



Brownfields Redevelopment as a Catalyst

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Moderator:

Miles Ballogg

Brownfields Practice Leader – Cardno, Inc.



Speakers:

Jeff Burton

Director, Palmetto CRA



Ed Johnson

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Mark Mulligan, PG

Environmental Department Manager, Terracon



Charles Ray

PPM Consultants



Michael Sznajstajler

Florida Brownfields Association President, and Partner, Cobb Cole P.A.





Overview

Brownfields Redevelopment as a Catalyst

- This session provides real world examples and advice on utilizing federal, state and local brownfields resources to couple with CRA projects. These support a broad range of projects including mixed use redevelopment, open/green space, and economic development projects.

A close-up photograph of a hand holding a black pen, poised to write on a white surface. The pen is a ballpoint pen with a silver clip and a black barrel. The hand is positioned over the word "Agenda", which is written in a large, black, cursive script.

Agenda



Jeff Burton

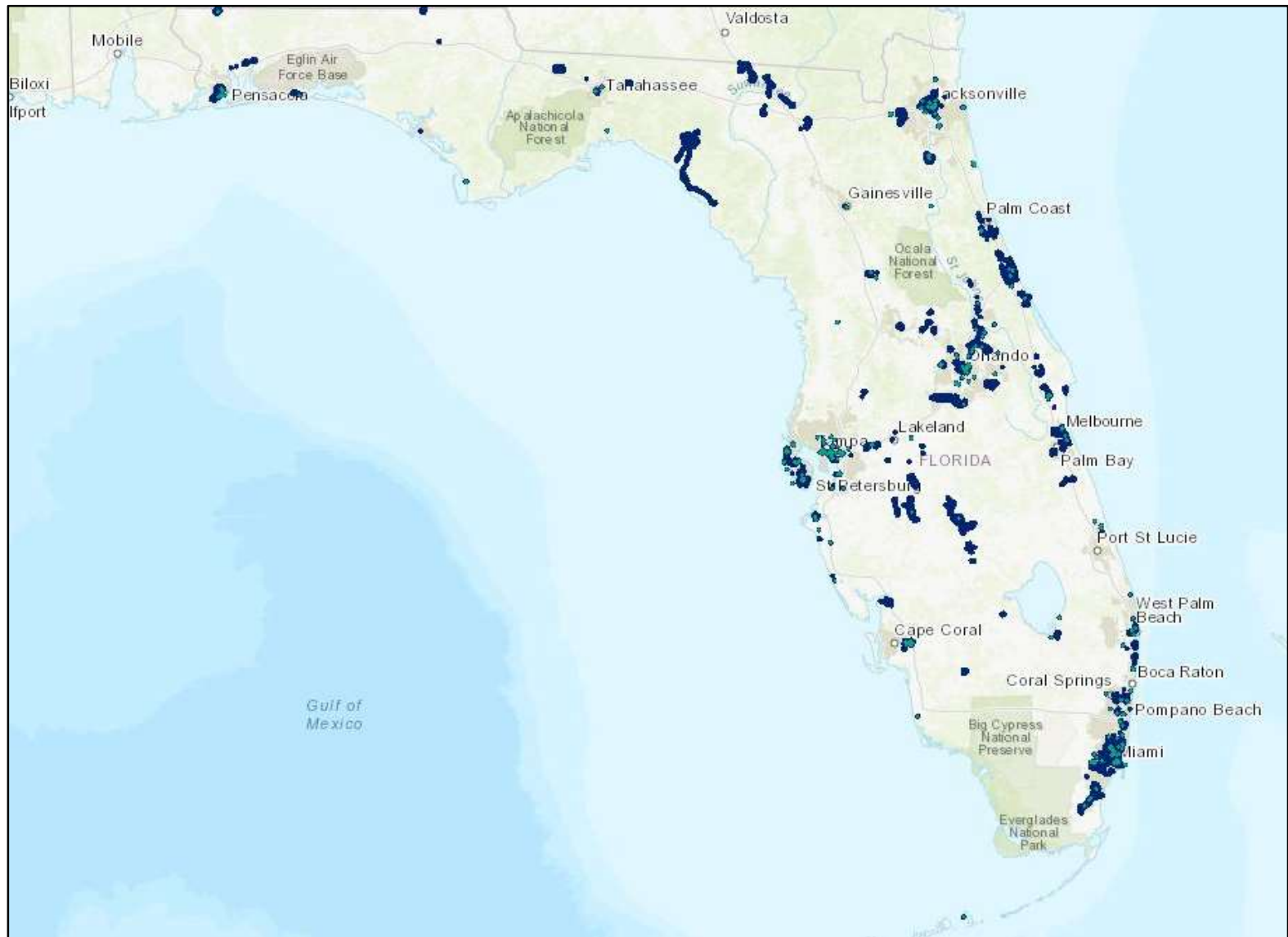
Director
Palmetto CRA

Brownfields Redevelopment as a Catalyst





Brownfields Area in the State of Florida

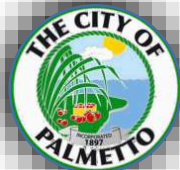


Florida Department of Environmental Protection

OCULUS

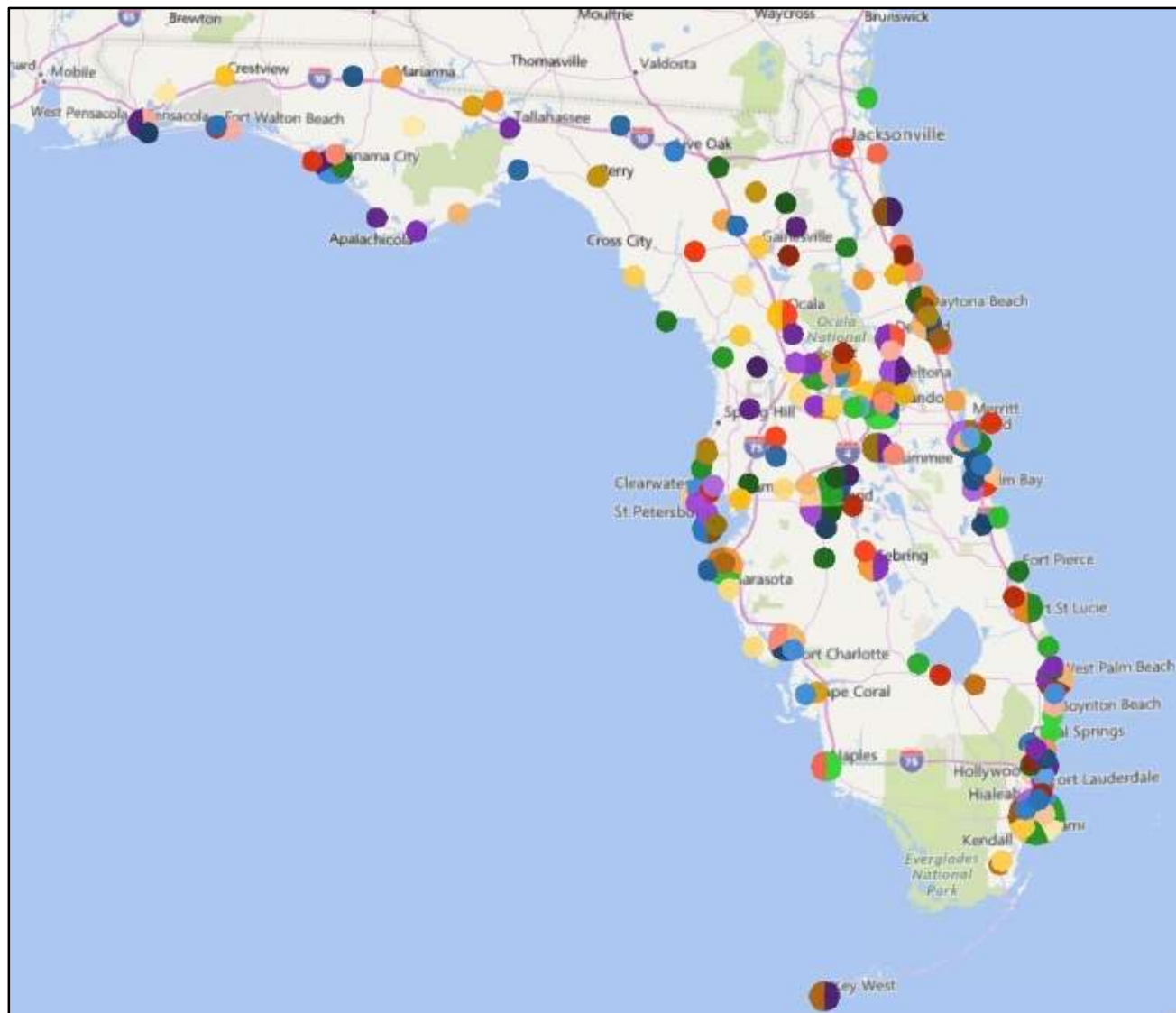
All brownfields areas in the
State of Florida

430 approved Brownfield
areas





Florida Community Redevelopment Agencies



Florida Special Districts Accountability Program

Geographic Distribution of
Community Redevelopment
Agencies

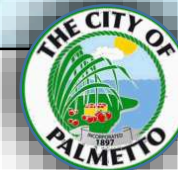
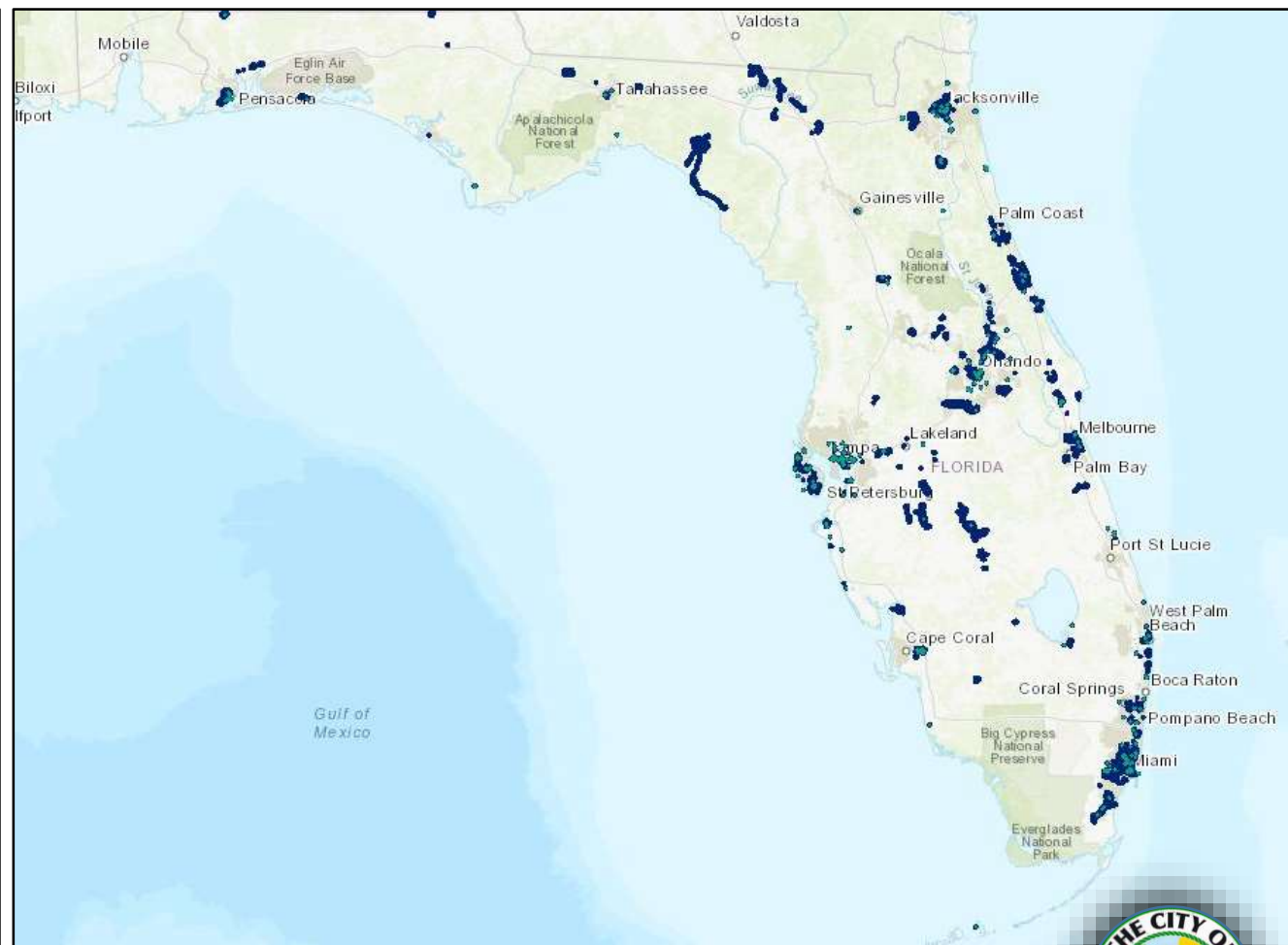
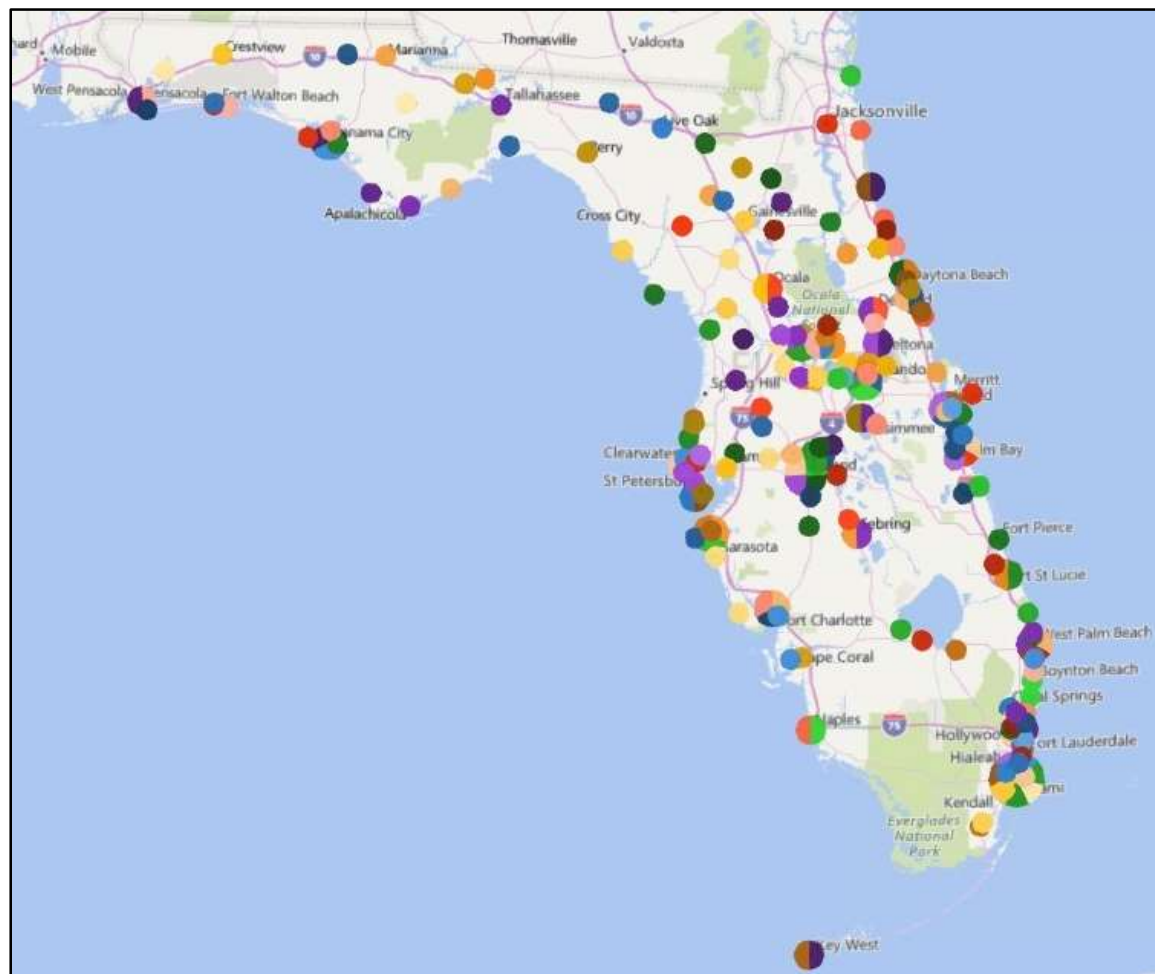
227 CRAs

7- 2016





Florida Community Redevelopment Agencies / Brownfields Area in the State of Florida





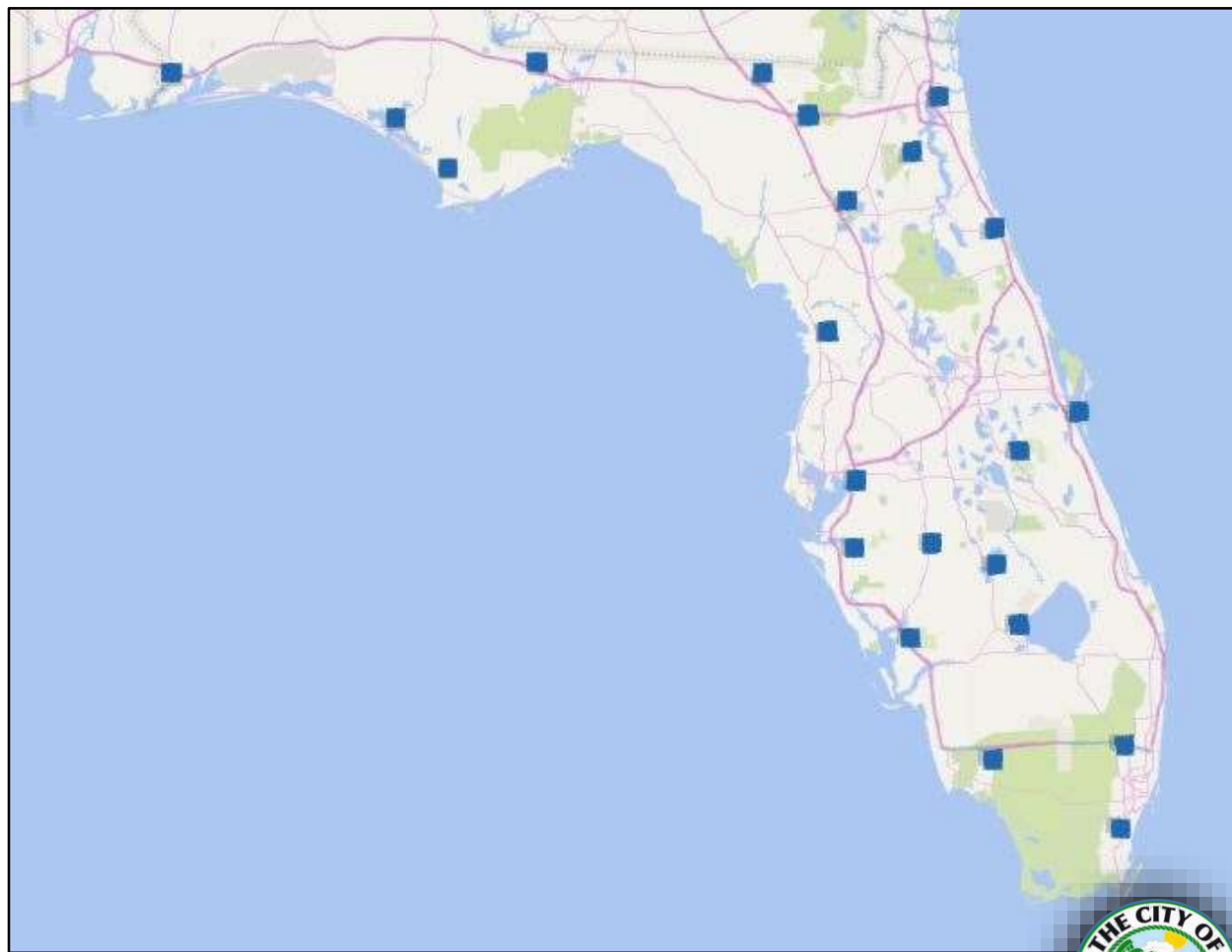
Quick Correlations between Community and Brownfield Redevelopment Areas

430 Total Brownfield areas
227 Correlations made
52% Sample size
3.1% plus/minus error

The brownfield data set was used without Determination of CRA existence.

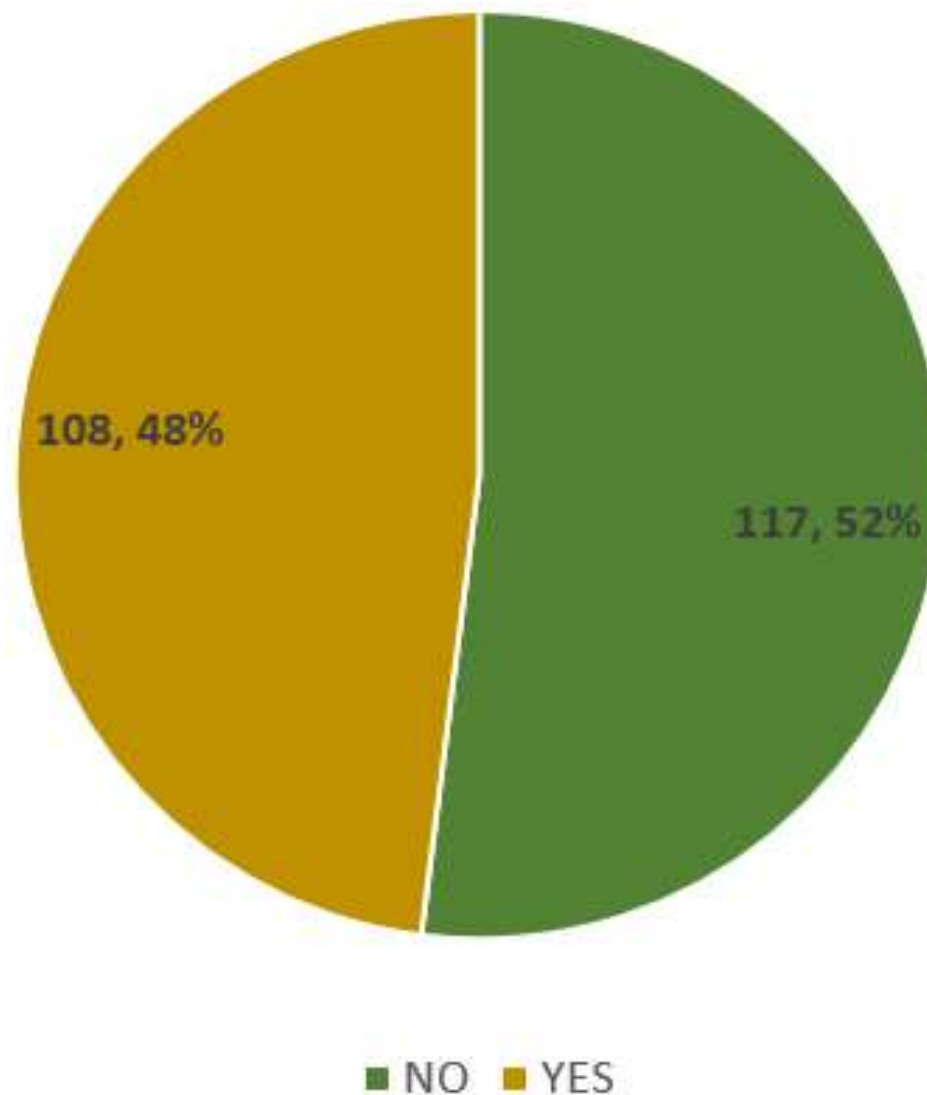
Y The Brownfield Redevelopment Area partially overlaid the Community Redevelopment Area

N There was no geographic correlation.



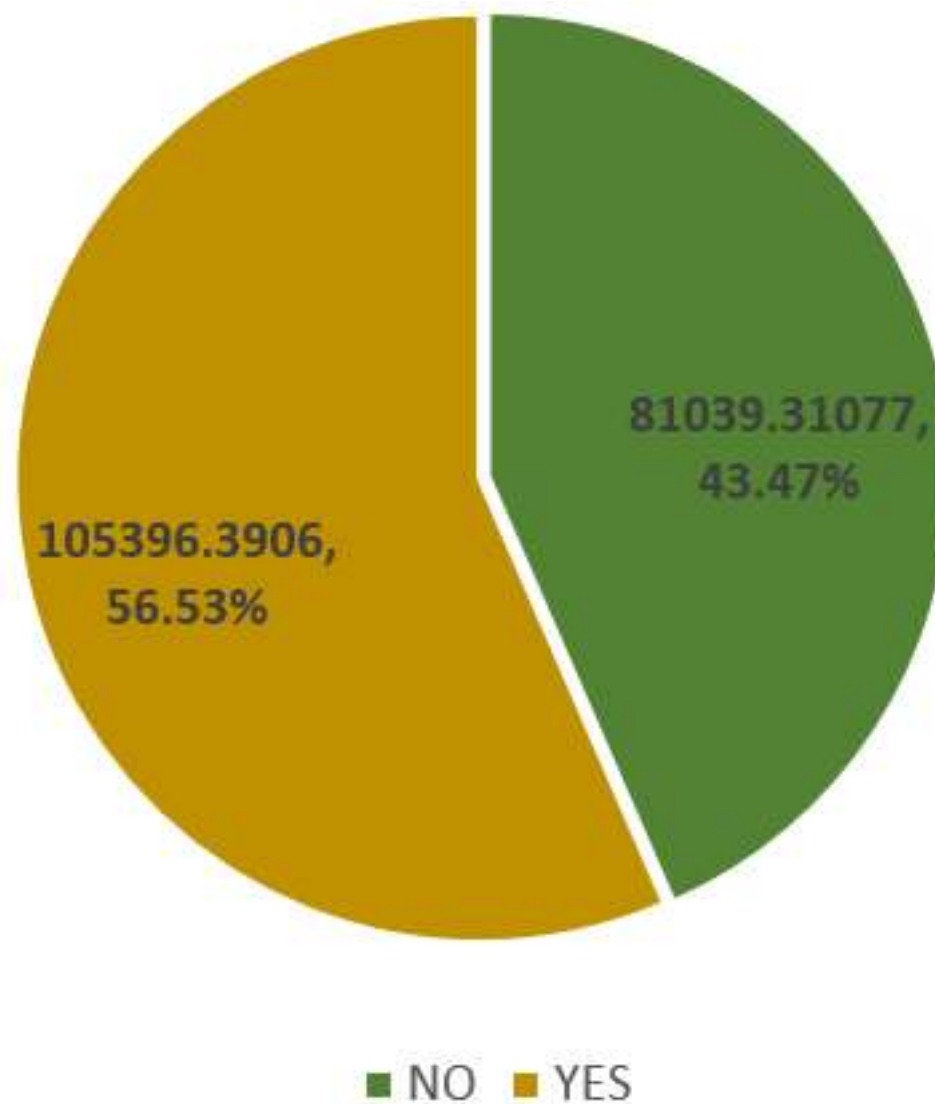


Relation Between the Brownfield Redevelopment Area and the Community Redevelopment Area (+/- 3.5%)





Percentage of Acreage in Brownfield Redevelopment Areas Related to Community Redevelopment Areas Versus No Relationship (+/- 3.5%)





Ed Johnson

*East Tampa CRA Manager and
Brownfields Program Coordinator*
City of Tampa

Brownfields Redevelopment as a Catalyst





Tampa EPA Brownfields History – EPA Brownfields FUnding

- > 1999: \$200,000 EPA Brownfields Pilot Project, Port of Tampa Focus
- > 2004: \$200,000 Petroleum Assessment Grant, East Tampa Focus
- > 2006: \$400,000 Petroleum / Haz-Substance Grant, East Tampa Focus
- > 2009: \$400,000 Community-Wide (ARRA) Brownfields Assessment Grant
- > 2012: \$400,000 Multi-Purpose Site – Specific Grant
- > 2013: \$400,000 Community-Wide Brownfields Assessment Grant

Tampa's Total: \$2 Million in EPA Funding*

*** This \$2 Million plus \$28 Million of TIF Financing was responsible for Leveraging Approximately \$430 Million in Public/Private Investment in the East Tampa CRA.**





Tampa Family Health Centers – East Tampa Location Brownfields to Public Health Success

> Challenges

- Lack of Health Care in Medically-Underserved Community
- Lack of Land and Funding to Provide Healthcare within the East Tampa Community

> Tools

- EPA Brownfields Assessment Grant Community Outreach
- EPA Brownfields Assessment Funding for Asbestos Surveys of Underutilized Structures
- FQHC Partnership
- \$1.3 Million in ARRA Funding Identified by Congresswoman Cathy Castor
- Location Near Public Transportation (22nd Street and Hillsborough Avenue Corridors)

> Results

- Community-based healthcare providing, 15K sf, \$3.5M facility
 - Family Practice
 - Dental
 - Pediatrics
 - Social Work
 - Pharmacy

Community Partners

East Tampa Revitalization Partnership

Ed Johnson – City of Tampa

Charles R. Bottoms – Tampa Family Health Center





Mark Mulligan, PG

Environmental Department Manager

Terracon

Brownfields Redevelopment as a Catalyst





Florida's Brownfield Redevelopment Program

- > Midway Elementary School
Sanford, Seminole County, Florida
- > Tasks for the Midway Elementary school included:
 - Wetland permitting and mitigation;
 - Contamination assessment; and
 - Remediation by excavating >14,000 tons of arsenic impacted soil





Florida's Brownfield Redevelopment Program

- > Midway Elementary School
Sanford, Seminole County, Florida
- > Terracon worked with Seminole County Public Schools to submit a **Brownfield Site Rehabilitation Agreement (BSRA)** with the Florida Department of Environmental Protection (FDEP), conducting numerous **community meetings** to inform the neighbors of the proposed Midway Elementary School about the Brownfield designation. After completing the site assessment per Chapter 62-780, FAC and establishing wetland areas which needed to be mitigated, a remedial action plan (RAP) for the removal of the arsenic impacted soils by excavation was submitted to the FDEP Central District for approval.
- > Terracon proceeded to **excavate over 14,000 tons of arsenic impacted soils** for transportation and disposal at a licensed landfill.
- > Terracon worked in close conjunction with SCPS and the FDEP to expedite this process, assisting with the appropriate paperwork, public meetings and technical assistance. By qualifying the site for the Brownfield Program, SCPS qualified for **50% reimbursement of the assessment and remedial costs** via the voluntary cleanup tax credits (VCTC).
- > Additionally, the construction for the school located onsite was also **eligible for tax-free** building materials.





Florida's Brownfield Redevelopment Program

- > Midway Elementary School
Sanford, Seminole County, Florida
- > Terracon provided expert technical oversight of various subcontractors for the wetland permitting/mitigation, excavation, and the transport and disposal of the contaminated soils in completing site rehabilitation suitable for School Board use. **A Site Rehabilitation Completion Order (SRCO)** has been granted by the FDEP for this site, qualifying SCPS for another **25% reimbursement of costs** using the VCTCs. By Terracon qualifying this site into the Brownfield Program, SCPS was able to realize significant cost savings which made this project possible. This project was widely accepted by the community as it transformed the arsenic impacted land into a safe atmosphere for elementary school children and remediated a wetland for the benefit of the community and nature.
- > SCPS was able to **utilize a formerly unusable property** for the construction of a magnet school program, the Midway Elementary School of the Arts.





Charles Ray PPM Consultants

Brownfields Redevelopment as a Catalyst





St. Petersburg College





Community Health of Pinellas at Johnnie Ruth-Clarke Center





Institutional Brownfield Projects

7 Attributes To Community Redevelopment Areas

1. Facilitates A Healthy Environment
2. Removes Blighting and Vacant Sites
3. Creates Employment Opportunities
4. Encourages and Provides Secondary/Post Secondary Education Opportunities
5. Facilitates Community Collaboration and Engagement
6. Establishes Sustainable and Evergreen Organizations
7. Catalyst/Synergy For Expanding Redevelopment



Michael Sznajstajler

*Florida Brownfields Association President
and Partner*

Cobb Cole P.A.

Brownfields Redevelopment as a Catalyst





William Square – Daytona Beach

- > Located in City of Daytona Beach's Downtown Redevelopment Area
- > Volatile organic compound impacts due to historic dry cleaner operations at or near property
- > Abandoned Property – City, CRA, and redeveloper entered into a public-private partnership to facilitate redevelopment
- > Site Assessment of Downtown Area
- > Completed by FDEP's SIS



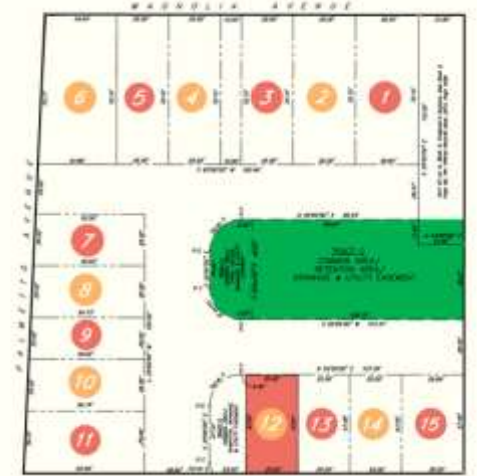


William Square – Daytona Beach

- > Volatile organic compound and petroleum impacts due to historic dry cleaner and automobile service operations at or near property
- > Site and Adjacent Property Entered into Brownfields Program
- > First property in Volusia County to receive Voluntary Cleanup Tax Credits
- > In 2012, FDEP determined that the environmental issues at the Site had been effectively addressed. SRCO issued in 2014.
- > Redevelopment plan approved for 15 urban townhomes



William Square – *Today*





Questions?

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