



BROWNFIELDS 101

EPA COMMUNITY-WIDE ASSESSMENT GRANT



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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

Small Business Liability Relief and Brownfields Revitalization Act

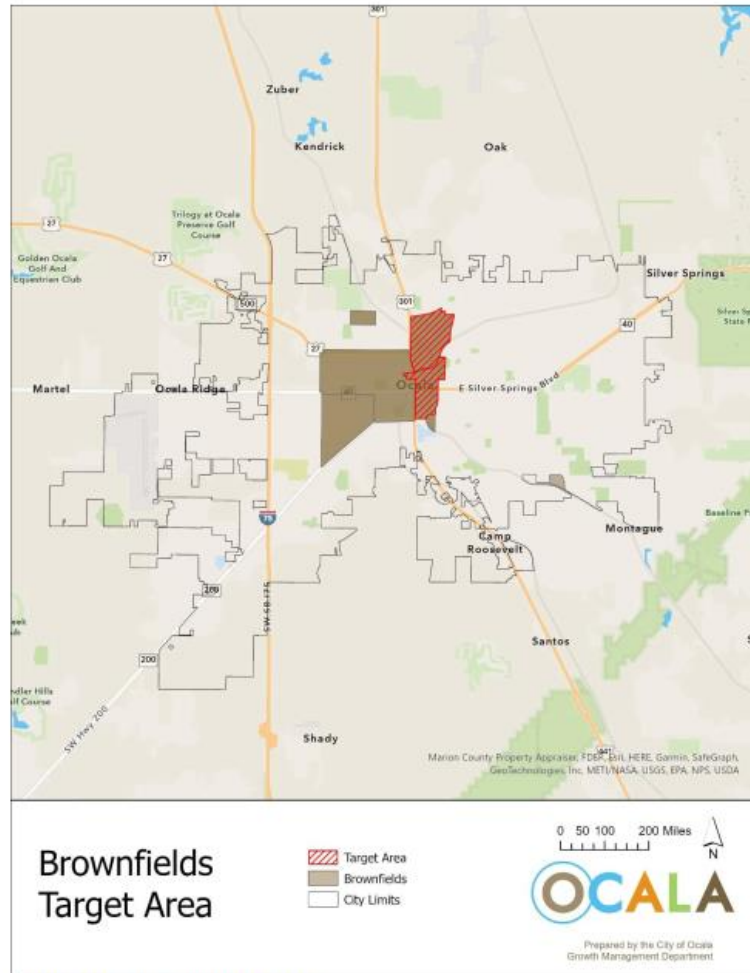
Public Law 107-118, January 11, 2002



Examples:

- Dry Cleaners
- Former Gas Stations
- Landfills
- Illicit Dump Sites
- Industrial Properties
- Abandoned Buildings
- Junk Yards
- Vacant Properties
- Mine Scarred & Adjacent Lands
- Rail Yards & Adjacent Facilities





Target area and designated brownfield areas



ONE MAP



Use ONE MAP to check if your property is located in a Designated Brownfields Area.

What Does the Brownfields Program look like?

State Program, Florida

- Executed Brownfields Site Rehabilitation Agreement (BSRA)
- Regulatory framework for clean-up
- Liability protection
- Voluntary cleanup tax credits
- Memorandum of understanding with EPA
- Local dedicated staff

Federal Program

- Grant Funding (Assessment, Revolving Loan Fund, Cleanup, Multipurpose)
- Others (Job Training)



Voluntary Clean-up Tax Credit

Tax Credit Type	Application Frequency	Maximum Credit for Costs Incurred and Paid from 07/01/1998 to 06/30/2006	Maximum Credit for Costs Incurred and Paid after 06/30/2006	Maximum Credit for Costs Incurred and Paid after 12/31/2007
Site Rehabilitation	Annually	35%; \$250,000	50%; \$500,000	50%; \$500,000
Site Rehabilitation Completion Order (NFA) Bonus	Once	10%; \$50,000	25%; \$500,000	25%; \$500,000
Affordable Housing Bonus	Once	N/A	25%; \$500,000	25%; \$500,000
Health Care Bonus	Once	N/A	N/A	25%; \$500,000
Solid Waste	Once	N/A	50%; \$500,000	50%; \$500,000

How Do I Participate?

- Participation is voluntary.
- Fill out application form for the City to review.
- Approval process typically takes just a few days.
- If site is selected, the property owner will be asked to authorize site access (Site Access Agreement with consultant).
- Property owner may withdraw from the program at any time.



Environmental Site Assessment?

Phase I ESA

- Inspection of the property
- Interview of the site owners and/or neighbors
- Review of environmental records
- Review of historical records

Phase II ESA

- Collection of samples from the site
- Contamination Assessment
- Determination of suspected contaminants, and concentrations



QAPP

- Quality Assurance Project Plan

Assessment

Cleanup Planning

- Analysis of Brownfield Cleanup Alternatives

Remediation

- Monitoring
- Institutional/Engineering Controls
- Source Removal

Quality Assurance Project Plan

- Critical Component for Successful Brownfield Program
- Plan for What, Why, How, Who, and When for Data Collection
- QAPP Flexibility and Adaptability
- Amended for Phase II Assessments
- Decisions/Outcomes



Cleanup Planning

Site Reuse

- Future Site Use Drives Cleanup Objectives
- Plan is Set
- Site Reuse Studies

ABCA

- Monitoring
- Institutional Controls
- Engineering Controls
- Source Removal

Remedial Action Plan

- Detailed Design
- Cost Estimate



Remediation

Brownfield Site Rehabilitation Agreement (BSRA)

- FDEP Voluntary Cleanup Agreement
- Liability Protection

RAP

- Implement the RAP
- Monitoring
- Institutional Controls
- Engineering Controls
- Source Removal

Monitoring/Maintenance

- Record Restrictions/Controls
- Maintain Engineering Controls



SUCCESS STORIES



Community Benefits

- Facilitate Job Growth
- Increase the local tax base
- Utilize existing infrastructure
- Reduce blight
- Improve and protect the environment



Big Lee's Barbeque

343 NE 1st Avenue (ACRES ID# 239361)

Phase I, Phase II Environmental Assessments, Asbestos Survey and Lead in Paint Inspection were conducted under the 2018 grant, which allowed for these parcels to be reused by new tenants. It is now occupied by a local business, Big Lee's Barbeque and additional local church groups.



Wear Gloves

98 NE 9th Street (ACRES ID# 239706)

Phase I and Phase II Environmental Assessments were conducted under the previous 2018 grant. This assessment work allowed for this property to be sold and repurposed. It is now occupied by WearGloves, a non-profit organization that helps train homeless persons for work as coffee roasters and sellers.





QUESTIONS?

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