Brownfields – An Economic Development Tool

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What is a Brownfield?
EPA - A brownfield site is defined as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mined land.

FDEP - "Brownfield sites" means real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.

City of Lake Alfred - Redevelopment opportunities that result in viable economic and community development, residential and open-space/green-space uses and other mixed-use projects that provide direct community benefit through redevelopment.
Brownfields Include

Solvent Contamination Sources –
Printers, Dry Cleaners and Auto Repair

Junkyards

10/19/2016
Brownfields Include

*Former Industrial Properties*

**Hazardous Substances / Waste Sites**
Brownfields Include

Mined Lands

Former Landfills
Brownfields Include

Former Gas Stations / Auto Repair

Unexpected and Adjacent Uses
Local Government Designation Criteria

Must Consider the following Criteria (s376.80)

> Economic Development Potential
> Reasonable, Focused Approach
> Potential to Interest Private Sector Investment
> Sites Suitable for Limited Open Space, Cultural, Historic Preservation Purposes
> Advertising and Public Notice Requirements
  - s166.041 / s166.041(c)2
Voluntary Clean-up Tax Credit (VCTC)

- Requires adoption of the Site as a Brownfields Area (adoption of resolution and public hearings)
- Must enter into a Brownfields Site Rehabilitation Agreement (BSRA) (Cleanup) for the site
- 50% of site rehabilitation costs with $500,000 maximum annually
  - Applicable to state corporate income tax liability
  - One-time transfer – allows governmental entities to benefit
- Affordable housing projects / health care facilities up to 75% – $500,000 maximum annually
- Solid waste removal costs (Up to 50%)
- Additional 25% at issuance of Site Rehabilitation Completion Order (SRCO) / No Further Action (NFA)
FDEP site specific activities assistance

> FDEP $’s for assessment and clean-up
> Can be used for tank and source removal
> Funding for assessment and limited source removal services

EPA targeted site assessments

> EPA also has targeted assessment funding
> Can do asbestos and lead as well as petroleum and hazardous substances
State Brownfields Incentives
(Job Creation and Retention)
Requires State Brownfields Designation

**Brownfields Job Bonus Refund**
- Powerful job attractant
- Requires brownfields designation
- $2,000 - $2,500 per job for locating in a designated brownfield area
- $6,000 per job in enterprise zone or rural county
- An additional $1,000 for paying 150% of average wage (or)
- $2,000 per job for paying 200% of average wage
- Stack tax credits with enterprise zone and QTI (Up to $10,500 per Job)

Building on the Brownfields Bonus Refund

A Qualified Target Industry Job that is paying 200% of the Average Wage can receive a $10,500 Tax Refund Per Job
Other State Brownfields Incentives
(Job Training and Affordable Housing)

**Incumbent Worker Training Program**
- Training to upgrade skills for existing full-time employees (Priority for brownfields Sites)

**Quick Response Training (QRT)**
- Funding for customized training for new or expanding businesses (Priority for brownfields sites)

**Building materials sales tax refund for affordable housing** (7% back into project)
- Within a designated brownfields Area
- 20% low-to-moderate income
- Encourages affordable and workforce housing

Palmetto Park / Greenwood Apartments
Clearwater, Florida
Other State Brownfields Incentives
(*Liability Protection / Loan Guarantees*)

**Developer (PRFBSR) Liability Protection**
- Requires a Brownfields Site Rehabilitation Agreement
- Can overcome environmental concerns

**Lender Liability Protection**
- Within brownfields area
- Helps obtain financing for brownfields projects

**State Loan Guarantee Program**
- State will guarantee up to 50% of loan on brownfields sites
- State will guarantee up to 75% for sites for affordable housing, health care or health care provider
- Helps obtain financing for brownfields projects
EPA Potential Brownfields Cleanup Resources

CFRPC Brownfields Cleanup Revolving Loan Fund

> Can be utilized for cleanup of petroleum or hazardous substances (including solvents/metals/asbestos & lead)
> Can provide a sub-grant up to $200,000
> Can provide a loan – 1% interest with up to 5 years to pay back
> Requires a 25% cost share
> Can pay for remedial planning – cost estimating and active soil and groundwater remediation

EPA Brownfields Cleanup Grant - City may apply for a $200,000 Brownfields Cleanup Grant

> Can apply for petroleum / hazardous substances
> Requires 20% match
> Site must have a cleanup plan and property owner must have conducted AAI
Questions?
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