

COMMUNITY DEVELOPMENT  
Tools You Can Use Webinar

# Winning and Managing Brownfield Grants

March 1, 2018



Sponsored by  **Charitable Foundation**

# Presenters



**Janet Peterson, P.G.**  
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ESciences**



**Stephanie Heidt, AICP**  
Treasure Coast Regional Planning Council



**Samia Singleton**  
City of Cocoa



**Elizabeth Limbrick, LSRP**  
New Jersey Institute of Technology

# Overview of Grants and Incentives in the Brownfields Program

South Florida Community Development Coalition Webinar  
March 1, 2018



# EPA Brownfields Grant Funding

- **Assessment Grants**
- **Revolving Loan Fund Grants**
- **Cleanup Grants**
- Areawide Planning Grants
- Environmental Workforce Development and Job Training Grants
- For 2018 funding for all grants estimated to be \$50M for assessment and cleanup grants
- Grant cycles are annual and due in the fall





# Assessment Grants

- Inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites.
- Up to \$200,000 per site
- Up to \$300,000 for community wide applicants
- Up to \$1,000,000 for a coalition of three or more eligible applicants
- Three year performance period
- Annual grant submission due in fall
- For 2018, EPA anticipates 145 grants for \$33.5M
- Eligible entities are limited to government and native American tribes



# Revolving Loan Funds

- Palm Beach County and South Florida Regional Planning Council have Brownfield RLFs
  - \$1M for cleanup
  - Low interest rates
  - Available to private entities
- Funding for loans and subgrants
- Subgrantee must own the site
- Subgrantee cannot be liable for the contamination



# Cleanup Grants

- For conducting cleanup on contaminated Brownfield sites, health monitoring of exposed populations, environmental insurance
- Up to \$200,000 per site
- Three year performance period
- For 2018, EPA anticipates 38 grants for \$7.5M
- Must provide 20% cost share
  - may request a waiver of hardship
  - \$, materials, labor and services allowable, but not administrative costs
- Eligible applicants include government, non-profit organizations and native American tribes
- Requires at least a Phase II ESA, and an Analysis of Brownfield Cleanup Alternatives



# Homework to Prepare for Grants

- Register with Grants.gov
- Identify partners
- Create a vision for the land use
- Engage the public early and document
- Identify advisory group for community engagement
- For cleanup grants, build in time for public notices and remedial strategy
- Develop your story



# Florida's Brownfields Program

- Targeted Brownfield Assessment (TBA) Activities
- Voluntary Cleanup Tax Credit
- Job Bonus Refund
- Sales and Use Tax Exemption for Building Materials
- State Loan Guarantee Program



# Targeted Brownfield Assessment

- FDEP provides a contractor to conduct environmental assessment and cleanup at Brownfield sites in Florida.
- Phase I and Phase II Environmental Site Assessments
- Limited cleanups
- Analysis of Brownfields Cleanup Alternatives
- Preference given to local governments and non-profit organizations, projects sponsored by CRAs, housing authorities, regional planning councils, water management districts





# Voluntary Cleanup Tax Credit

- Credit against Florida Corporate Income Tax
- Apply annually during assessment and remediation – deadline is January 31
- Annual allocation of \$10 million
- Tax credits can be sold \$0.80 to \$0.90 on the dollar

# Voluntary Cleanup Tax Credit

TAX CREDIT TYPE	APPLICATION FREQUENCY	MAXIMUM CREDIT FOR COSTS INCURRED (AFTER 2008)
Site Rehabilitation	Annually	50% \$500,000
SRCO (NFA) Bonus	Once	25% \$500,00
Affordable Housing Bonus	Once	25% \$500,000
Health Care Bonus	Once	25% \$500,000
Solid Waste Removal	Once	50% \$500,000

# Job Bonus Refund

- \$2,500 job bonus refund for each new job created by an eligible business on or abutting a site with a Brownfield Site Rehabilitation Agreement (BSRA)
- This bonus may be greater if the area has other designations



# Sales and Use Tax Exemption for Building Materials

- Sales tax credit on building materials purchased for the construction of an affordable housing project or mixed-use affordable housing project on or abutting a site with a BSRA



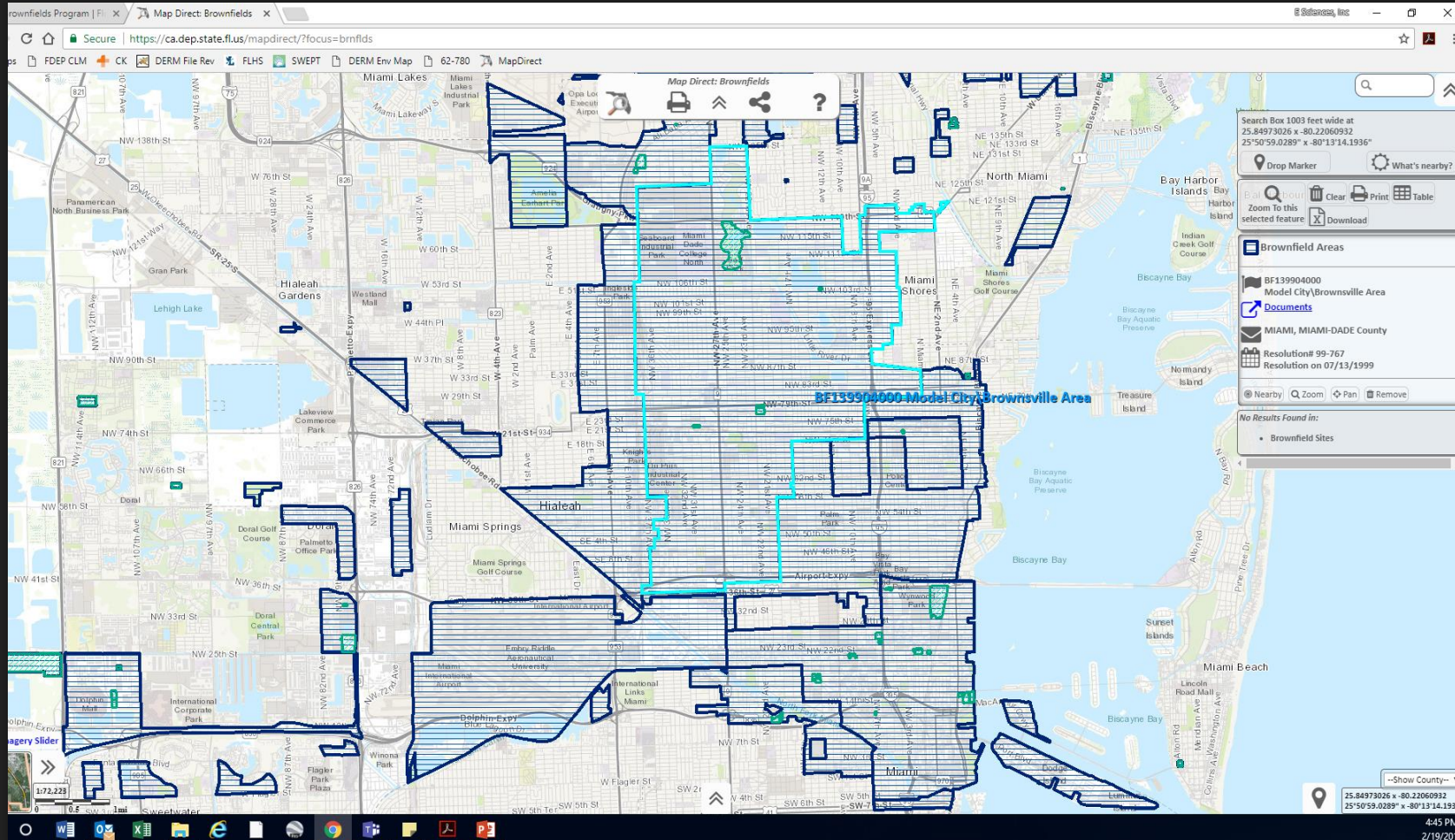
# State Loan Guarantee Program

- State loan guarantee for primary lenders
- Up to 50% on all Brownfield sites
- Up to 75% if the property is redeveloped as affordable housing, a health care facility or health care provider





# FDEP Brownfields GeoViewer





# FDEP Brownfields GeoViewer

The screenshot shows a web browser window with multiple tabs open. The active tab displays the FDEP Brownfields GeoViewer interface. The browser's address bar shows the URL: `prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/BF139904000/gis-facility/search`. The page header features the Florida Department of Environmental Protection (FDEP) logo and the text "INFORMATION PORTAL" and "Nexus Enterprise Solutions".

The main content area is titled "DEP Facility/Site Details and Associated Documents". It contains a section for "Facility/Site Details" with the following information:

- Facility/Site ID = BF139904000
- Facility/Site Name = MODEL CITY/BROWNSVILLE AREA
- Address = N/A
- City = MIAMI
- County = MIAMI-DADE
- District = SED

Below this information, a link is provided for more details: <http://www.dep.state.fl.us/secretary/dist/>.

The page indicates "Records on this page = 1 of 1". A message states: "Your search returned these documents available online from DEP's unrestricted EDMS catalogs: Click on the View link below to open a specific document." A link for "Export CSV Data" is also present.

Document Date	Document Type and Subject	File Type and Size	View
07/13/1999	BROWNFIELDS AGREEMENTS RESOLUTION NO. 286-99	.pdf - 3.0 MB	<a href="#">View</a>

A disclaimer at the bottom states: "Disclaimer: The Florida Department of Environmental Protection (FDEP) has made a reasonable effort to ensure that the information provided is up-to-date and comprehensive but cannot guarantee the accuracy or completeness of the data. Any specific, missing information may be obtained by a file review for the particular facility at the appropriate District office."


The Windows taskbar at the bottom shows the system time as 5:05 PM on 2/19/2018.





# FDEP Contamination Locator Map

Environmental Considerations View Map Cleanup Facility Documents


prodenv.dep.state.fl.us/DepCleanup/viewmap.do

Apps FDEP CLM CK DERM File Rev FLHS SWEPT DERM Env Map 62-780 MapDirect

 **CONTAMINATION LOCATOR MAP** **Florida DEP**

Search Criteria: Sites within 1/2 mile of 224 SE 9th Street, Fort Lauderdale, FL 33316. Cleanup types:  Brownfields  Petroleum  Superfund  Other Waste Cleanup

For further information, please call the Waste Cleanup Hotline at (866)282-0787. If you wish to search again, please [click here](#)

  
DEP Cleanup Sites: 1 found.  
SUNSHINE #30000  
1139 S FEDERAL HWY  
FORT LAUDERDALE, FL 33316  
Facility id: 8502734  
PENDING Petroleum Cleanup  
[Watch This Site](#)  
[Documents](#)

224 SE 9th St, Fort Lauderdale, Florida, 33316

Florida Department of Environmental Protection, Bob Martinez Center  
2600 Blair Stone Road, Tallahassee, Florida 32399  
Service Desk — 850-245-7555 — [Contact Us](#)

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# FDEP Contamination Locator Map

Environmental Considerations

View Map


Cleanup Facility Documents

Cleanup Facility Documents

Cleanup Facility Documents

Secure | https://fideploc.dep.state.fl.us/www\_RCRA/Reports/cdm\_results\_docs.asp?facid=8501734&sdn=STCM

Apps | FDEP CLM | CK | DERM File Rev | FLHS | SWEPT | DERM Env Map | 62-780 | MapDirect



Florida  
Department of Environmental Protection

Florida Department of Environmental Protection

Cleanup Facility Electronic Documents Listing

Cleanup Facility Electronic Documents available online  
for STCM Facility ID: 8501734; [SUNSHINE #30000](#)

Access to these documents requires an Oculus login.  
For public access see the login form for the "PUBLIC OCULUS LOGIN" button and also instructions for use.

Click on the red arrow below to open a specific document, or on the facility name above for the full document list in Oculus.  
Once accessed in Oculus, you may refine or expand your document search options there.

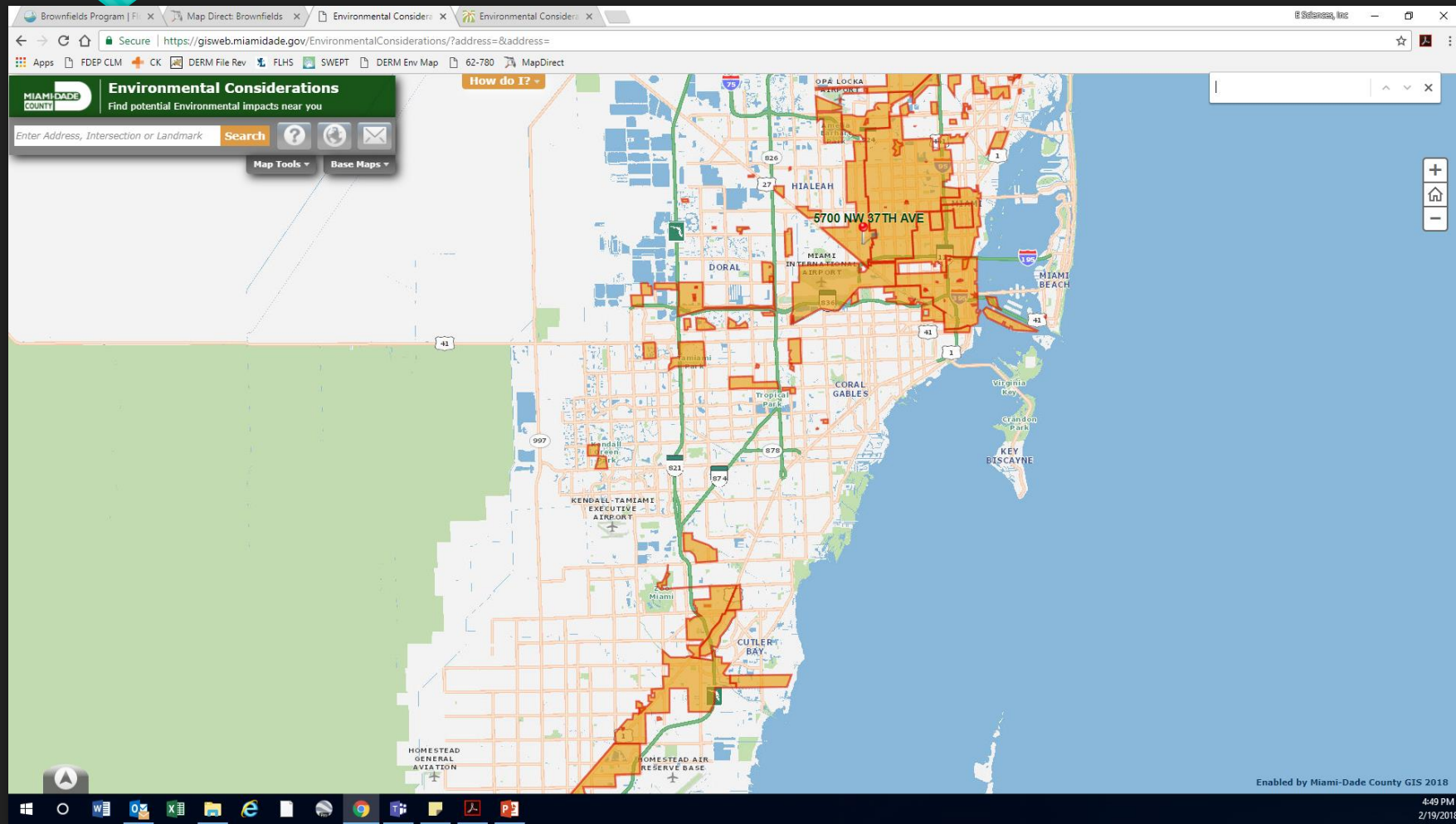
The documents listed below are those available in electronic format. For a complete document review you may contact the District office for the facility of interest - [District Office Link](#).

Cleanup/Remediation Documents:

Document Date	Document Type and Subject	View
2015.04.16	APPROVAL RELATED APPROVAL LETTER FOR LSSI WO#2015-95-W8392A	▶
2015.04.02	SITE ASSESSMENT RELATED LSSI SAR CADD EXCEL FOR LSSI WO#2015-95-W8392A	▶
2015.03.26	APPROVAL RELATED INTERIM DELIVERABLE APPROVAL LETTER, LSSI WO#2015-95-W8392A	▶
2015.03.19	REVIEW COMMENTS E1 INTERIM DELIVERABLE REVIEW COMMENTS LSSI WO#2015-95-W8392A	▶
2015.03.04	LAB ANALYTICAL REPORTS ZIPPED ADAPT PACKET - 03-04-2015 - RPT, EDD & ERRORLOG	▶
2015.03.04	LAB ANALYTICAL REPORTS ZIPPED ADAPT PACKET - 03-04-2015 - RPT, EDD & ERRORLOG	▶
1995.08.08	REVIEW COMMENTS	▶
1995.08.08	REVIEW COMMENTS	▶
1995.08.08	REVIEW COMMENTS	▶
1995.08.08	REVIEW COMMENTS	▶
1995.08.08	REVIEW COMMENTS	▶
1995.08.08	REVIEW COMMENTS	▶
1995.05.23	COMPLETION RELATED	▶
1995.05.23	OPERATION AND MAINT - REMEDIAL ACTION RPT RELATED	▶
1995.05.23	OPERATION AND MAINT - REMEDIAL ACTION RPT RELATED	▶
1995.02.13	OPERATION AND MAINT - REMEDIAL ACTION RPT RELATED	▶
1995.01.23	SITE ASSESSMENT RELATED SITE NAME ISSUE	▶
1994.09.13	OPERATION AND MAINT - REMEDIAL ACTION RPT RELATED SUPERACT REMEDIATION REPORT REVIEW SHEET	▶
1994.09.13	REVIEW COMMENTS	▶
1994.08.18	MONITORING PLANS AND REPORTS RELATED	▶
1994.08.18	MONITORING PLANS AND REPORTS RELATED	▶

5:01 PM  
2/19/2018

# Miami-Dade Environmental Considerations Map Tool-Brownfields







# Helpful Links

- FDEP Brownfields Link : <https://floridadep.gov/waste/waste-cleanup/content/brownfields-program>
- FDEP Brownfields GeoViewer: <https://ca.dep.state.fl.us/mapdirect/?focus=brnfls>
- FDEP Contamination Locator Map: <http://prodenv.dep.state.fl.us/DepClnup/welcome.do>
- Miami-Dade County Property Appraiser - click on Environmental Considerations:  
<http://www.miamidade.gov/propertysearch/#/>
- Broward County Contaminated Sites:  
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=5d9ec5c1eb614c8b88d8990f48b15b7a>
- EPA Brownfield Grant Information: <https://www.epa.gov/brownfields/types-brownfields-grant-funding>
- Florida Brownfields Association: <http://www.floridabrownfields.org/>





# For more information...

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Mobile 954.937.9678

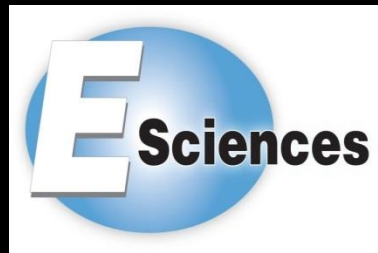


# Brownfields Success Stories and Lessons Learned

**Stephanie Heidt, AICP**

Intergovernmental/Brownfields Coordinator  
Treasure Coast Regional Planning Council

# Brownfields Program Partnerships



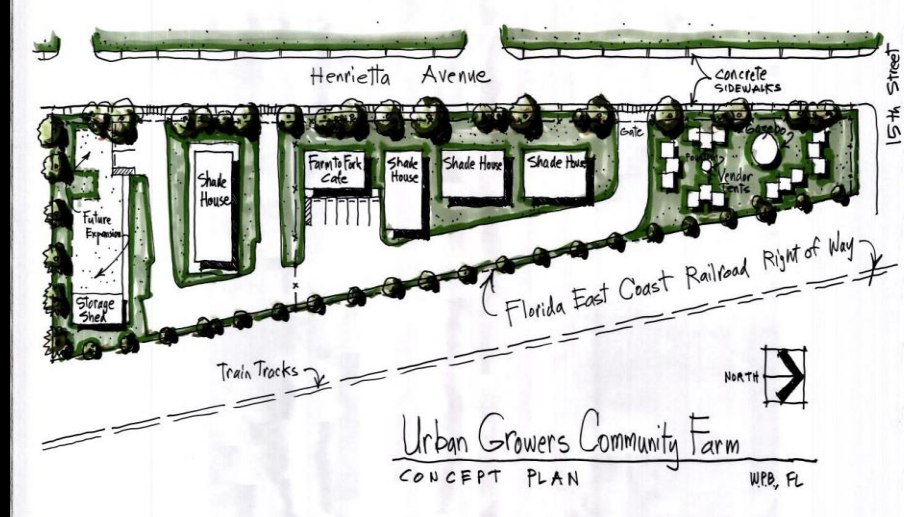
# Program Goals and Vision



**Unleash Big Ideas**



**Build Momentum**



**Transform Communities**



**Engage People**

**PLEASE PARTICIPATE IN A PUBLIC DESIGN WORKSHOP FOR SOUTH DIXIE HIGHWAY**

**PROVIDE INPUT**

**SHARE IDEAS**

**BUILD UPON PREVIOUS EFFORTS**

**HELP DEVELOP A PLAN FOR IMPLEMENTATION**

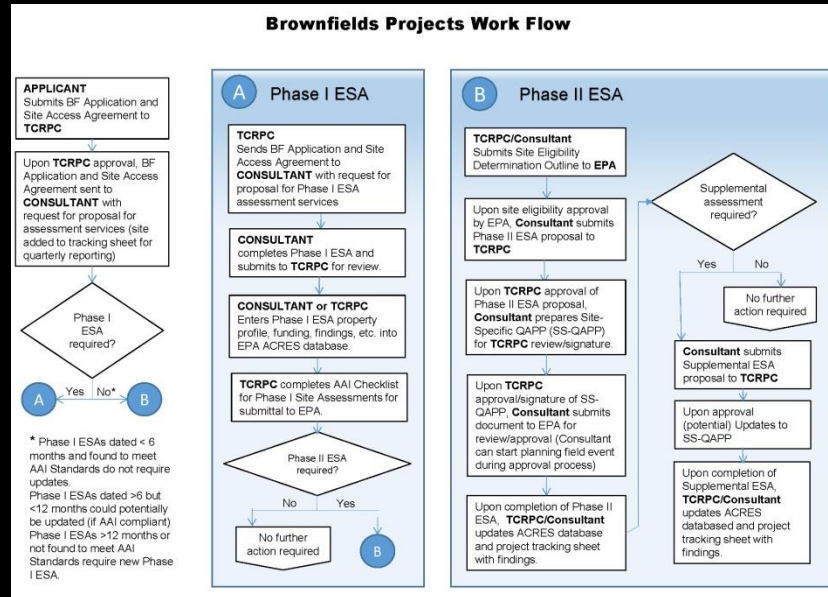
**PUBLIC DESIGN WORKSHOP FOR SOUTH DIXIE HIGHWAY**  
(OKEECHOBEE BOULEVARD TO ALBEMARLE ROAD)  
**SATURDAY, MARCH 28, 2015**  
**9:30AM**  
**NORTON MUSEUM OF ART ~ 1451 SOUTH OLIVE AVENUE**  
REFRESHMENTS AND LUNCH WILL BE SERVED

For more information, please contact:  
Dana P. Little, TCRPC (772) 221-4060, [dlittle@tcrpc.org](mailto:dlittle@tcrpc.org)

**Leverage Resources**



# Programmatic Responsibilities



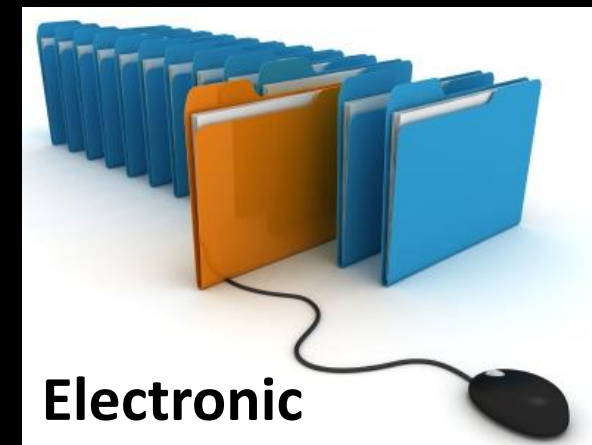
KNOW THE FLOW



TAP INTO RESOURCES

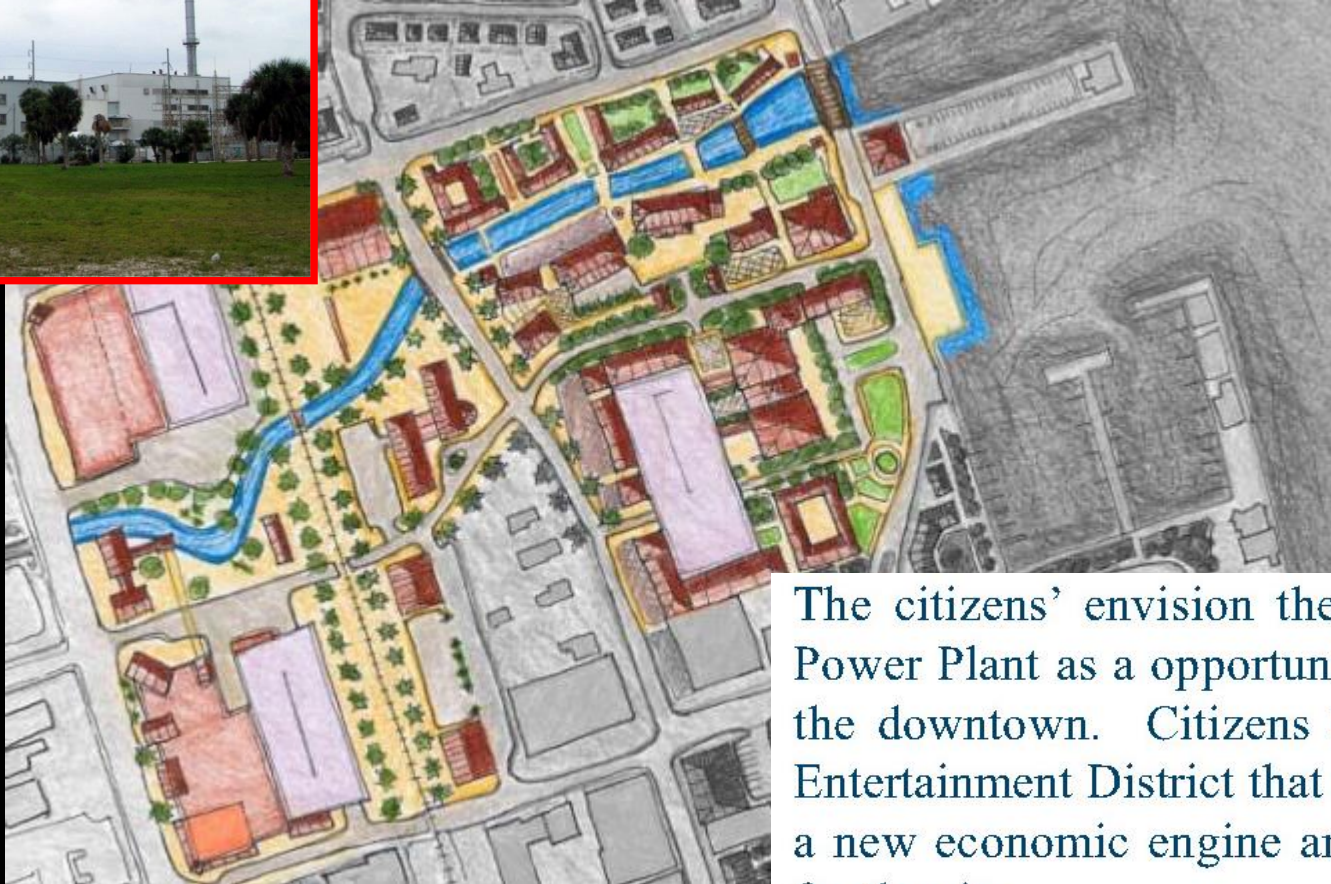


RECORD KEEPING IS KEY



Electronic

# Former H.D. King Power Plant City of Fort Pierce



The citizens' envision the H.D. King Power Plant as a opportunity to enrich the downtown. Citizens hope for an Entertainment District that will become a new economic engine and attraction for the city.

A New Engine Powering the City

A New Destination Within the City



# Former H.D. King Power Plant City of Fort Pierce

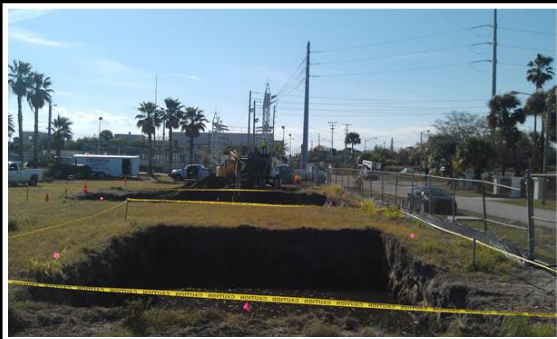


**3 Brownfields Site Rehabilitation Agreements**

# Former H.D. King Power Plant City of Fort Pierce

## Work Completed To Date

- ❑ Environmental Site Assessments
  - ❑ Hazardous and Petroleum Substances
  - ❑ Soil and Groundwater impacts above FDEP cleanup target Levels Identified
- ❑ 2010 – 2012 Removal Activities Parcels #2 & #3
  - ❑ Removed identified soil impacts
  - ❑ 2013 Site Rehabilitation Completion Orders
- ❑ Parcel 1
  - ❑ Remediation completed in 2016
  - ❑ January 2017 – No Further Action with Conditions





# Former H.D. King Power Plant City of Fort Pierce

## Brownfields RLF and Assessment Grant Financial Assistance

Year	Amount	Type
2009	\$100,000	Sub-Grant
2009	39,900	ARRA Subgrant
2013	700,000	Loan
2013	300,000	Loan
2014	400,000	Loan
2015	300,000	Loan

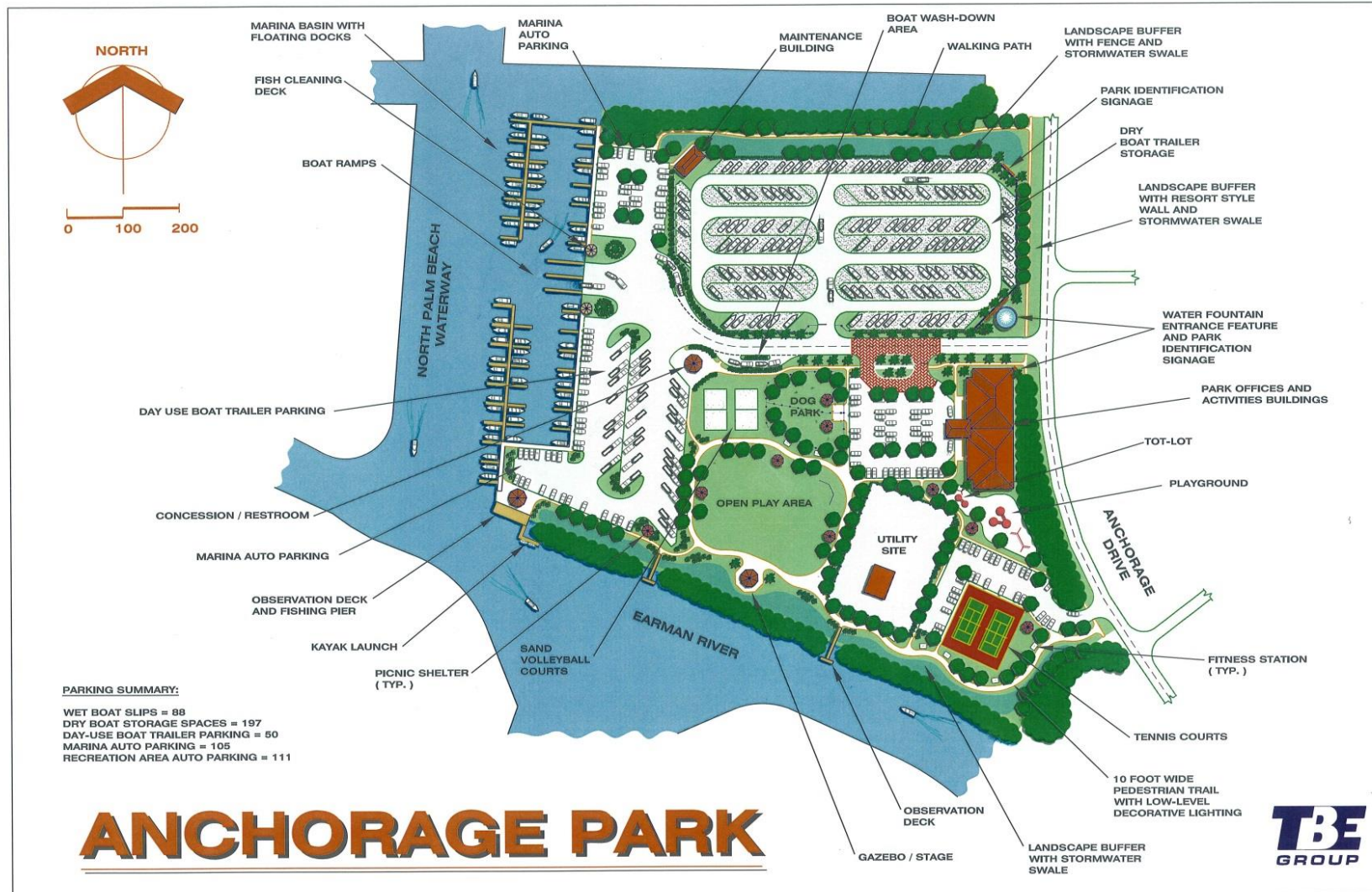
**Total Funding: \$1,839,900**



Picture Source: <http://cityoffortpierce.com/documentcenter/view/4099>

# The Vision

# Anchorage Park Village of North Palm Beach



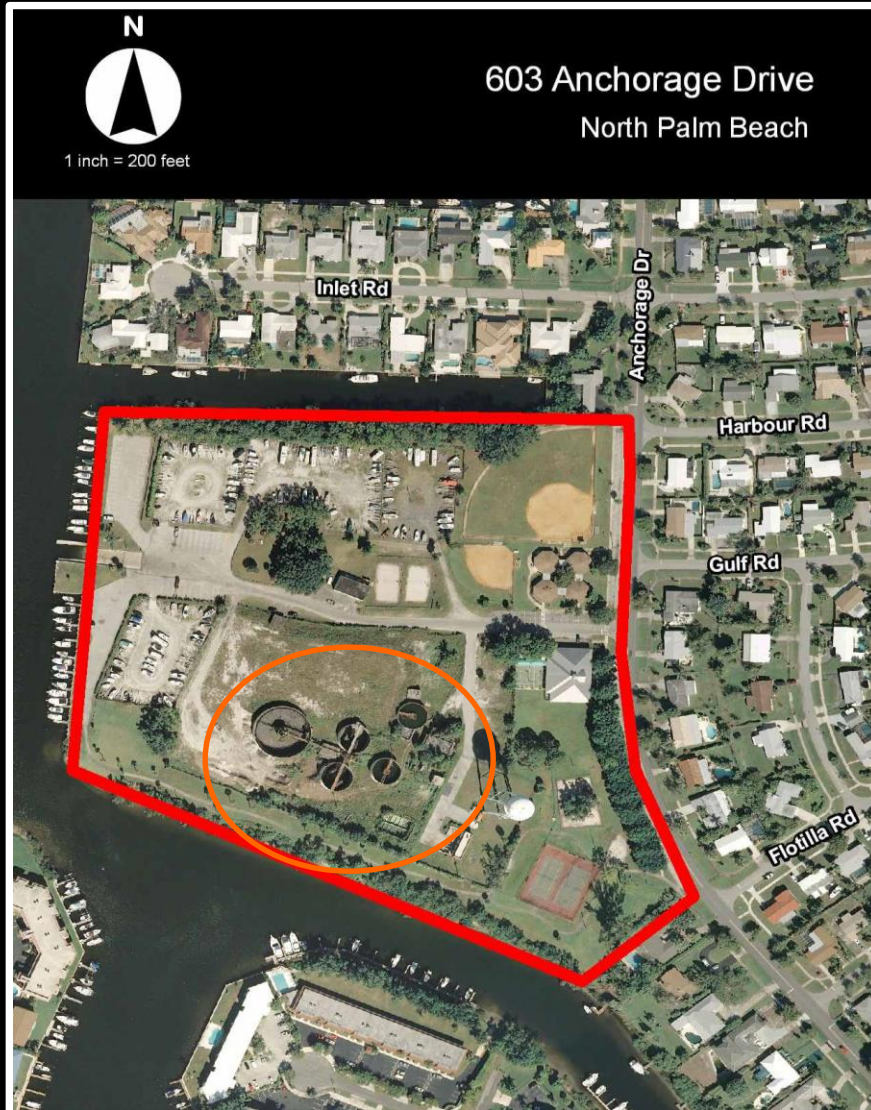


# Anchorage Park Village of North Palm Beach

## Project Activities:

- 5.7 acre former Seacoast Utilities Wastewater Treatment Plant and surrounding Anchorage Park property
- 2005 - Phase I/Phase II ESA activities
- Soil and groundwater sampling for contaminants of concern – petroleum products and priority pollutant metals
- UST presence and no adverse environmental impacts detected above regulatory levels
- 2006 – TCRPC approves \$100,000 cleanup subgrant
- 2007- ABCA completed
- 2008 -20.44 tons of sediment from clarifier tank removed
- 2008 – Demolition and disposal activities conducted

**Total project costs \$2 million**





# Anchorage Park Village of North Palm Beach

## Challenges

- ❑ Former Wastewater Plant
- ❑ 3 Inactive Petroleum Tank Sites
- ❑ Dredge Disposal Waste
- ❑ Sludge Drying Beds
- ❑ Sludge and Water in Tanks – Petroleum and Metals
- ❑ Asbestos Abatement – Buildings, Piping and Ceilings



# Anchorage Park Village of North Palm Beach

## 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  
Project**





# Samia Singleton, Redevelopment Specialist

Cocoa's Brownfields Redevelopment Success Stories





# Assessment



# Clearlake Isles

## Affordable Senior Housing Before



# Clearlake Isles

## Affordable Senior Housing After





# Remediation



# City of Cocoa Fire Station #2 Before





# City of Cocoa Fire Station #2 After



Samia Singleton, Redevelopment Specialist

[ssingleton@cocoafl.org](mailto:ssingleton@cocoafl.org)

(321) 433-8577

[www.ChooseCocoa.org/Brownfields](http://www.ChooseCocoa.org/Brownfields)



# Assessment Grant Tips and Tricks

The best **assessment grant** applications are for projects where:

- ☐ You have already identified a specific area in need of assessment
- ☐ The property owners are on-board
- ☐ Significant redevelopment/revitalization potential



# Cleanup Grant Tips and Tricks

The best **cleanup grant applications** are for projects where:

- ☐ You own the property (and are not a Responsible Party)
- ☐ Site is fully characterized and remediation plan and cost estimates are complete
- ☐ Leveraging of additional funds is committed
- ☐ Redevelopment Plan is established





# Lessons Learned

- Have a Vision
- Importance of Planning
- Partnering

Involve partners that are relevant to your project plans.

Target schools and colleges, churches, labor groups, environmental groups, cultural interest groups, civic groups, advocacy groups, community development organizations, chambers of commerce, etc.

- Quantify, Quantify, Quantify



# General Tips

- Start Early
  - Identify resources
  - Talk to Potential Partners
- Identify Roles & Responsibilities
- Talk to EPA
  - Get a Debrief
- Review Previous Successful Applications

<http://www.njit.edu/tab/sample-grant-applications/>



# General Tips



## Seriously, Read the Directions

- ❑ FOLLOW DIRECTIONS (read entire Guidelines)
- ❑ Write as though the reader knows NOTHING about your community
- ❑ Address all criteria – if it doesn't apply say so and explain why
- ❑ Don't rely on past successes – keep the application forward-focused.
- ❑ Get an “outside” editor

# NJIT Technical Assistance to Brownfield Communities (TAB)

**NJIT TAB** provides free technical assistance to communities facing brownfield challenges in EPA Regions 1 (New England), 3 (Mid-Atlantic), and 4 (Southeast).

**How:** It's Easy – just call or email – there is no contract to sign: NJIT TAB Hotline 973-642-4165 [tab@njit.edu](mailto:tab@njit.edu) or online at <http://www.njit.edu/tab/>

**What:** Workshops and Webinars; One-on-One Direct Mentoring; On-line Resource Center [www.njit.edu/tab](http://www.njit.edu/tab)



**Who:** Communities, State/Regional/Local Governmental and Tribal Entities and Non-Profits

**ALL NJIT TAB Services are provided Free of charge**



# Q&A



**Janet Peterson, P.G.**  
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Treasure Coast Regional Planning Council



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**Charitable Foundation**

Thank you!