



TBRPC
TAMPA BAY REGIONAL
PLANNING COUNCIL

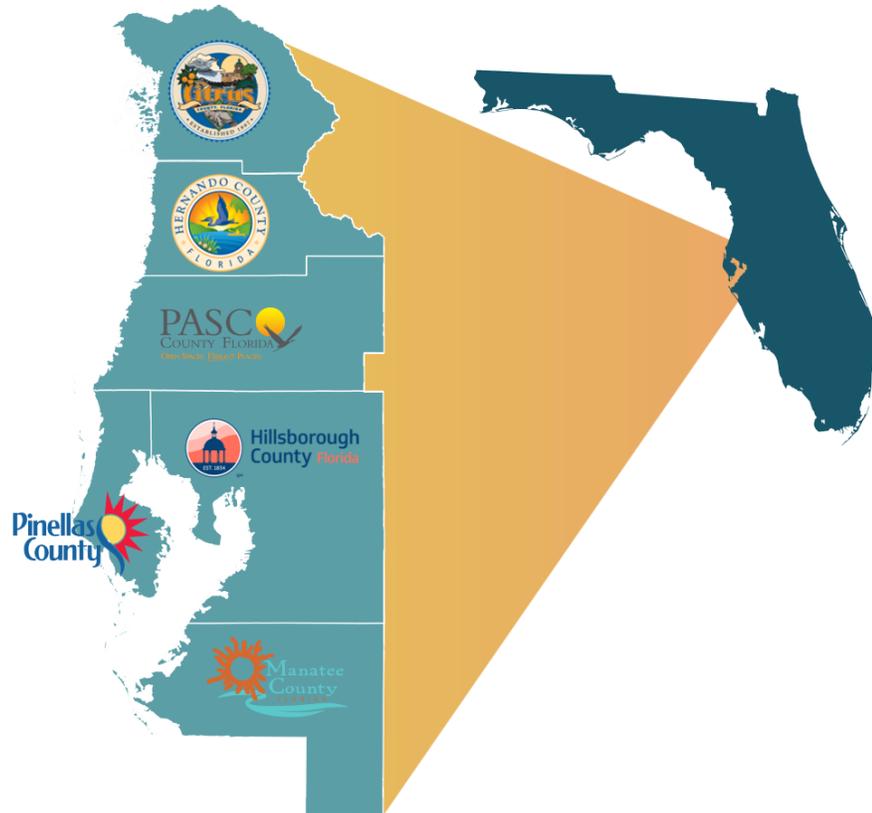
BROWNFIELDS 101

BLIGHT TO BRIGHT

Tampa Bay Regional Planning Council and New Jersey Institute of Technology

January 31st, 2025

WHO ARE WE?



TAMPA BAY REGIONAL PLANNING COUNCIL

Mission Statement:

To serve our citizens and member governments by providing a forum to foster communication, coordination, and collaboration in identifying and addressing needs regionally.

Who we serve (members):

- 6 Counties
- 23 Municipalities
- 13 Gubernatorial Appointees
- 3 Ex-Officios



TAMPA BAY
REGIONAL RESILIENCY COALITION



AGENCY ON BAY & COASTAL MANAGEMENT



Focus Areas

1. Economic Development
2. Emergency Preparedness
3. Environmental Planning
4. Planning Technologies
5. Resiliency Planning



What We Do

- 1. Regional Government Liaison Program**
- 2. Planning Support & Technical Services**
- 3. Regional Convening – Committees & Initiatives**



TODAY'S AGENDA

1 Intro to Brownfields

2 Treasure Coast RPC
Experience

3 Redevelopment
Process

4 Funding Opportunities

5 NJIT TAB Program and
Next Steps

6 Questions and Closing

Brownfields 101

From Blight to Bright

January 31, 2025

Elise Molleur
Brownfield Redevelopment Specialist
NJIT TAB



In Partnership with

NJIT

TAB TECHNICAL
ASSISTANCE TO
BROWNFIELD
COMMUNITIES

Made possible with funding from the EPA

Zoom Poll



A Brownfield History



"Tampa owes its commercial success to Tampa Bay and the Hillsborough River. When phosphates were discovered nearby in the late 1880s, the resulting mining and shipping industries prompted a boom of growth and wealth that lasted through the 1890s."

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TAB TECHNICAL
ASSISTANCE TO
BROWNFIELD
COMMUNITIES

What is a Brownfield?

“Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

– USEPA

“Abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.”

–Florida Department of
Environmental Protection (FLDEP)

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Former Dry Cleaner (AL)



Non-Industrial Brownfield Sites

**Abandoned Gas Station
(Brooksville, FL)**



**Vacant Bank (Cocoa
Beach, FL)**



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Abandoned Delray elementary school goes up in flames, one firefighter injured

A fire at the abandoned Old Plumosa Elementary School required 35 firefighters to put it out.

Sep 5, 2023



Hundreds of tires dumped on vacant property

JACKSONVILLE, Fla. – A local property manager says he found hundreds of tires dumped on vacant land he oversees – tires that piled more than...

Dec 28, 2021



Abandoned buildings on Florida tagged with profanity laced graffiti

An unwelcome sight is...

Jan 8, 2020



Family displaced after abandoned structure collapses, falls onto home in Miami

MIAMI (WSVN) - Miami Fire Rescue responded to a collapsed building in the area that displaced a family living nearby, Thursday morning.

Nov 16, 2023



Negative Impacts of Brownfields

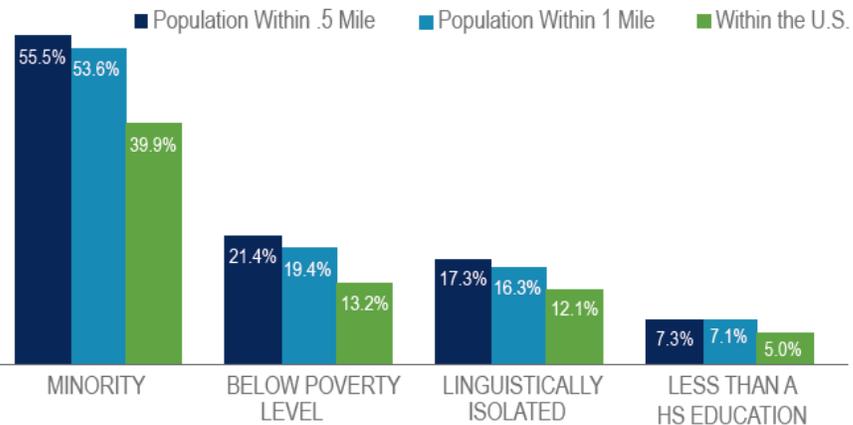
Brownfields and Social/Environmental Justice

COMMUNITY CHARACTERISTICS NEAR BROWNFIELD SITES

Brownfield sites from Assessment, Cleanup and Redevelopment Exchange System (ACRES) as of FY20
 Population Data from 2016-2019 American Community Survey

The population living within .5- and 1-mile of a Brownfield site is:

- ▶ more minority,
- ▶ more low income,
- ▶ more linguistically isolated, and
- ▶ less likely to have a high school education than the U.S. population as a whole.



UNEQUAL BY DESIGN, NOT BY ACCIDENT

*Solid Waste Sites and the Black Houston Community**

Robert D. Bullard, *Texas Southern University*

General Accounting Office

Siting Of Hazardous Waste Landfills And Their Correlation With Racial And Economic Status of Surrounding Communities

Conclusions

The conclusion that can be drawn in this paper reveals that the City of Houston located and operated solid waste disposal sites (incinerators and landfills) primarily in black neighborhoods. Thus, black Houston residents are more likely to live near Houston waste disposal sites than nonblacks. This historical pattern of municipal waste disposal siting occurred over a fifty-year span.

...sted us to f hazardous waste the surrounding caused our review guous to an tern States (EPA's) Region tion standards, site hazardous which addresses anagement

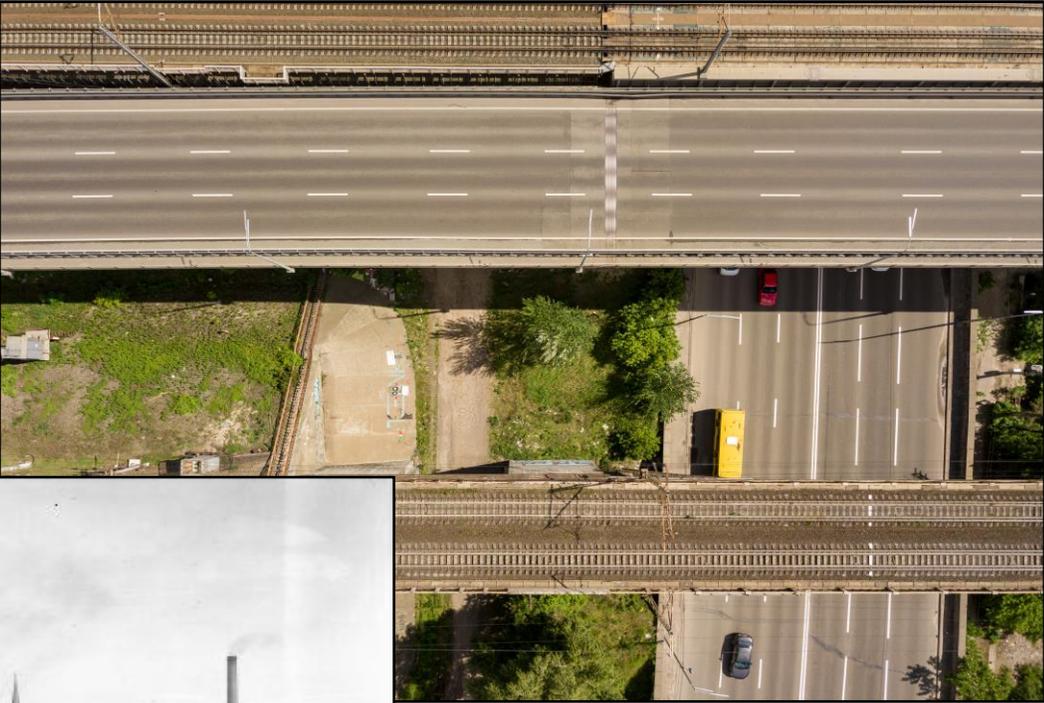
These neighborhoods were often targeted for polluting industries because the people living there didn't have the political power to stop it.

We found that:

- There are four offsite hazardous waste landfills in Region IV's eight States. Blacks make up the majority of the population in three of the four communities where the landfills are located. At least 26 percent of the population in all four communities have income below the poverty level and most of this population is Black.
- The determination of where a hazardous waste landfill will be located is currently a State responsibility. Federal regulations, effective in January 1983, require that selected sites meet minimal location standards. EPA has just begun its review process to determine if sites meet these standards.
- Federal legislation requires public participation in the hazardous waste landfill permit process except for the approval of disposal for polychlorinated biphenyls (PCBs), which are regulated under separate legislation that does not provide for public participation. Because of delays in issuing final regulations three of the four landfills in Region IV have not yet undergone the final permit

Advantages of Having a Brownfield Site

Site



Before



Redevelopment



After



Advantages of Brownfields

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Environment

- Removal of contaminants and pollutants
- Improved air quality, water quality, natural habitats



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- Spurs economic development
- Creates jobs
- Increases tax revenues
- Provides diverse economic base



Economy

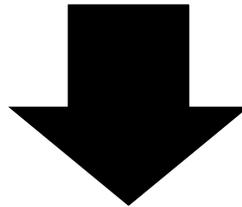
Social Equity



- Removes health and safety hazards
- Removes “eye sore;” improves community appearances
- Alleviates community fears and worries



NJIT

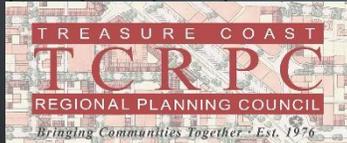


Cleanup and Redevelopment of Brownfields



Key ingredients to creating economically, environmentally, and socially equitable communities

REGIONAL PLANNING COUNCILS AS CATALYSTS FOR BROWNFIELDS REDEVELOPMENT: *SUCCESS STORIES*



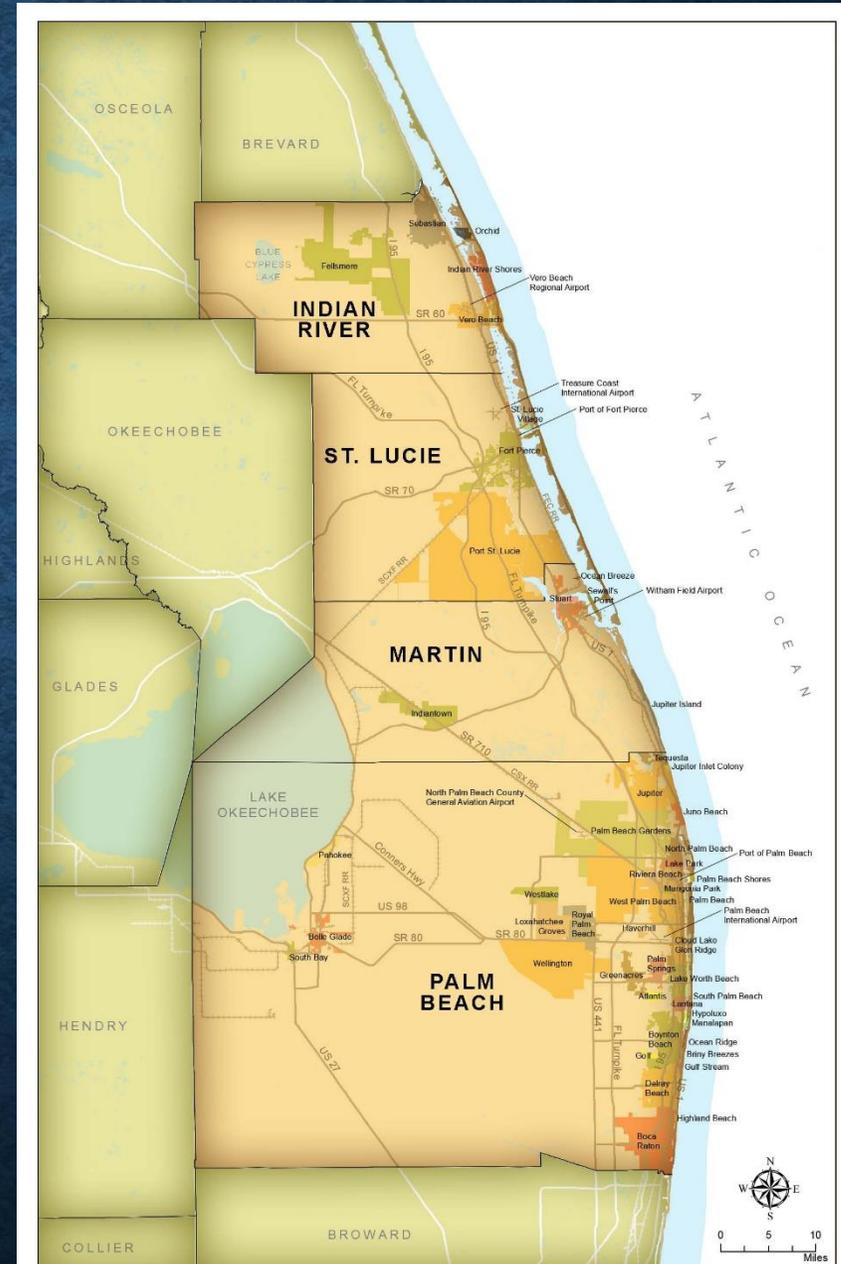
Stephanie Heidt, AICP, Deputy Executive Director
Treasure Coast Regional Planning Council

TCRPC Brownfields Program Overview

Encompasses Assessment and Cleanup

- 2003: \$200,000 petroleum assessment
- 2005: \$200,000 petroleum assessment
- 2005: \$1,100,000 RLF established
- 2007: \$400,000 petro/hazardous assessment
- 2009: \$450,000 ARRA RLF supplemental
- 2011: \$1,000,000 coalition assessment grant
- 2013: \$300,000 RLF supplemental
- 2014 \$400,000 RLF supplemental
- 2015 \$500,000 coalition assessment grant
- 2019 \$600,000 coalition assessment grant
- 2022: \$500,000 community-wide assessment grant

TOTAL \$5.65 million



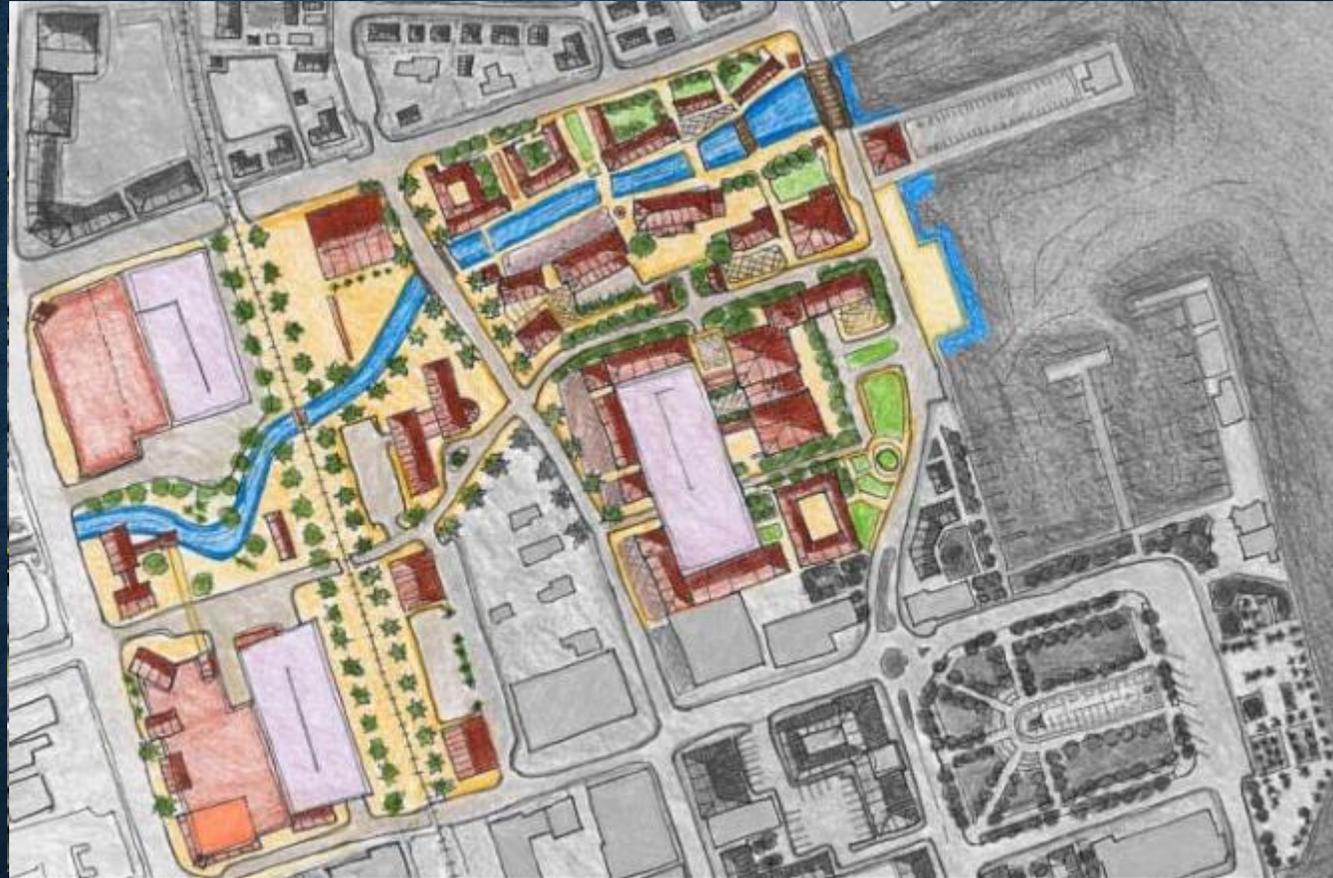
Former H.D. King Power Plant City of Fort Pierce



- 1912 to 2008 Power Generation Facility
- Demolished in 2009
- 6 acres of land
- Prime RE Downtown/Marina
- Adjacent to Historic EJ Community



Downtown Waterfront Charrette



A New Engine Powering the City

A New Destination Within the City

Phased Approach



3 Brownfields Site Rehabilitation Agreements

- ✓ Incremental Closure
- ✓ Additional Grant Funding
- ✓ Implementation of Competing Visions

City Earned \$ 2,000,000 in Tax Credits

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

- ❑ Environmental Site Assessments
- ❑ Removal of Impacted Soils



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



2019 Port Designation



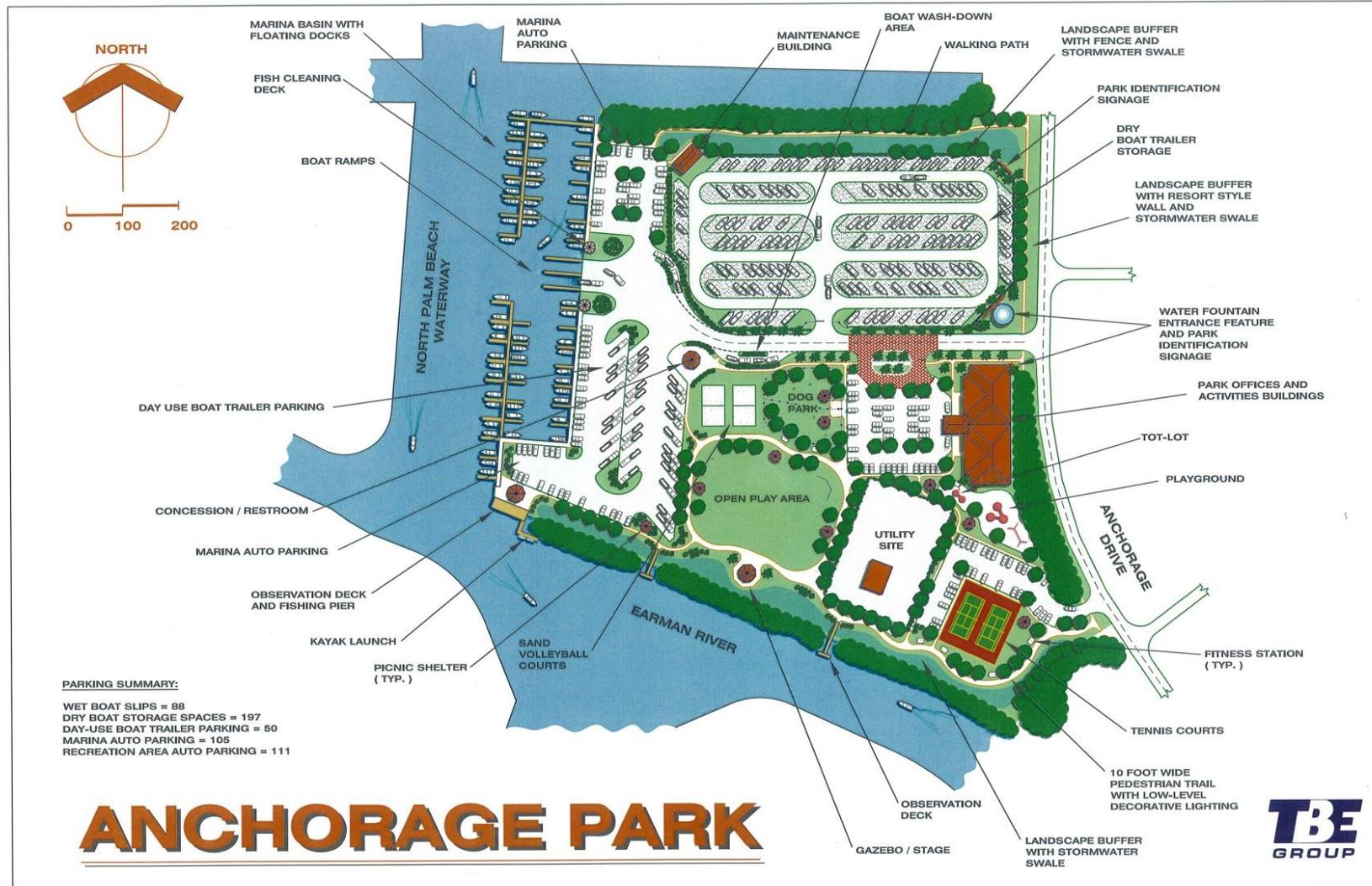
Downtown



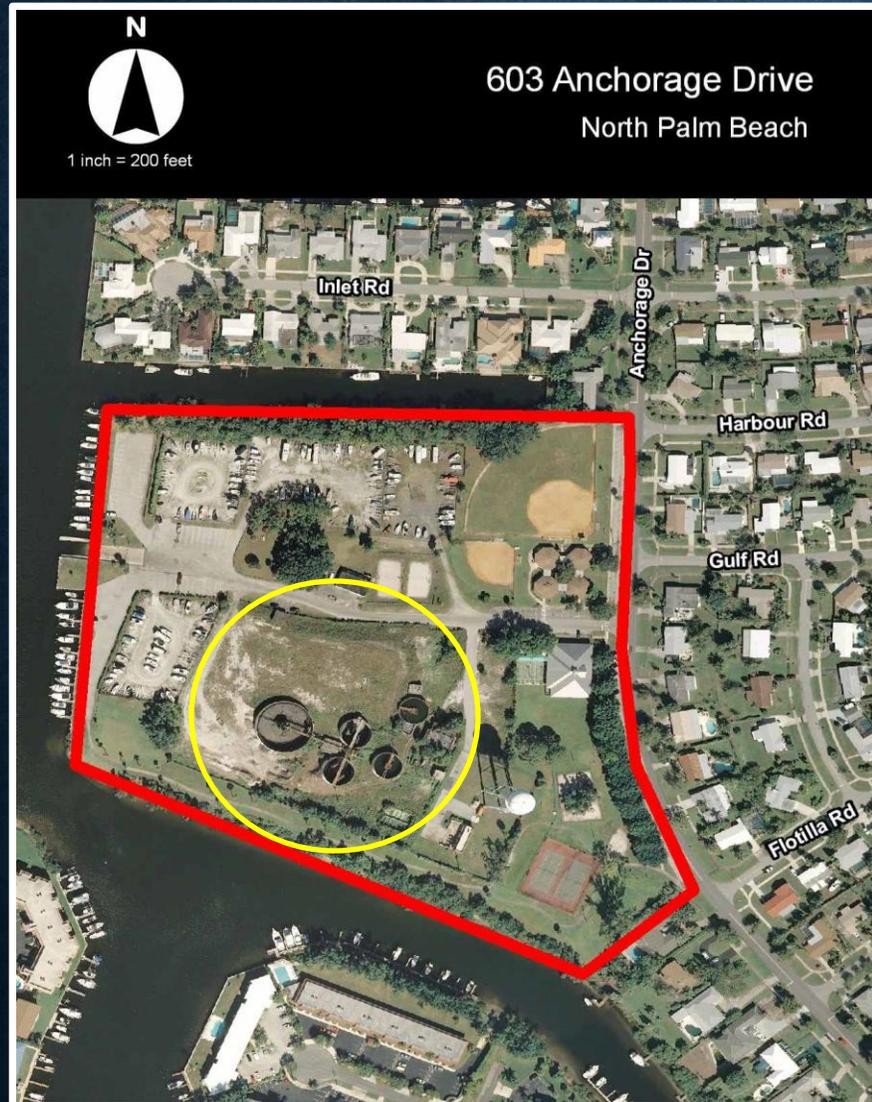
Brownfields

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)
- 2006 - TCRPC provides \$100,000 cleanup grant
- 2007- ABCA completed
- 2008 -20.44 tons of sediment removed
- 2008 - Demolition and disposal activities conducted

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

- ❑ Part of a 21-acre Park
- ❑ Dog Parks
- ❑ Youth Baseball Fields
- ❑ Sand Volleyball Courts
- ❑ Boat Launch (By Permit Only)
- ❑ Dry Boat Storage
- ❑ Wet Boat Slips
- ❑ Fishing
- ❑ Picnic Areas
- ❑ Playgrounds



**Former Wastewater Treatment
Plant Transformed Into
Open-Space/Greenspace Park**

Stephanie Heidt, AICP
Deputy Executive Director
Treasure Coast
Regional Planning Council

772.221.4060 sheidt@tcrpc.org



Yes, I have a Brownfield site...

Now what?



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**Build
Partnerships**

**Engage the
Community**

**Funding
Sources**

Fertilizer



Planning

**Site
Assessment**

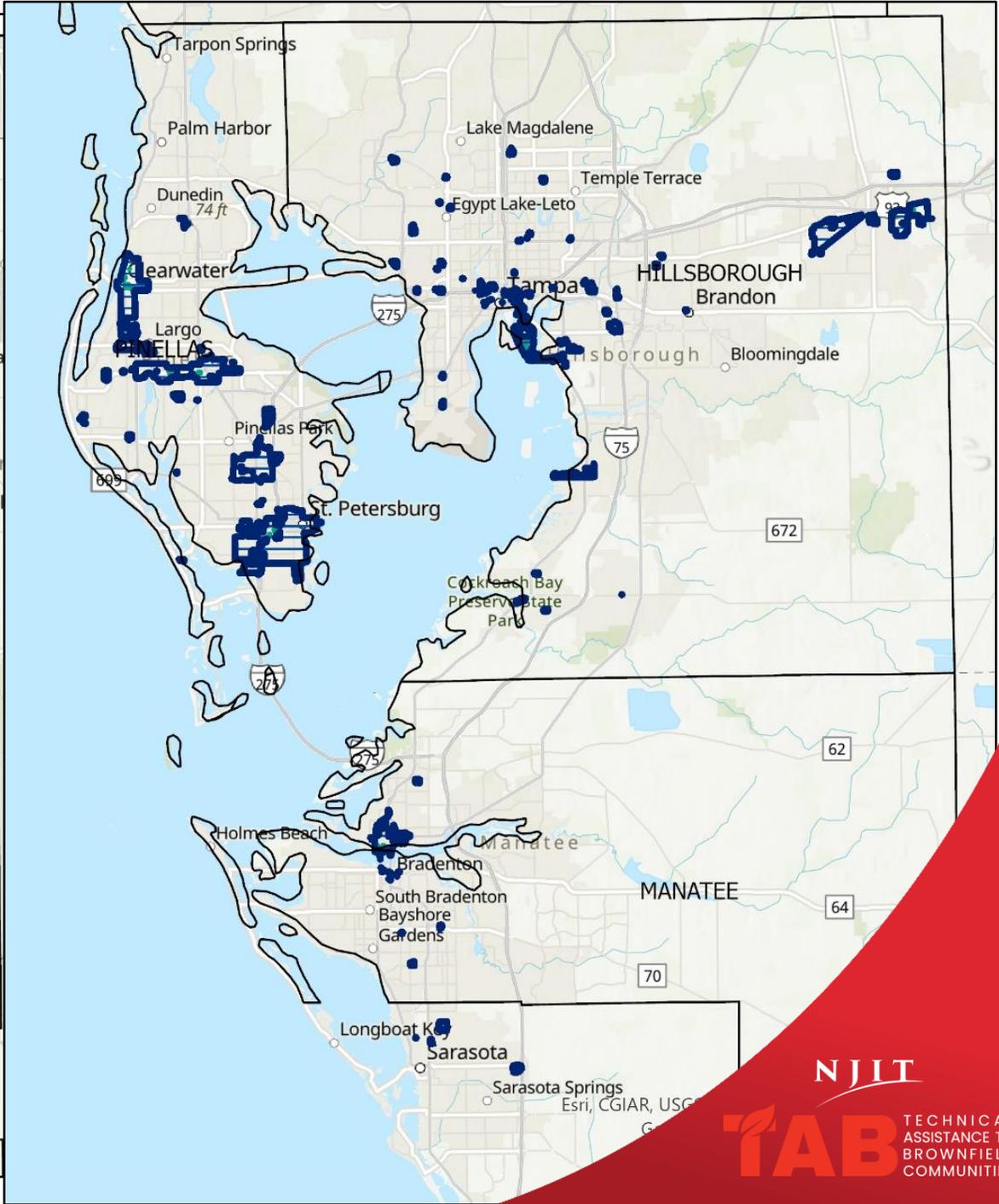
**Site
Remediation**

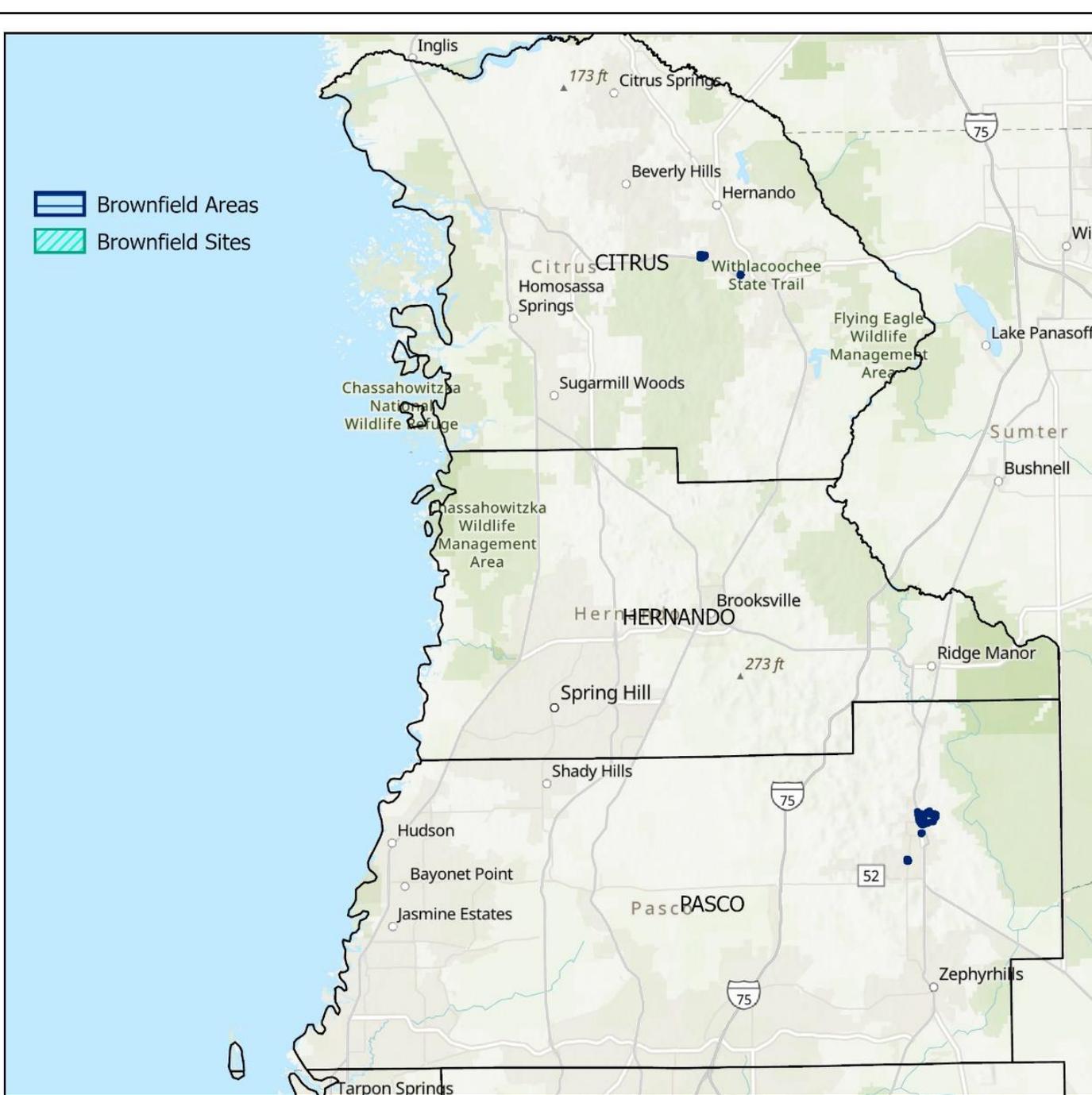
Redevelopment

Site Reuse Vision



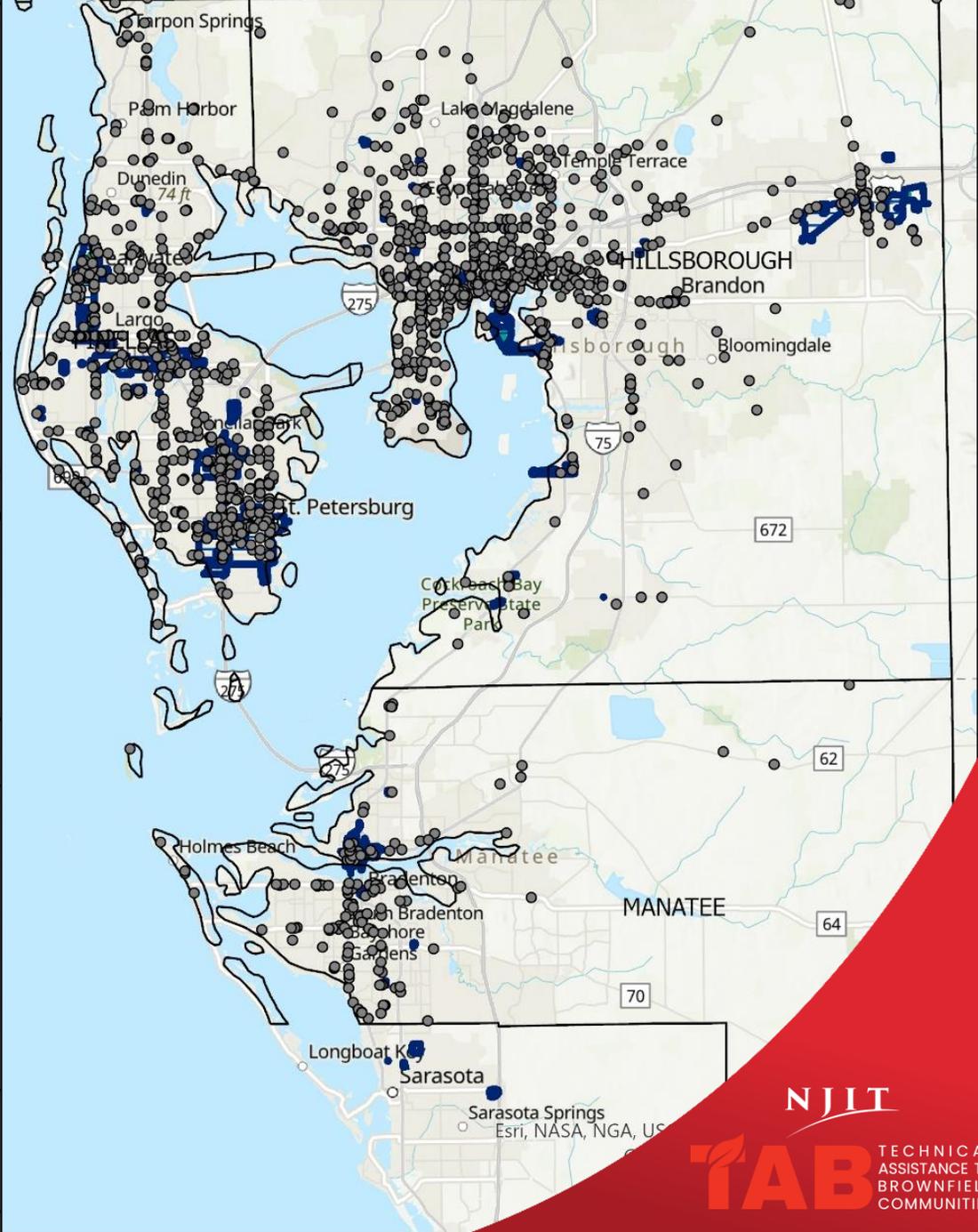
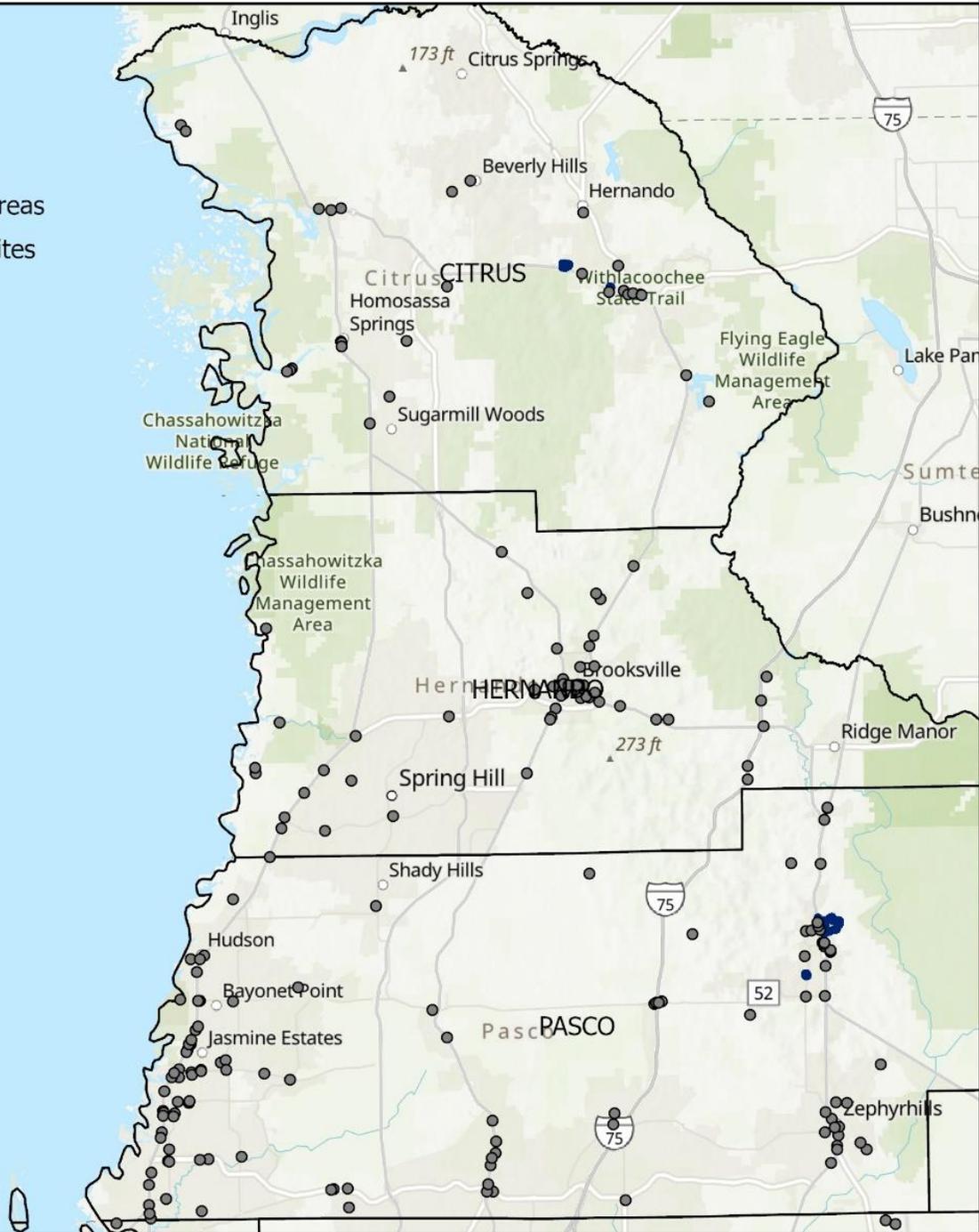
-  Brownfield Areas
-  Brownfield Sites

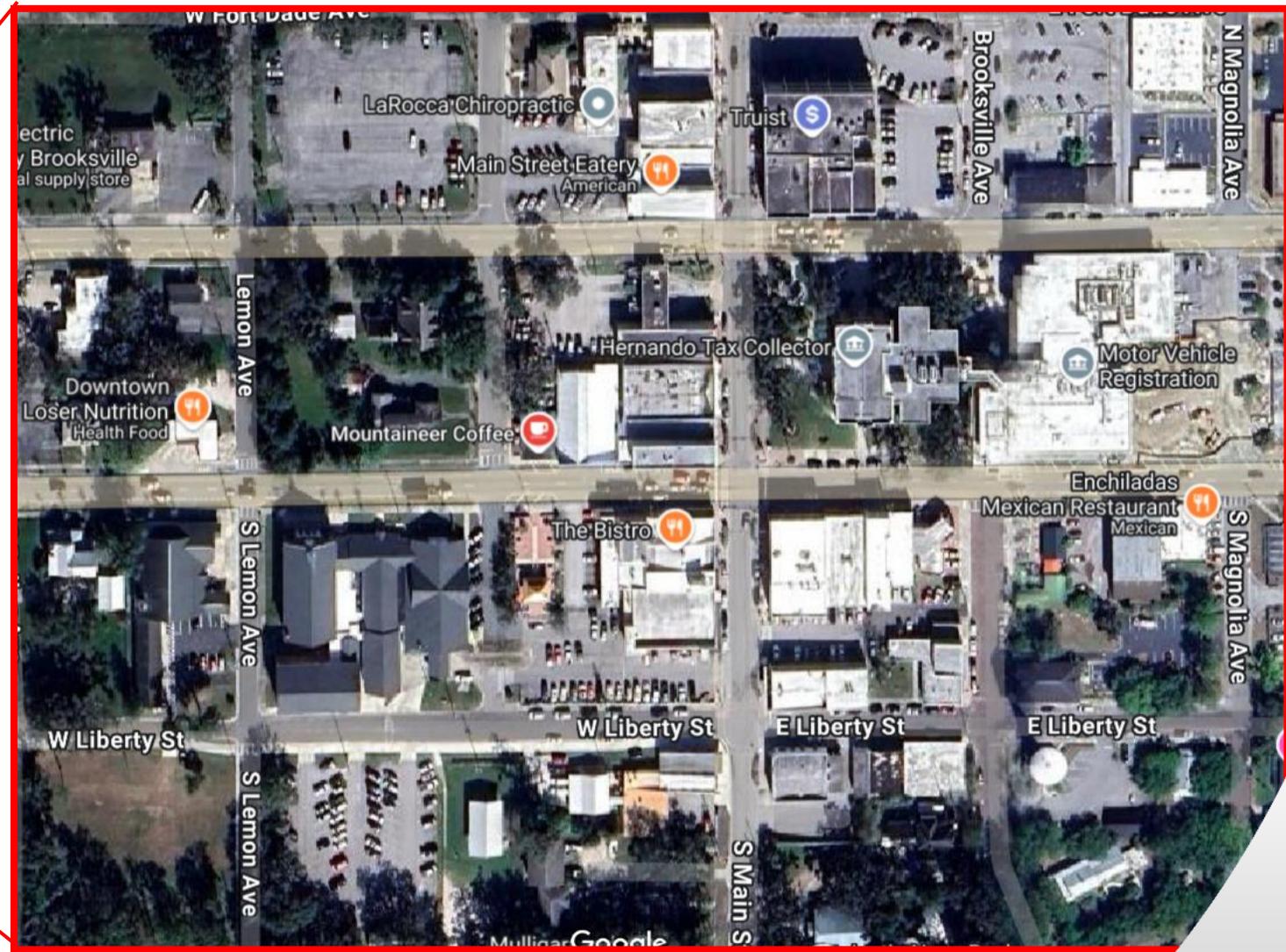
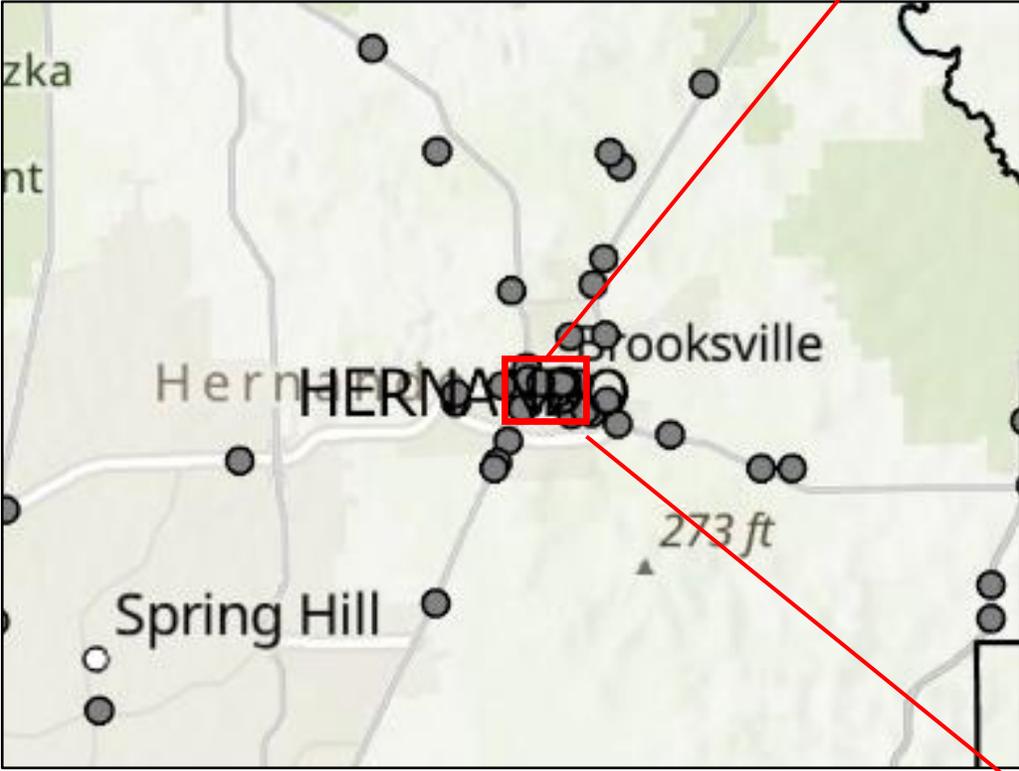


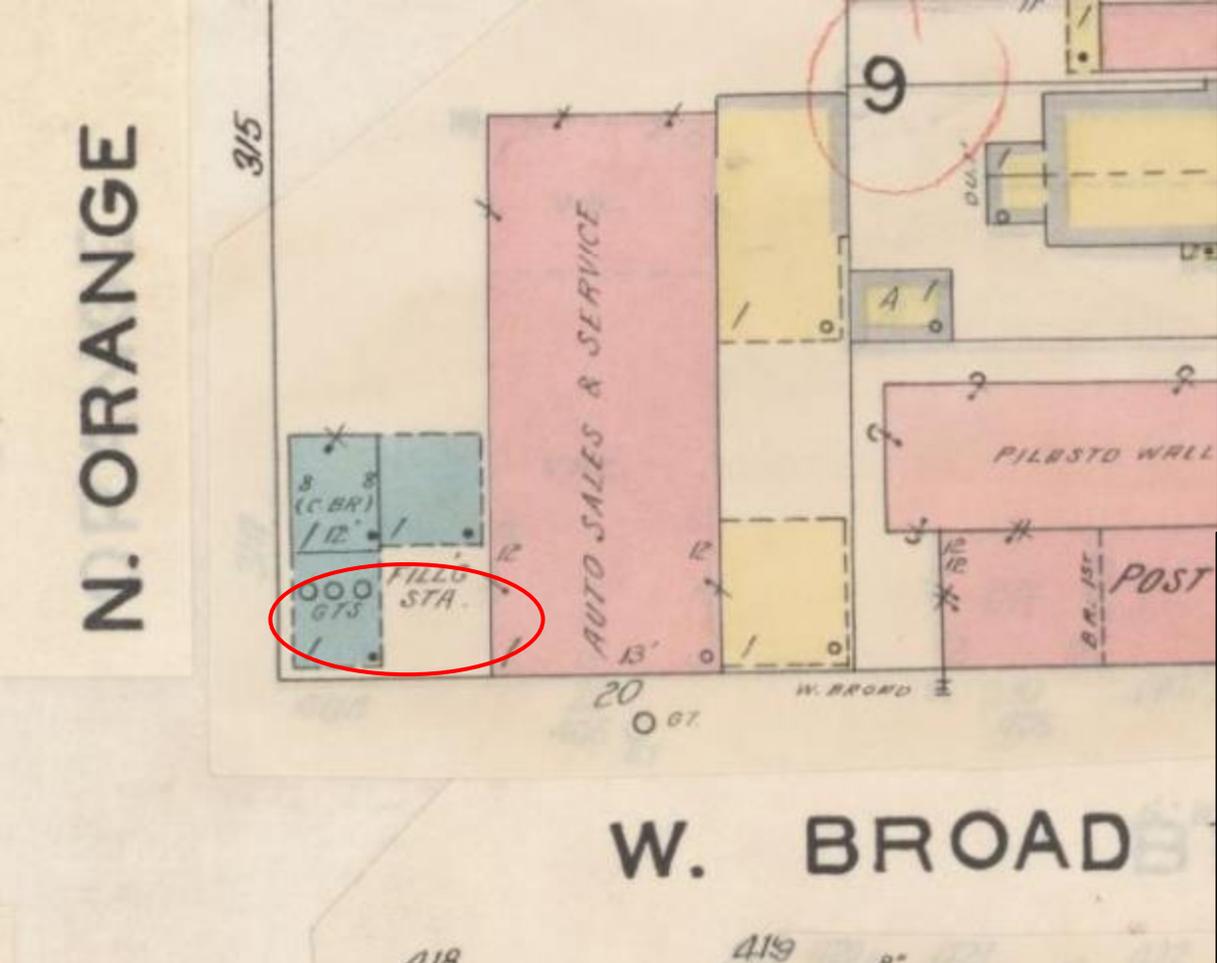


True or False - If there are no brownfield sites or brownfield areas mapped by the DEP for my town, that means we don't have brownfields

-  Brownfield Areas
-  Brownfield Sites







This coffee shop was once a gas station



Is this a brownfield? What was the previous use, and now?







B & L Suncoast Auto Center

4.2 ★★★★★ (26)

Auto repair shop

Temporarily closed

Overview

Reviews



Directions



Save



Nearby



Send to phone



Share



500 S Broad St, Brooksville, FL 34601



Temporarily closed



(352) 796-9855



HJ34+XM Brooksville, Florida



Your Maps activity



Add a label



Suggest an edit

Add missing information



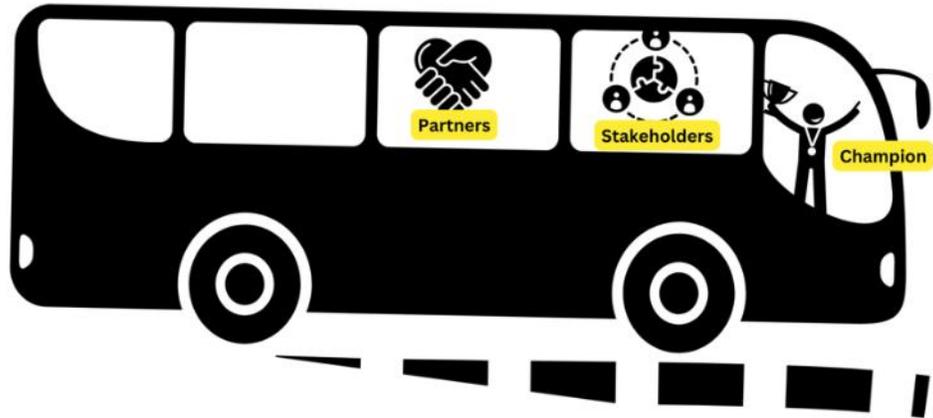
Add hours



PLANNING GOAL: STRATEGIC APPROACH AND COHESIVE VISION FOR BROWNFIELD REDEVELOPMENT

To access more funding, help overcome project hurdles, and ensure continuity

BROWNFIELDS TASK FORCE



BROWNFIELDS INVENTORY



Spreadsheet with site information :

- Basic attributes
- Owner
- Environmental Status
- Zoning
- Legal barriers
- Access
- Assets (infrastructure, location, etc)

PRIORITY SITES

Integrated activities where each of these elements informs the other, getting further refined throughout the process



Site Reuse Vision

What do we need?

- Economic Development
- Resiliency
- Housing

Community Engagement

Who is the community?
What do they need and desire from the redevelopment?
Identify other sites

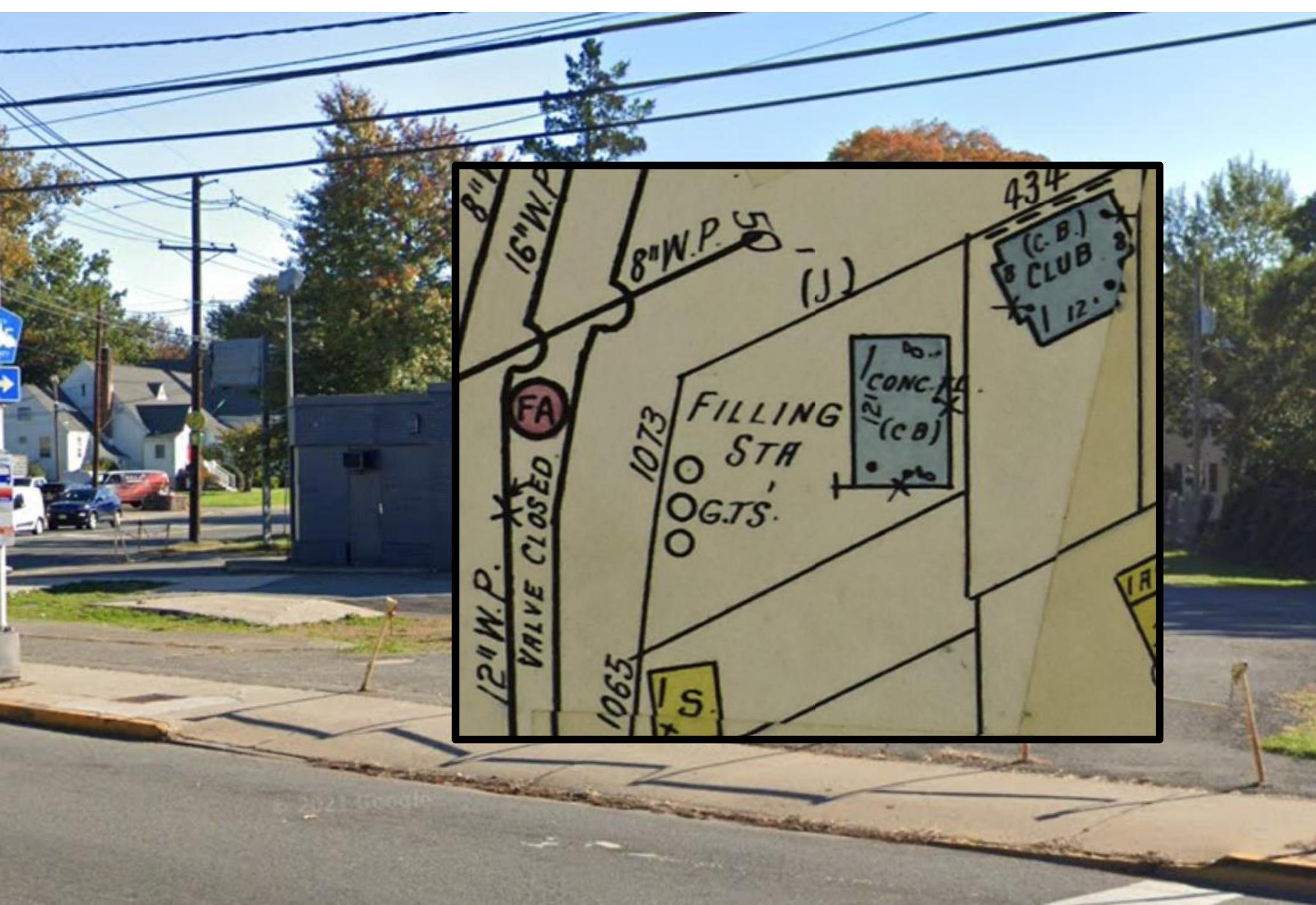
Area Context

- Master Plan
- Downtown
- Flooding
- Green Space
- Schools
- ...other planning initiatives and investments

BROWNFIELD BLUEPRINT

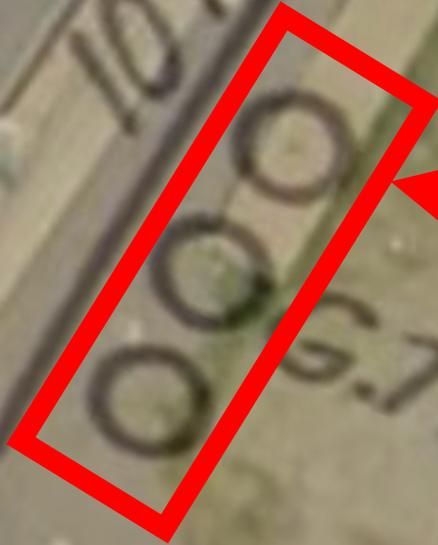


- Pull what you have together
- Identify any foundational gaps
 - Site conditions + constraints
 - Existing area/regional planning + investments
- Next steps



How do we investigate?

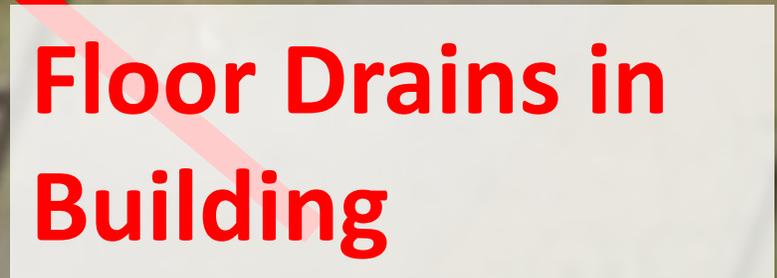
3 Gas Tanks



**Gas
Dispensers**

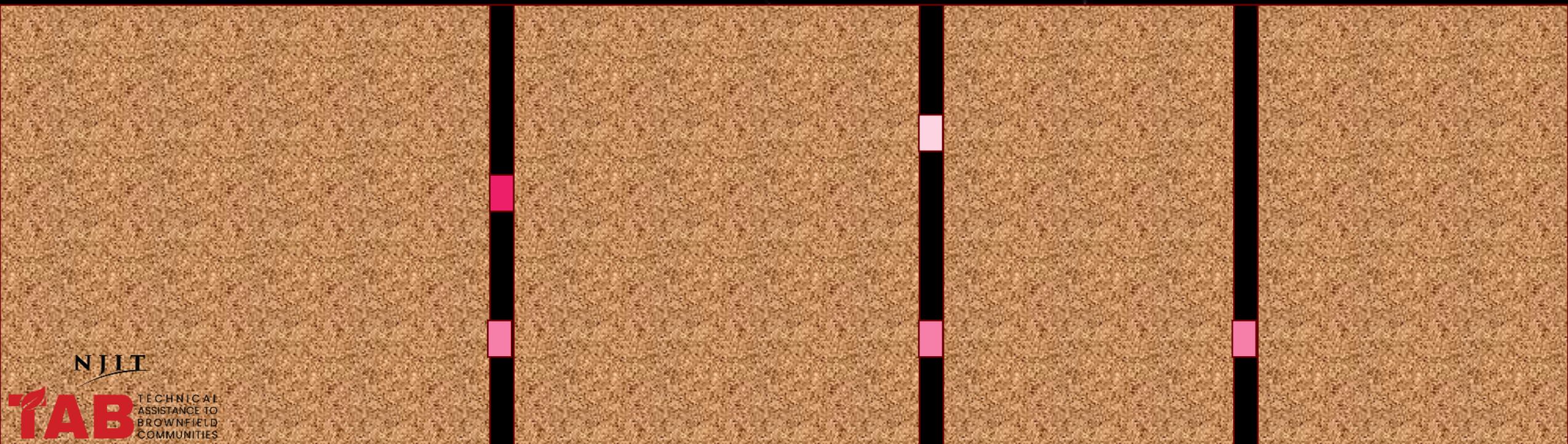


**Floor Drains in
Building**



Stained Soil





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TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES



Old gasoline tanks



Vapors



Dissolved plume





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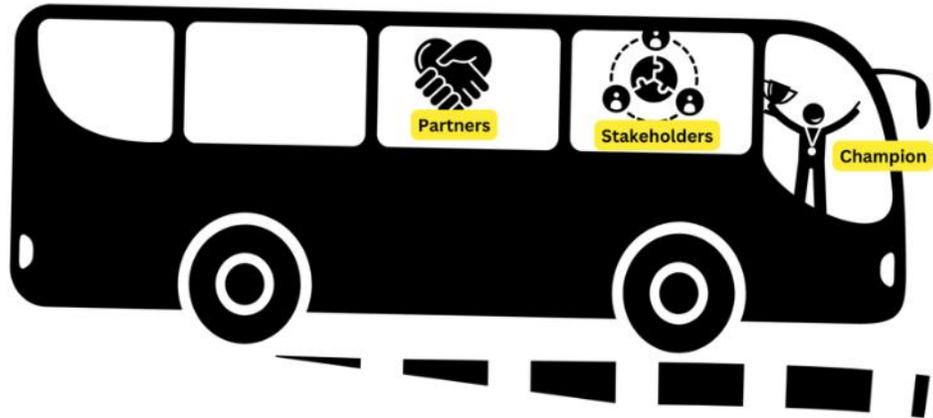
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TAB TECHNICAL ASSISTANCE TO BROWNFIELD COMMUNITIES

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BROWNFIELD BLUEPRINT



- Pull what you have together
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Martian Makeover

Open up the map that
was emailed to you
yesterday!



NJLT

Map Activity

Questions for Your Consideration...

1. If there was a news article about your community's current brownfield status, what would the headline be? Imagine they're redeveloped in the future... now what is the headline?
2. Who are the critical players in that story's success?
3. Who is currently being impacted by the brownfield sites, and what role do they play in their reuse?

- Critical to know where to find funding, how to secure it, and how to apply it
- Brownfield projects are funded by **multiple sources** (grants, loans, tax incentives, etc.)
- Key to success is being able to bundle those sources (commonly referred to as the “**funding stack**”)
- Funding resources may only apply to certain steps or at certain times

Funding



Brownfields Multipurpose Grant

- Funding to conduct a **range of eligible planning, assessment and cleanup activities at one or more brownfield sites** in target area(s).

Brownfields Assessment Grants

- Funding for **brownfields inventories, planning, environmental assessments, and community outreach.**

Brownfields Revolving Loan Fund (RLF) Grants

- Funding to **capitalize loans that are used to cleanup brownfields.**

Brownfield Cleanup Grants

- Funding to **carry out cleanup activities at brownfield sites** by the applicant.



Who's eligible for EPA Brownfields grants?



→ State Governments

→ Regional/County Governments

→ Local/Municipal Governments

→ Tribal Nations

→ Non-Profit Organizations

EPA Brownfields Grant Solicitation Cycle



Request For Applications (RFA)

Fall



Grant Application Submissions Are Due

Winter



Successful Grant Applicants Are Announced

Spring



Funding Becomes Available

Late Summer



Ready, Set, Redevelop!

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FY25 Brownfields ARC Grant Offerings

Grant Type	Max Project Period	Max Grant Award	Estimated Awards	Total \$\$\$ Per Grant Type	
				Bipartisan Infrastructure Law Funds	Regular Appropriated Funds
Assessment State/Tribal	5 years	\$2,000,000	18	\$36,000,000	--
Assessment Coalition	4 years	\$1,200,000	29	--	\$35,000,000
New Assessment Community-Wide	4 years	\$500,000	40	--	\$20,000,000
Existing Assessment Community-Wide	4 years	\$500,000	52	--	\$26,000,000
Revolving Loan Fund	5 years	\$1,000,000	15	\$15,000,000	--
Cleanup	4 years	\$500,000	30	\$15,000,000	--
Cleanup	4 years	\$2,000,000	23	\$45,000,000	--
Cleanup	4 years	\$4,000,000	10	\$40,000,000	--

NO COST SHARE!

\$151,000,000 \$81,000,000

217 AWARDS / \$232,000,000 TOTAL

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Florida's Brownfield Program and Tampa Bay Brownfield Sites

January 31, 2025



Philip Wilkerson
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Brownfield Coordinator
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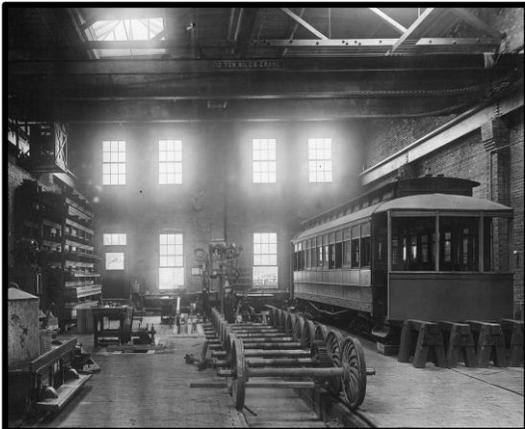


Allison Amram, P.G.
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amrama@epchc.org

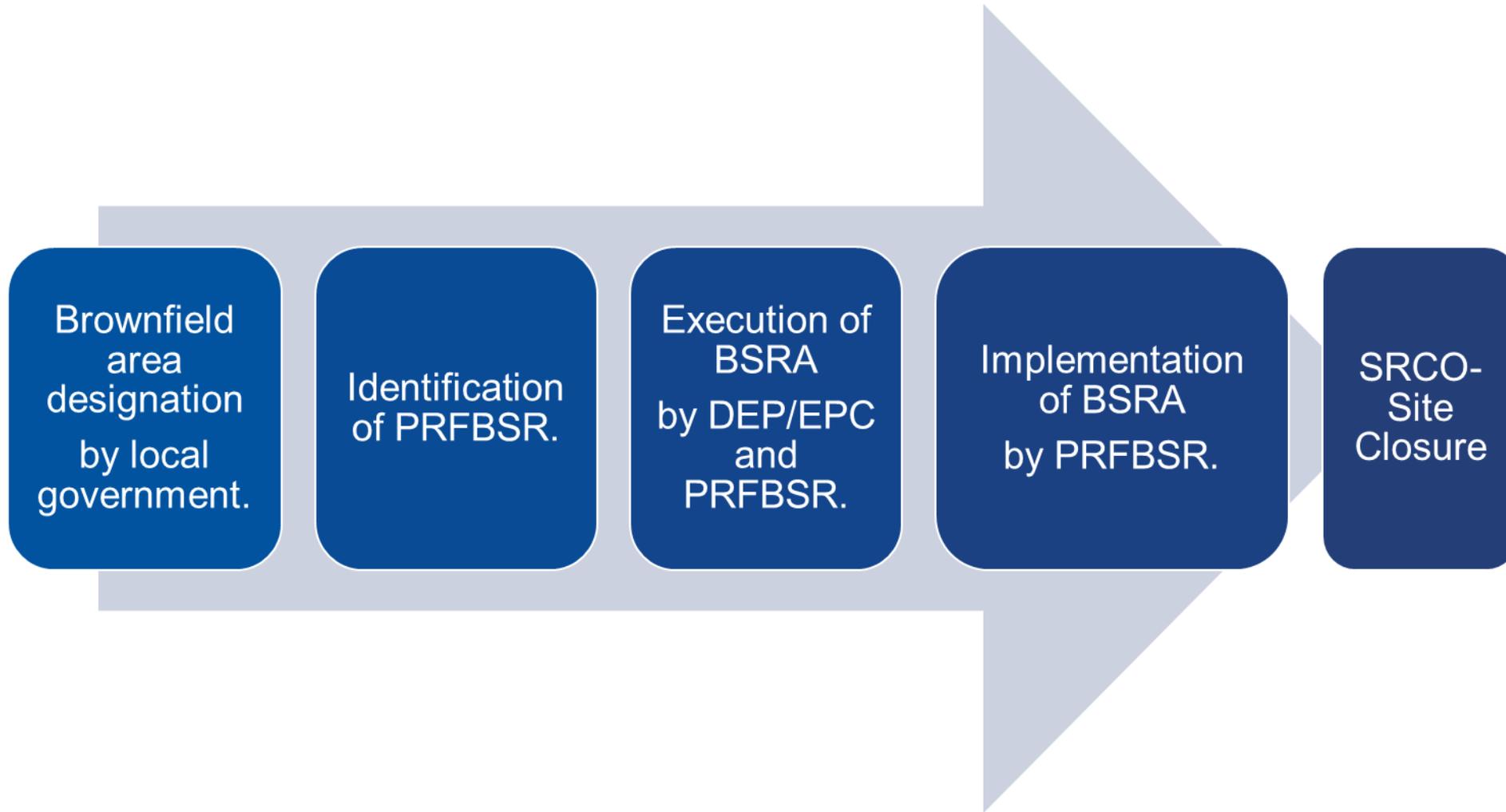
Florida's Brownfield Program - Est. 1997



- Redevelopment of contaminated sites
- Two goals: Redevelop & Cleanup Environmental Impacts
- EPC delegated by FDEP in 2004 for cleanup activities in Hillsborough County



Brownfields Process



Chapter 62-780 Cleanup Process



Following completion of the process, FDEP or EPC issues a closure order.

Voluntary Cleanup Tax Credits

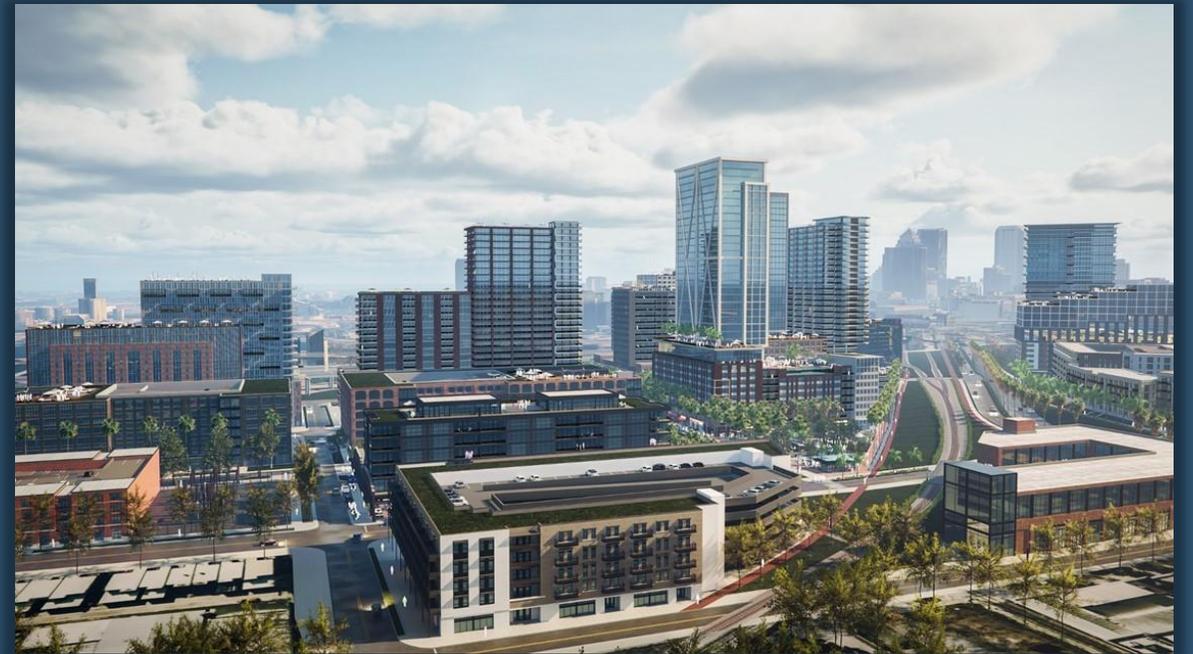


Tax Credit Type	Application Frequency	% Allowed / Maximum Credit for Costs Incurred and Paid after 12/31/07	
Site Rehabilitation	Annually	50%	\$500,000
No Further Action Bonus (i.e., SRCO)	Once	25%	\$500,000
Affordable Housing Bonus	Once	25%	\$500,000
Health Care Facility Bonus	Once	25%	\$500,000
Solid Waste	Once	50%	\$500,000



SUCCESS STORY

PEOPLES GAS (GAS WORX) – TAMPA, FL



Water Works Park – Soil Management for Conditional Closure



Brownfield Program Community Benefits



Florida's Brownfield Program and Tampa Bay Brownfield Sites

January 31, 2025



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“Funding Stack” – Encore Tampa

History of the Site

- Settled by newly-emancipated African Americans after the Civil War
- Known as “The Scrub” – informal settlement built in the scrubby woods just beyond the town limits
- African American residents were forced to settle in and around The Scrub
- Central Avenue became the commercial spine with thriving businesses and jazz clubs
- Hit hard by urban renewal in the post-WWII years



1954: leveled to build the 483-unit Central Park Village public housing development

1960s: freeway construction sliced Central Avenue in half, and disinvestment followed

1967: Police-involved shooting resulted in three days of riots and arson

1974: Last business on Central Avenue closed



“Funding Stack” – Encore Tampa

USEPA Brownfields Multipurpose Grant (2012) - \$400,000

- \$200,000 for assessment
- \$200,000 for cleanup

US HUD Neighborhood Stabilization Program (2012) - \$28,000,000 for Encore’s horizontal infrastructure and \$10,000,000 to mitigate/prevent foreclosures throughout central Tampa

- Economic stimulus rewarding local government efforts to assist neighborhoods hurt by widespread foreclosures or abandoned housing

Voluntary Cleanup Tax Credit - up to \$500,000 per year per site

- Tax relief on intangible personal taxes or corporate income taxes for voluntarily cleaning up a Brownfields site

Affordable Housing Developments benefitted from...

- Low-Income Housing Tax Credit program
- HUD grants available for replacing public housing units
- HUD project-based contracts that guarantee a certain number of apartments for recipients of housing vouchers
- State incentives for brownfield redevelopment

Other types of funding:

- Tenant Improvement Fund of \$500,000 to help attract local entrepreneurs to open shops on site
- Choice Neighborhoods
- Sales Tax Refunds - paid for building materials used in the construction of certain qualified housing projects
- Loan Guarantee and Low-Interest Loans - for contractor liens, tax certificates, loan loss reserves
- Tampa Housing Authority’s (THA’s) capital funds
- City housing funds
- County tax-exempt bonds
- Federal Home Loan Bank (FHLB) grant program

“Funding Stack” – Encore Tampa

The Redevelopment

Several parcels developed to date:

- Two affordable apartments for seniors
- Two mixed-income apartments for families
- One market-rate multi-family housing
- One with the Encore/Meacham Urban Garden



Additional parcels are being marketed by Tampa Housing Authority for sale to outside developers for mixed-use development

Streets divide the site into 12 full-block development parcels

New streets and building names honor historical figures associated with the site

Pedestrian-friendly and sustainable landscaping



“Funding Stack” – City of Tallahassee

State of Florida Targeted Brownfield Program targeted three sites within the Gaines Street Corridor – funds used for both environmental assessment and site cleanup

- Marriott Residence Inn Site
 - City of Tallahassee Community Redevelopment Agency (CRA) provided **\$500,000** in grant funds for design improvements
 - State spent **\$150,354** in grant funds for design improvements
- Salie Property
- Old Coca Cola Plant

US EPA Brownfields Assessment Grant – **\$400,000** (received 2008)

- For contamination assessments along the Gaines Street Corridor

US EPA Brownfields Cleanup Grant – **\$800,000** (received 2009) for three sites:

- Former CSX Parcels 1, 2, 4, and 5
- Salie Site
- Gaines Street Corridor

US EPA Brownfields Revolving Loan Grant – **\$1,000,000** (received 2011)

- Funds and efforts concentrated along the Gaines Street Corridor



Marriott Residence Inn Site

Do you need help with...

Navigating the regulatory process?

Engaging the community?

Adhering to EPA grant requirements?

Identifying Funding?

Securing funding?

Understanding laws and regulations?

Understanding technical issues?

Reviewing your grant application?

Engaging the right contractor?

Understanding liability issues?

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NJIT TAB EPA REGION 4

NJIT has served as an EPA designated technical assistance provider since 2008

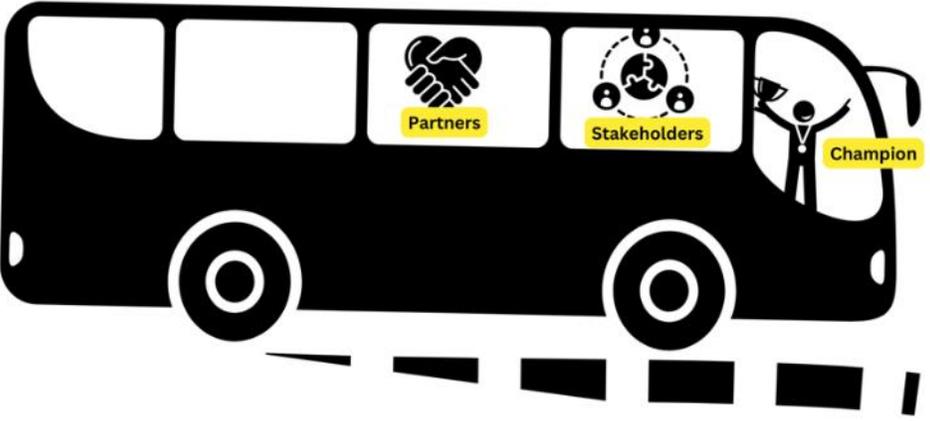
NJIT TAB serves as an independent resources to state, territory, regional, county, tribal, and local government entities, and nonprofits attempting to learn about, identify, assess, cleanup and redevelop brownfields.

Assistance is *free!*

So... what's next?



BROWNFIELDS TASK FORCE



BROWNFIELDS INVENTORY



Spreadsheet with site information :

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- Access
- Assets (infrastructure, location, etc)

PRIORITY SITES

Integrated activities where each of these elements informs the other, getting further refined throughout the process



Site Reuse Vision

- What do we need?
- Economic Development
 - Resiliency
 - Housing

Community Engagement

Who is the community?
What do they need and desire from the redevelopment?
Identify other sites

Area Context

- Master Plan
- Downtown
- Flooding
- Green Space
- Schools
- ...other planning initiatives and investments

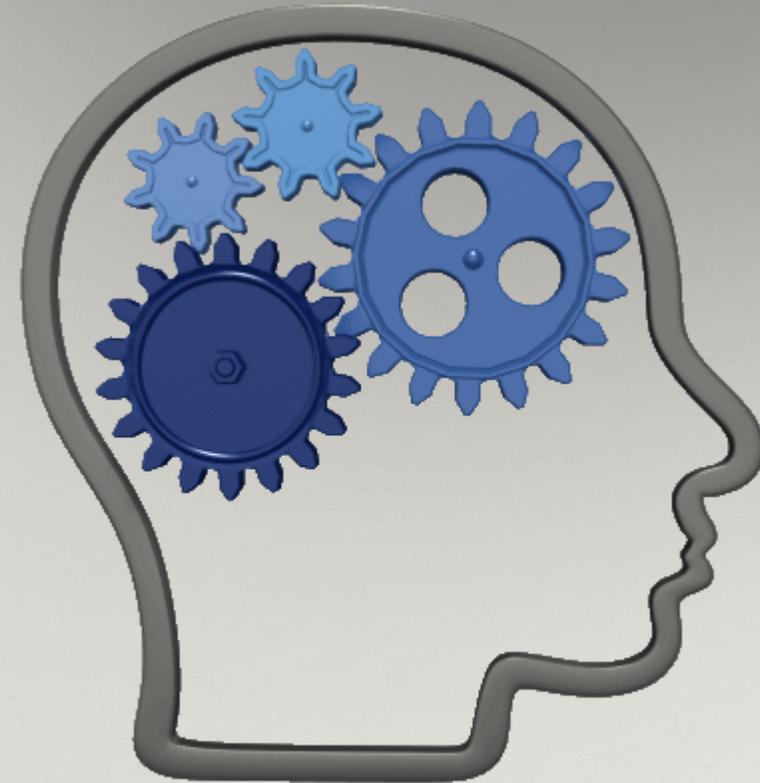
BROWNFIELD BLUEPRINT



- Pull what you have together
- Identify any foundational gaps
 - Site conditions + constraints
 - Existing area/regional planning + investments
- Next steps

TBRPC & NJIT TAB

What would you like
to learn more about?



Thank You!



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**Schedule a
meeting with the
NJIT TAB team:**





TBRPC
TAMPA BAY REGIONAL
PLANNING COUNCIL

THANK YOU!

Follow the code to receive
updates or contact us directly:

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The background features a serene landscape of a lake with tall reeds in the foreground. A dark, semi-transparent horizontal band is overlaid across the middle of the image, serving as a backdrop for the text.

QUESTIONS?

JUMP IN THE CONVERSATION OR DROP YOUR QUESTION IN THE CHAT!



NJIT provides free technical assistance to state, regional, county, tribal, and local government entities and nonprofit organizations interested in learning about, identifying, assessing, cleaning up, and redeveloping brownfield sites in EPA Regions 2 & 4.

Thank you for attending today's webinar!



tab@njit.edu

Q&A Session



(973) 642-4165

Have any more questions after today?

Contact Us



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