

# Brownfields – An Economic Development Tool

*Presented by:*

**Helen Sears, CFRPC &  
Miles Ballogg, Cardno TBE**



# What is a Brownfield?



# 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*



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# Brownfields Include

## *Former Industrial Properties*

### *Hazardous Substances / Waste Sites*



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# Brownfields Include

*Former Landfills*



*Mined Lands*



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# Brownfields Include

## *Unexpected and Adjacent Uses*

### *Former Gas Stations / Auto Repair*



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# How to Designate A State Brownfields Area – Through Local Government Designation Process

## 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

## Potential State Brownfields Incentives (State Cleanup)



### 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)



# State Brownfields Incentives (State Cleanup) (*cont'd*)



## 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

## FDEP Site-Specific Activities Application



### FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION Site-Specific Activities (SSA) Application

State Response Site Program  
Funded by CERCLA 118(a) Grant

Use this application to request assistance for SSA such as a Targeted Brownfield Assessment (TBA), a Risk Assessment, and/or Limited Source Removals.

#### APPLICANT INFORMATION

1. Applicant Organization:

Address: [redacted]  
City/State/Zip: [redacted]  
Contact Person: [redacted]  
Phone/Fax/Email: [redacted]

2. Describe Applicant's Eligibility.

- Municipality/Local Government       Non-Profit Organization  
 Private Property                       Other (Please specify)  
 Citizen Affected By Potential Site

#### SITE INFORMATION

1. Site Name/Parcel:

Site Address: [redacted]  
City: [redacted]

2. Current Site Ownership:

Name: [redacted]  
Address: [redacted]  
City/State/Zip: [redacted]  
Phone/Fax/Email: [redacted]

3. Site Zoning: [redacted]      Total Acreage of Site: [redacted] (attach a detailed site map)

4. Number of Buildings on Site: [redacted]

Approx. Sq. Footage: [redacted]  
Condition: (e.g., usable, partially razed, gutted by fire, etc.) [redacted]

August 2004  
FDEP Site-Specific Activities  
State Response Site Program Application Information



# 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 ground water 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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Questions ???



## Miles Ballogg

Director - Brownfields & Economic Development

Cardno TBE

(727) 431-1555

[Miles.Ballogg@CardnoTBE.com](mailto:Miles.Ballogg@CardnoTBE.com)



## Helen Sears

Program Director

Central Florida Regional Planning Council

(863) 534-7130 x124

[hsears@cfrpc.org](mailto:hsears@cfrpc.org)

