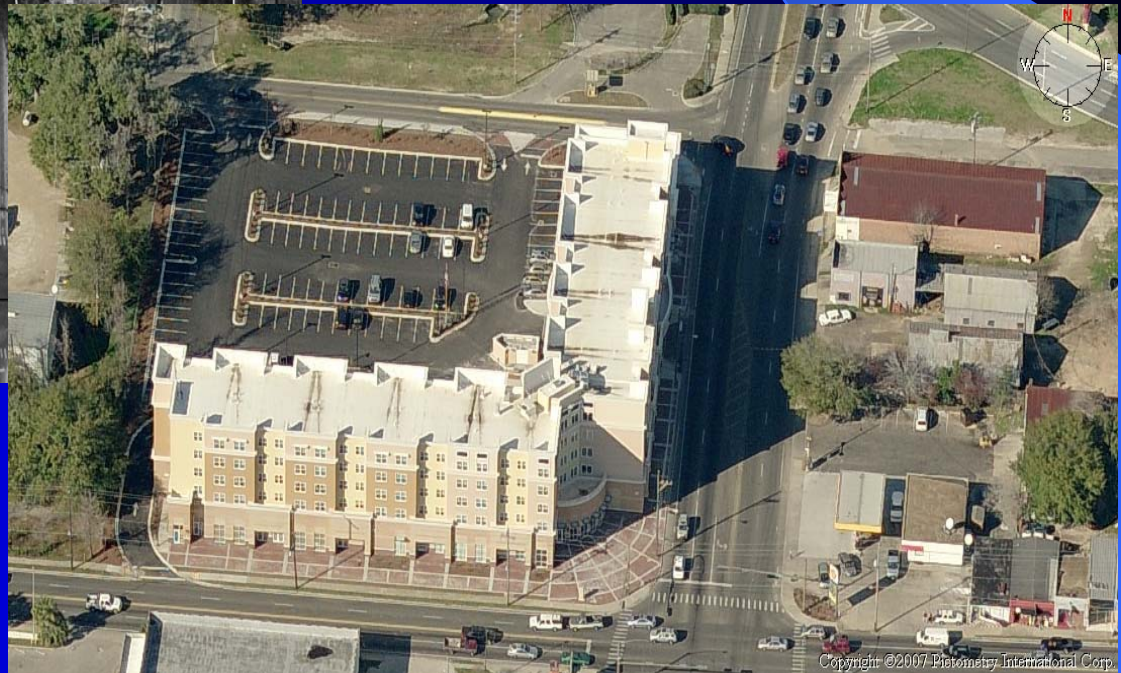
- Sold to Marriott Residence Inn developer in late 2005 for \$1,750,000
- CRA provided \$500,000 in grant funds for design improvements
- State spent \$150,354 in Targeted Brownfield Program funds to remove most contaminants
- Received Conditional Site Rehabilitation Completion Order from FDEP

# State of Florida Targeted Brownfield Program: Marriott Residence Inn Site

- Hotel opened in late 2006 with an assessed value of \$10,139,737
- Increase of over \$9,500,000 from base value
- 20 full time and 20 part time employees
- First major redevelopment on Gaines Street, serves as a cornerstone
- Demonstrated brownfield program benefits
- Success led city to apply to US EPA for assessment and cleanup grant funds



# Marriott Residence Inn Site



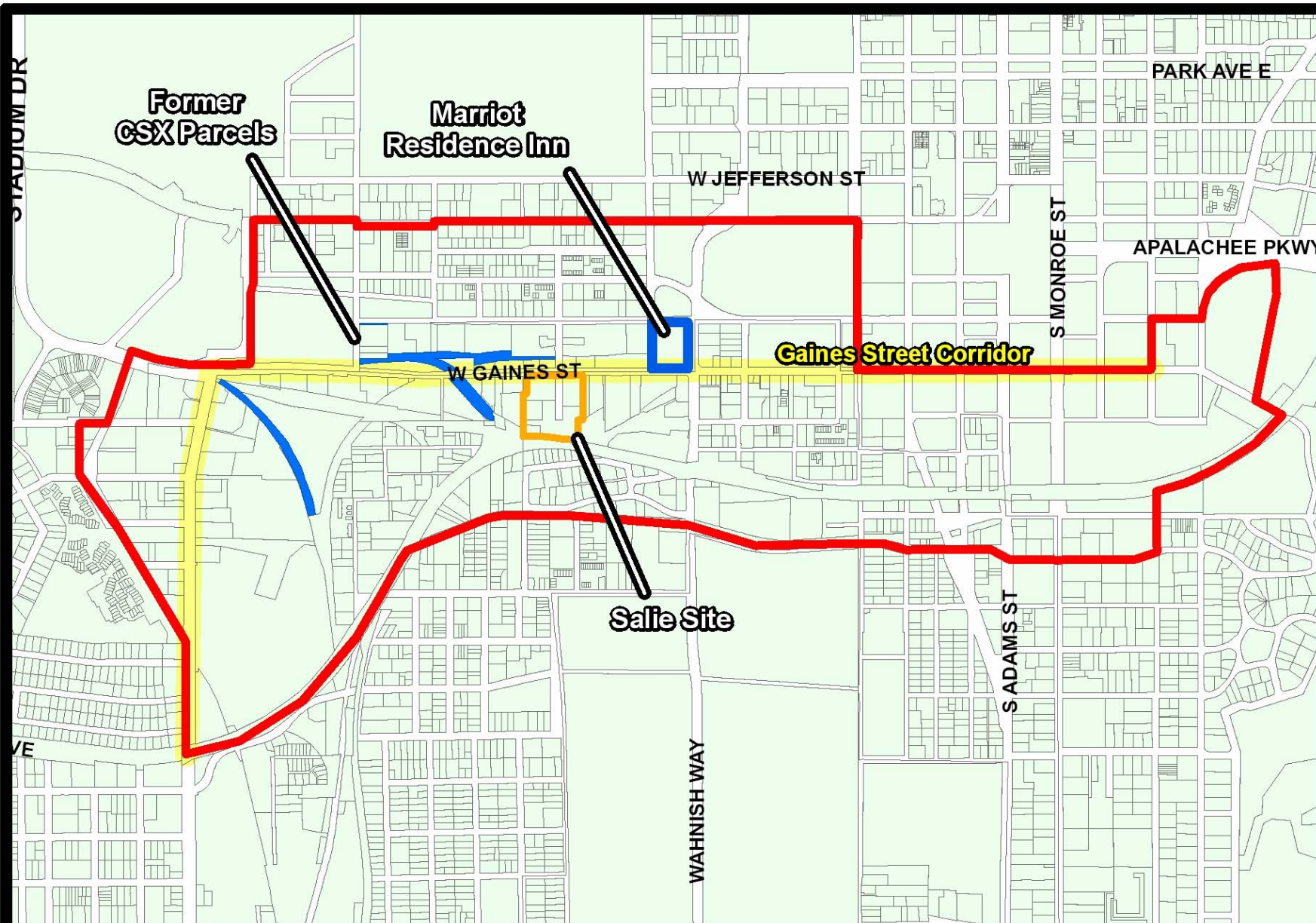
# Marriott Residence Inn Site



## Step 2: US EPA Brownfield Grant Funds

- In 2008 received \$400,000 from the US EPA for contamination assessments along the Gaines Street Corridor
- In 2009 received \$600,000 from the US EPA in brownfield cleanup grants for three sites
  - Former CSX Parcels 1, 2, 4 and 5
  - Salie Site
  - Gaines Street Corridor
- Funds cannot be used on privately-owned property





# US EPA Site Assessment and Cleanup Grant Areas

470 235 0 470 940 Feet



# Step 2: Cleanup of Former CSX Parcel 1

- Site is a small area at the intersection of Woodward Avenue and Madison Street
- Seminole Boosters and partners are proposing a major redevelopment in the area
- Phase 1 will consist of:
  - 72 residential apartments (2 bedroom/2 bath)
  - 44,000 square feet of retail
  - \$19 million investment
- Amount of CRA participation is tbd



# Proposed Seminole Booster Development on Madison Street



## Step 3: US EPA Brownfield Revolving Loan Grant Funds

- City has applied to US EPA for \$1.0 million in Brownfield Revolving Loan Grant Funds
- If approved funds would be available in 2012
- Funds available throughout the community, but efforts concentrated along the Gaines Street Corridor
- CRA Executive Director will be Fund Manager

# City of Tallahassee's Brownfield Program: What's Next

- Use the “quiet time” to ready properties for redevelopment
- Educate the community
- Market the RLF program
- Prioritize redevelopment projects
- Identify loan requirements and terms
- Partner with developers and property owners

# City of Tallahassee's Brownfield Program: Wrap Up

- Brownfield programs have been very effective in promoting redevelopment
- Have added programs based on prior successes
- State Targeted Brownfield Program is a great way to start
- As programs become more complicated so does the management
- Use “quiet time” to ready properties
- City/CRA committed to the brownfield program







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