

BROWNFIELDS REDEVELOPMENT PROGRAM

Brownfields Redevelopment Program Coordinator

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City of Jacksonville Planning and Development

PRESENTATION OVERVIEW

- ❖ Brownfields? What are they? Why do they matter?
- ❖ Examples of Brownfield sites
- ❖ Obstacle or Opportunity?
- ❖ Benefits of redevelopment
- ❖ Stages of a Brownfields site redevelopment
- ❖ Brownfields Redevelopment Incentives
- ❖ Partners
- ❖ City of Jacksonville Program background
- ❖ Examples of projects locally
- ❖ Examples of projects nationally
- ❖ Resources
- ❖ Points to remember

WHAT IS A BROWNFIELD?

- ❖ Jacksonville defines a Brownfield as “Real property, the expansion, redevelopment, or reuse of which is complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”.
- ❖ Brownfields are vacant, abandoned, or blighted properties with actual or perceived contamination, often in infill neighborhoods, dying industrial and commercial districts, that may hinder neighborhood redevelopment.
- ❖ Brownfields can have a negative impact on communities
 - Human health and environmental contamination
 - Lower taxable property values
 - Impacted quality of life for residents



Brownfields Sites

BROWNFIELDS SITE EXAMPLES

- ❖ Abandoned factory
- ❖ Closed gas station
- ❖ Closed dry cleaning shop
- ❖ Former utility sites
- ❖ Decommissioned land fills and junk yards
- ❖ Former chemical storage facilities
- ❖ Closed manufacturing plants



Examples

BROWNFIELDS CHALLENGES

❖ Numerous perceived or actual challenges or obstacles exist to redeveloping brownfields. But what are the opportunities?

❖ Challenges/Obstacles:

- Liability fears / Unknown risks
- Brownfields vs. Greenfields
- Assessment and clean-up costs
- Financial availability for redevelopment
- Viability of re-use plans
- Existing economic climate



❖ Opportunities:

- Revitalize a neighborhood / community
- Improve quality of life
- Increase tax base
- Save greenfields/reduce sprawl



Obstacle or Opportunity

BENEFITS OF REDEVELOPMENT

- ❖ Preserves Greenfields and reduces sprawl
- ❖ Promotes infill development
- ❖ Environmental protection
- ❖ Stimulates economy
- ❖ Job creation
- ❖ Increased taxable properties
- ❖ Increases surrounding property values
- ❖ Uses existing infrastructure
- ❖ Decreases blight
- ❖ Improves quality of life
- ❖ Encourages planned growth
- ❖ Protects human health



Benefits

BROWNFIELDS LIFE CYCLE

- ❖ Site identification
- ❖ Reuse planning
- ❖ Phase I and Phase II Environmental Assessments
- ❖ Clean-up Plan
- ❖ Brownfield Site Rehabilitation Agreement (BSRA)
- ❖ Clean-up/remediation/contaminant removal
- ❖ Demolition of existing structures
- ❖ Redevelopment and reuse.

Assessment



Clean-up



Redevelopment



BROWNFIELDS INCENTIVES

State of Florida Incentives

❖ Financial Incentives

- Brownfield Redevelopment Bonus (288.107 F.S.)
- Voluntary Cleanup Tax Credit (376.30781 F.S.)
- Sales Tax Credit on building materials (212.08 F.S.)
- Brownfield Loan Guarantee Program (376.86 F.S.)

❖ Regulatory Benefits

- Cleanup Liability Protection (376.82 F.S.)

❖ Other Financial and Regulatory Benefits

- Brownfield Redevelopment Economic Incentives (376.84 F.S. & 380.0657 F.S.)
- Expedited Permitting (403.973 F.S. and 380.0657 F.S.)
- Workforce Training – (Workforce Florida)

Federal Incentives

- ❖ Expired in 2011

BROWNFIELDS FUNDING

❖ Environmental Protection Agency

- Area-Wide Planning Grants
- Assessment Grants
- Clean-up Grants
- Revolving Loan Fund Grants
- Workforce Development and Job Training Grants
- Other Research and Development Grants

❖ Housing and Urban Development

- Brownfields Economic Development Initiative (BEDI)
No funds appropriated since 2010
- Community Development Block Grant (CDBG)

BROWNFIELDS PARTNERS

- ❖ City of Jacksonville
- ❖ Florida Department of Environmental Protection
- ❖ U.S. Environmental Protection Agency
- ❖ Jacksonville Office of Economic Development
- ❖ Enterprise Florida
- ❖ Housing and Urban Development
- ❖ Non-profit Organizations
- ❖ Community Groups



Partners

RESOURCES

U.S. Environmental Protection Agency

<http://www.epa.gov/brownfields/>

Brownfields and Land Revitalization Technology Support Center

<http://www.brownfieldstsc.org/>

Florida Brownfields Association

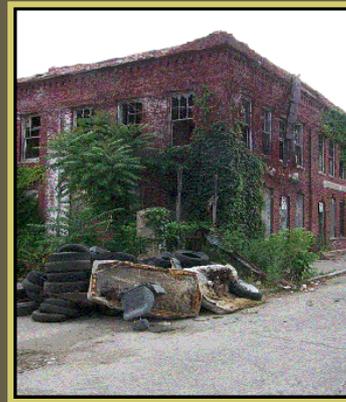
<http://www.floridabrownfields.org/>

The screenshot shows the EPA's "Brownfields and Land Revitalization" website. The page features a navigation menu on the left with categories like "Brownfields Home", "Basic Information", "Where You Live", "Assessment", "Grants & Funding", "Laws & Statutes", "Tools & Technical Information", "Publications", "Partnerships", "Initiatives", and "Sitemap". The main content area includes a "Brownfields Quickfinder" table with links to various resources such as "All Appropriate Inquiries", "Brownfields Law", "Cleanup Grants", "Brownfields Remediation Planning", "Grantee Reporting", "Job Training Grants", "Land Revitalization", "Recovery Act", and "Revolving Loan Fund Grants". Below this is a section titled "EPA Brownfields Program Benefits" which lists several key benefits: projects leveraged \$17.79 per EPA dollar expended, leveraged 90,363 jobs nationwide, increased residential property values by 5.1% to 12.8%, and promoted area-wide planning. The page also includes a "News & Highlights" section with recent announcements and a "Related Links" section at the bottom.

Resources

PROGRAM BACKGROUND

- ❖ National level program started in 1995
- ❖ In 1998, the City, the State of Florida and the EPA entered into a cooperative agreement to encourage redevelopment of Brownfield properties in the City
- ❖ Recipient of EPA Pilot Grant, EPA Site Assessment Reimbursement Grant, and Revolving Loan Fund Grant
- ❖ Partner agencies have received EJ and Job Training Grants
- ❖ Brownfield Area boundaries contiguous with Enterprise Zone and Empowerment Zone



Background

FLORIDA ANNUAL REPORT

❖ FDEP 2013 Annual Report (July 2012 – June 2013)

- 341 locally designated areas encompass approximately 234,499 acres of both contaminated and uncontaminated properties, including residential and viable business properties.
- 187 Brownfield Site Rehabilitation Agreements (BSRAs) (54%)
- 64 Site Rehabilitation Completion Orders (SRCOs) (35%)
- \$40,227,696 of approved VCTC, and \$25,523,680 issued tax credits since it began.

❖ Jacksonville Specifics

- 24,221 acres of designated brownfield area(s) (by resolution), since 2000
- 126 designated brownfield sites
- 18 Executed BSRA's totaling 617 Acres, and 3 SCROs totaling 122 Acres

DESIGNATION PROCESS

❖ Properties within Designated Areas

(Brownfields Pilot Area, Empowerment or Enterprise Zones, Community Redevelopment Area, or Closed Military Base/Installation)

- Letter to City requesting inclusion into program
- Contact FDEP for negotiation of BSRA if site requires remediation

❖ Properties outside of designated Brownfields Area

- Letter to City requesting designation
- Meet requirements of Fla. Statute 376.80 (2)(a) or (c)
- Designation by local Resolution (City Council) if requirements are met
- Public announcement required
- Notify FDEP within 30 days



LOCAL EXAMPLES

❖ Trusted Hand Corporation HQ



Before



After

Examples

LOCAL EXAMPLES

❖ North Point Town Center



Before



After

- ❖ Former gas station
- ❖ Now offices and future retail/office

Examples

LOCAL EXAMPLES

❖ Walmart on Phillips and Clinton



Before



After

- ❖ Former landfill site
- ❖ Job Bonus Refund

Examples

NATIONAL EXAMPLES

❖ Baldwin Park – Orlando, FL



Before



After

NATIONAL EXAMPLES

❖ Johnnie Ruth Clarke Health Center – St. Petersburg, FL



Before



After

NATIONAL EXAMPLES

❖ Atlantic Station - Atlanta, GA



Before



After

Examples

LEGISLATIVE CHANGES

❖ 2013 House Bill 7007 and Senate Bill 406

- Beginning **July 1, 2013**, to be eligible to participate in the job bonus refund, an entity must be creating jobs on a property that is subject to a BSRA or on a property that abuts a property that is subject to a BSRA (288.107 F.S.).

❖ 2014 Senate Bill 586 and House Bill 325

- Changes to local designation procedures, resolutions, FDEP notification public notice, liability and the term “brownfields area” (376.78, 376.80, & 376.82 F.S.),
- Clarifies the criteria to establish brownfields designation,
- Improves liability protections,
- Effective **July 1, 2014**.

REMEMBER...

- ❖ Brownfields are not obstacles but opportunities
- ❖ Redevelopment merges environmental protection with economic development
- ❖ Driven locally
- ❖ Lots of national examples, ideas, and best practices
- ❖ Available state, and federal assistance and incentives
- ❖ Determine a need, ask questions and formulate a plan

❖ Questions?

CONTACT INFORMATION

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<http://www.coj.net/departments/planning-and-development/community-planning-division/brownfields-program.aspx>

Contact