Community Development
Tools You Can Use Webinar

Winning and Managing Brownfield Grants

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Presenters

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Overview of Grants and Incentives in the Brownfields Program
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

<table>
<thead>
<tr>
<th>TAX CREDIT TYPE</th>
<th>APPLICATION FREQUENCY</th>
<th>MAXIMUM CREDIT FOR COSTS INCURRED (AFTER 2008)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Rehabilitation</td>
<td>Annually</td>
<td>50% $500,000</td>
</tr>
<tr>
<td>SRCO (NFA) Bonus</td>
<td>Once</td>
<td>25% $500,000</td>
</tr>
<tr>
<td>Affordable Housing Bonus</td>
<td>Once</td>
<td>25% $500,000</td>
</tr>
<tr>
<td>Health Care Bonus</td>
<td>Once</td>
<td>25% $500,000</td>
</tr>
<tr>
<td>Solid Waste Removal</td>
<td>Once</td>
<td>50% $500,000</td>
</tr>
</tbody>
</table>
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
FDEP Contamination Locator Map
FDEP Contamination Locator Map
Miami-Dade Environmental Considerations Map Tool - Brownfields
Helpful Links

- FDEP Brownfields Link: [https://floridadep.gov/waste/waste-cleanup/content/brownfields-program](https://floridadep.gov/waste/waste-cleanup/content/brownfields-program)
- FDEP Brownfields GeoViewer: [https://ca.dep.state.fl.us/mapdirect/?focus=brnflds](https://ca.dep.state.fl.us/mapdirect/?focus=brnflds)
- FDEP Contamination Locator Map: [http://prodenv.dep.state.fl.us/DepClnup/welcome.do](http://prodenv.dep.state.fl.us/DepClnup/welcome.do)
- Broward County Contaminated Sites: [http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=5d9ec5c1eb614c8b88d8990f48b15b7a](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](https://www.epa.gov/brownfields/types-brownfields-grant-funding)
For more information…

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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

Transform Communities

Build Momentum

Engage People

Leverage Resources
Programmatic Responsibilities

Know the Flow

Tap into Resources

Record Keeping is Key

Electronic
A New Engine Powering the City
A New Destination Within the City

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

3 Brownfields Site Rehabilitation Agreements
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

<table>
<thead>
<tr>
<th>Year</th>
<th>Amount</th>
<th>Type</th>
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<tbody>
<tr>
<td>2009</td>
<td>$100,000</td>
<td>Sub-Grant</td>
</tr>
<tr>
<td>2009</td>
<td>39,900</td>
<td>ARRA Subgrant</td>
</tr>
<tr>
<td>2013</td>
<td>700,000</td>
<td>Loan</td>
</tr>
<tr>
<td>2013</td>
<td>300,000</td>
<td>Loan</td>
</tr>
<tr>
<td>2014</td>
<td>400,000</td>
<td>Loan</td>
</tr>
<tr>
<td>2015</td>
<td>300,000</td>
<td>Loan</td>
</tr>
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**Total Funding: $1,839,900**

*Picture Source: [cityoffortpierce.com/documentcenter/view/4099]*
The Vision

Anchorage Park
Village of North Palm Beach

ANCHORAGE PARK
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
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
Samia Singleton, Redevelopment Specialist

Cocoa’s Brownfields Redevelopment Success Stories
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
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(321) 433-8577
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/](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**
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TD Charitable Foundation
Thank you!