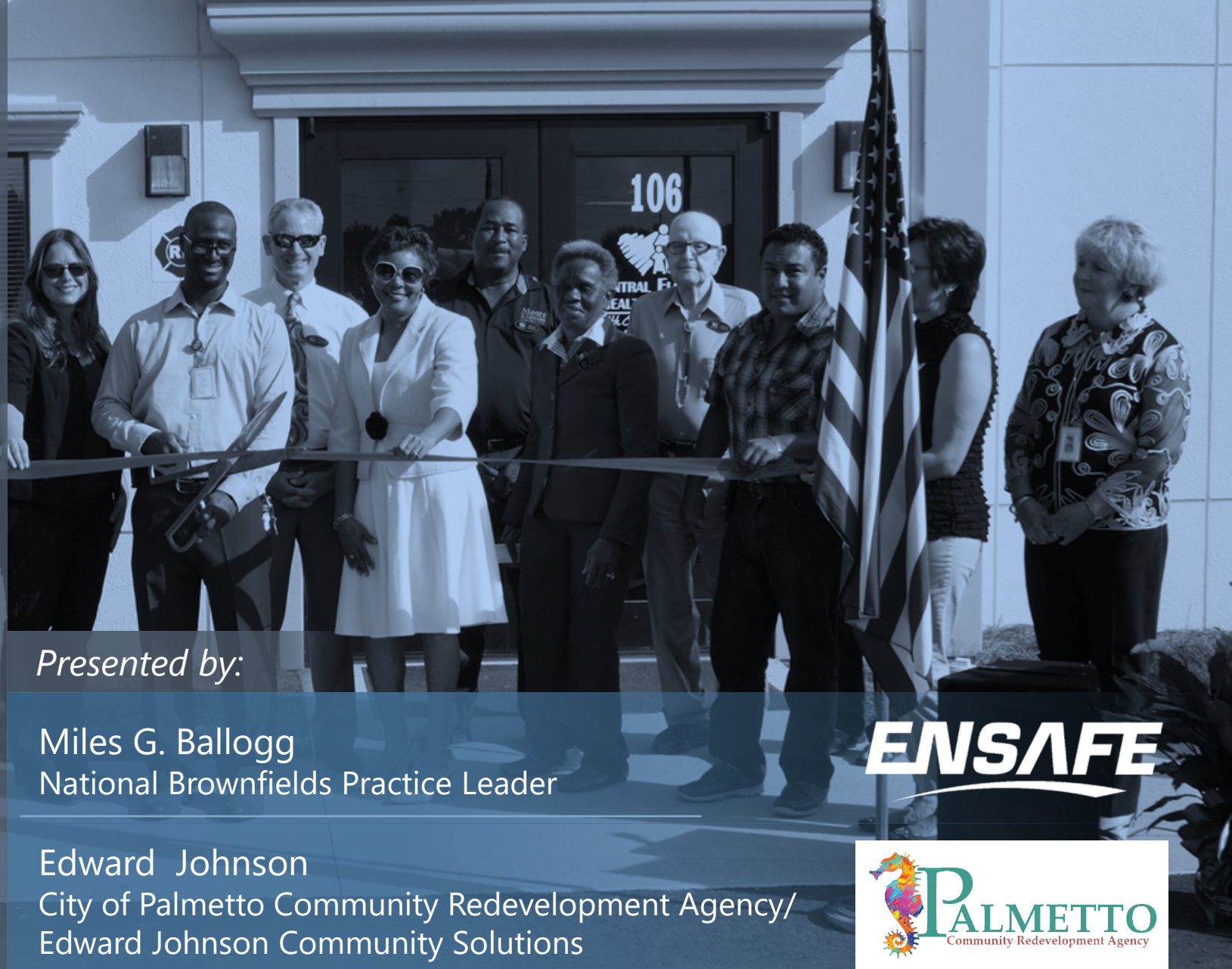


Brownfields/Healthfields Redevelopment as a Community Development Catalyst

*Developed for:
The Florida Community Development
Association Annual Training &
Conference*



*Date:
4/22/25*



Presented by:

Miles G. Ballogg
National Brownfields Practice Leader

Edward Johnson
City of Palmetto Community Redevelopment Agency/
Edward Johnson Community Solutions

ENSAFE



Introductions



Edward Johnson

- City of Palmetto CRA Consultant
- President –
Edward Johnson Community Solutions Inc.
- Former Director –
East Tampa Community Redevelopment Agency
- Former Lender/Developer
- Board Member - Florida Brownfields Association



Miles Ballogg

- National Brownfields Practice leader for EnSafe Inc.
- Brownfields Practitioner for over 28 years
- National Lead of the Healthfields Movement
- Has obtained over \$250 M in Brownfields and other redevelopment funding for clients
- Co – Chair of National Brownfields Coalition and Florida Brownfields Association -Environmental Justice and Public Health Committees

What are Brownfields?

EPA – A brownfield site is defined as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.



FDEP Brownfield Site – Real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.



FDEP Brownfield Area – A contiguous area of one or more brownfield sites, some of which may not be contaminated, and which have been designated by a local government by resolution.

FCDA Members – Pursuing redevelopment opportunities that result in viable economic and community development projects including affordable and workforce housing and open-space/green-space, mixed-use projects, and other community driven projects that provide direct community benefits including equitable development, and access to health and healthcare through redevelopment.





Where are my Brownfields?

Brownfields Redevelopment Opportunities

Brownfields Redevelopment Opportunities:

Gas Stations, Underground Storage Tanks (USTs) and other Petroleum Sites

- Tanks A Lot ..
- Most Prevalent Brownfields Sites
- Great Locations
- Many adaptive reuses – pocket parks/ EV Charging Stations...
- No Financially Viable Potentially Responsible Party (PRP)



Brownfields Redevelopment Opportunities: Solvents Impacted Sites

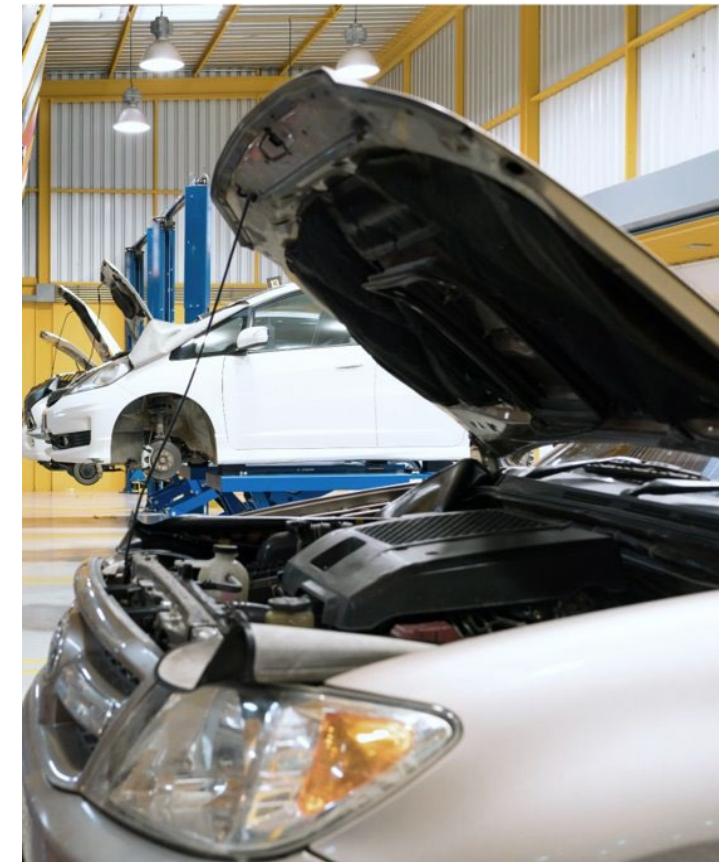


Dry-cleaners

Auto Repair

Printers

Manufacturing



Junkyards or Salvage Yards

**Brownfields
Redevelopment
Opportunities**



Brownfields Redevelopment Opportunities

- Obsolete Buildings
- Former Hospitals/Schools
- Many have Lead/Asbestos & IAQ Issues
- Historic Buildings with Adaptive Reuses
- EPA Assessment and Cleanup Grants can address Asbestos & Lead Based Paint and IAQ issues



Former Industrial, Municipal & Abandoned Properties

Brownfields Redevelopment Opportunities



Brownfields Redevelopment Opportunities



Agricultural Lands



Golf Courses

Brownfields Redevelopment Opportunities



Former Landfills



Recreation



Mine-Scarred Lands



Renewable Energy
Opportunities

Brownfields Redevelopment Opportunities

Expect the Unexpected and Watch Adjacent Uses



Brownfields to Healthfields (B2H) Redevelopment

- ▶ Brownfields to Healthfields (B2H) is a strategy leveraging brownfields resources, tactics, and collaborations to transform them into healthy spaces and otherwise address social determinants of health *with the Goal of reducing health disparities through Brownfields Redevelopment.*
- ▶ A primary measure of success of a B2H project is the reduction of health disparities within low income and minority communities. **“Where The Work Really Happens”.**
- Improvements in Health are a critical element of true Environmental Justice.

B2H Implements Triple Bottom Line Justice, policy and place-based methods that operated in EJ communities to:

- Tackle health and environmental challenges;
- Improve economic disparities;

Advance health and behavioral wellness in a sustainable way.

B. Suzi Ruhl, JD,MPH
Yale School of Medicine

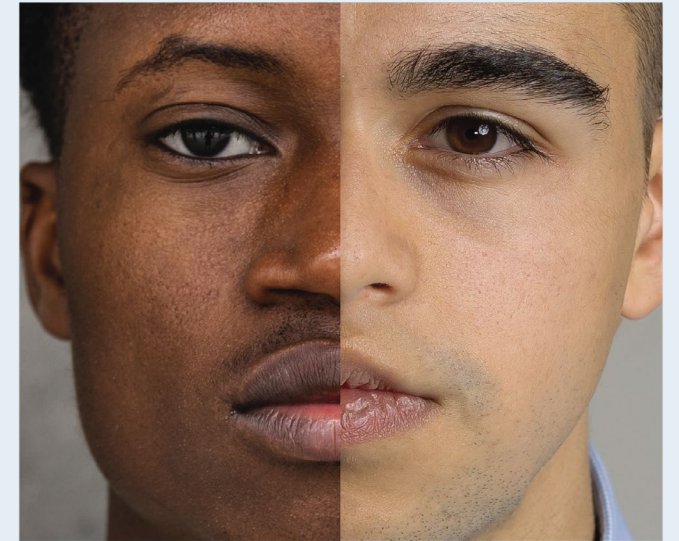


Why B2H Redevelopment?

Many Brownfields Communities Suffer Disproportionate Numbers of Health Disparities

- Health disparities in access to care are common, especially among African Americans, Hispanics, and Low-Income communities.
- Many environmentally overburdened communities of color experience a lack of basic services – health care, dental, pharmacy, grocery, etc.
- High number of food deserts in Brownfields communities.
- Provides an opportunity to quantify and remove contamination and replace it with end uses that can reduce health disparities.
- Economic opportunities resulting from health-related redevelopment.
- *Address Social determinants of health* – environmental conditions where people are born, live, learn, work, and play affect a wide range of health outcomes and risks. According to leading studies, can *account for nearly 70 percent of all health outcomes*.

Improving Access to Health and Health Care Can Assist in Addressing/ Reducing Health Disparities.



Your Zip Code Should not Determine how long you live, but it does.



EPA Brownfields Assessment, Cleanup and Multipurpose Grant Opportunities

Brownfields Cornerstone

– Successful Brownfields Projects include Meaningful Community Engagement/Involvement

- **Meaningful Community Engagement/Involvement Commitment** is the foundation for Brownfields Success.
- Recognition of the unique diversity of brownfields stakeholders promotes effective engagement and involvement (including non-English speaking communities).
- Total public participation is vitally important. Identification of Community members and Stakeholders is critical.
- Go to the community – don't always expect them to come to you.
- **A primary methodology to ensure fair and equitable development!**



EPA Seven Basic Steps for Conducting Effective Public Involvement:

1. Plan and budget for public involvement activities.
2. Identify the interested and affected public.
3. Consider providing technical or financial assistance to the public to facilitate involvement.
4. Provide information and outreach to the public.
5. Conduct public consultation and involvement activities.
6. Review and use input and provide feedback to the public.
7. Evaluate public involvement activities.



If you are not at the table, you are on the menu!

Brownfields Cornerstone

– Successful Brownfields Projects Support Equitable Development

Equitable Development

- Is an approach for meeting the needs of underserved communities through policies and programs that reduce disparities while fostering places that are healthy and vibrant.
- Is an effective placed-based action for creating strong and livable communities.

Equitable Development Commitment.

Community Driven Projects

Direct Community Benefit

No Displacement

No Gentrification

Community Benefit
Agreements for non-
community driven projects

Community Priorities are
realized



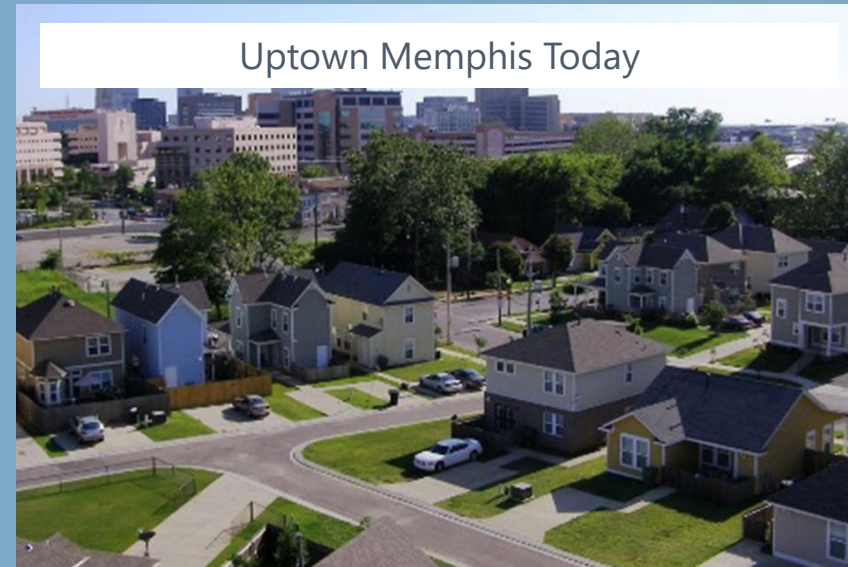
Brownfields Cornerstone

– Successful Brownfields Projects Support the Communities Vision

- **Realizing the Community's Vision Through Brownfields Redevelopment**
 - Successful community-led Brownfields redevelopment projects lead to direct community benefits and continued EPA Brownfields funding.
 - Brownfield projects provide a visible difference to communities.
 - Brownfield projects result in equitable development within the community.
 - Meaningful economic development and community development projects result in job creation, affordable housing, open space/green space, etc.
 - Includes projects that promote the health of the community, such as Healthfields Redevelopment.
 - The true measure of Brownfields grant and redevelopment success.



EnSafe partnered with Memphis Land Bank Uptown LLC to address environmental concerns to support the location of residential land uses.



EPA Brownfields Changing Priorities

- Address contamination and reduce risks to public health
- Reduce Blight
- Promote Economic Development
- Promote Redevelopment
- Link potential Opportunity Zones



Eligible Entities for EPA Brownfields Grants

(vary per grant program)



Paradise Creek Park,
National City, California

Local and Regional
governments

Non-profits –
501(c)(3)

States

US Territories

Tribal Nations

Intertribal consortia

EPA Assessment Grants –Identifying the Opportunities

Community-Wide Assessment Grant

- \$500,000 for Environmental Assessment Program Support
- Community Outreach & Engagement
- Inventories/GIS Database of potential redevelopment and regulatory-listed sites
- Characterization - Phase I and II Environmental Site Assessments
- Areawide and Site-Specific Cleanup & Redevelopment Planning
- Petroleum sites – gas stations and tank removals
- Hazardous substances – solvents, metals, asbestos & lead-based paint
- Four Year Grant – No Match Required!

Coalition Assessment Grants

- \$1,500,0000
- Two to four or more eligible entities – County, City, CRAs & Non- Profits
 - Partners that do not have the capacity to manage their own EPA cooperative agreement
 - EPA Encouraging Non-Profit Partners
- Themed approach
- Four Year Grant – No Match Required!



Site Assessment in South Carolina

EPA Assessment Grants Eligible Planning Activities

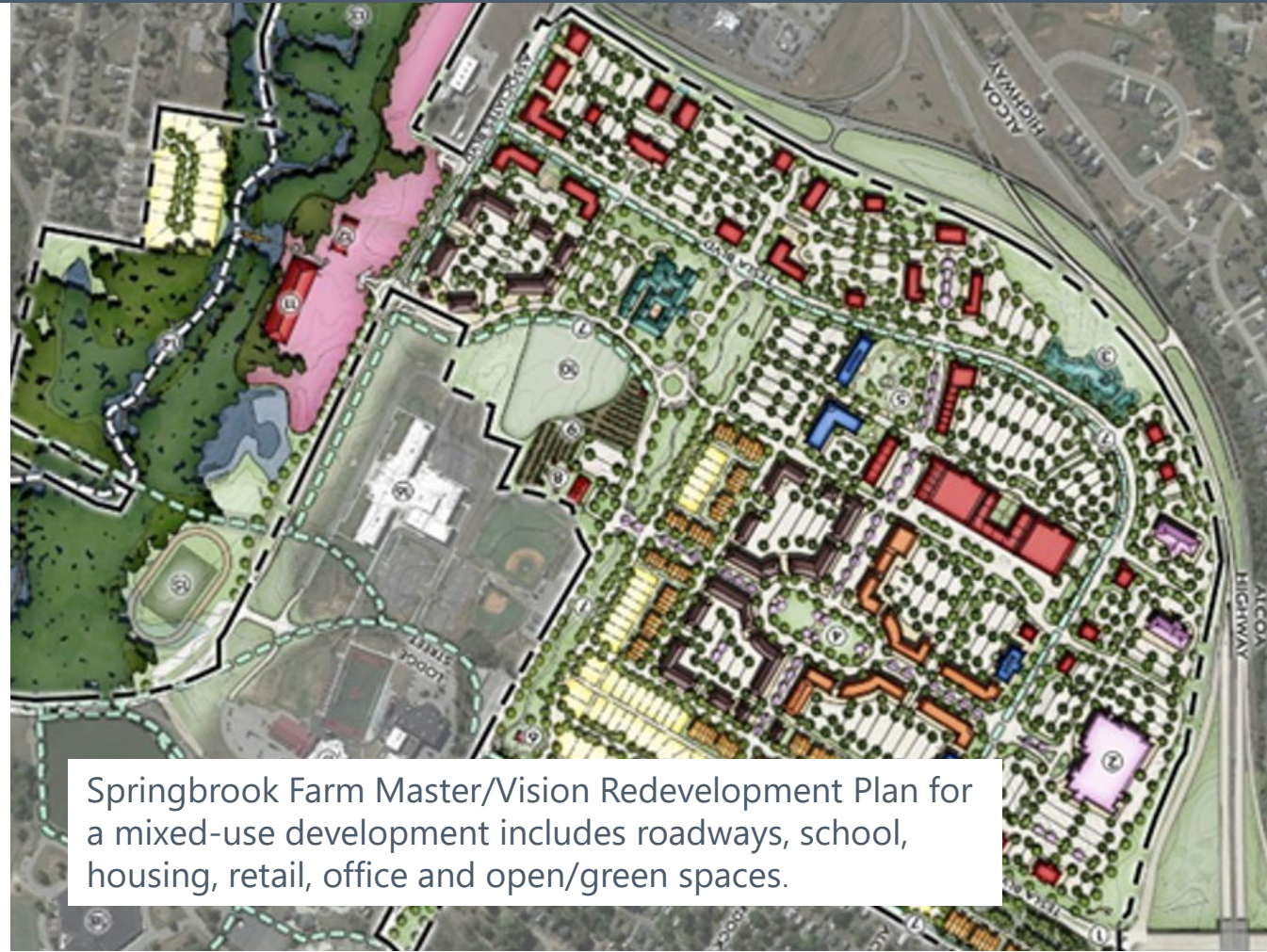
– Expanded Capabilities

Planning activities to initiate Brownfields revitalization:

- Site reuse assessment
- Land use assessment
- Market study
- Infrastructure evaluation
- Community health assessment
- Site disposition strategy

Planning activities to prepare your Brownfields site for redevelopment:

- Site reuse vision
- Revitalization plan
- Resource roadmap
- Evaluation of market viability



Springbrook Farm Master/Vision Redevelopment Plan for a mixed-use development includes roadways, school, housing, retail, office and open/green spaces.

EPA Grant Opportunities – Clean Up Grants & Revolving Loan Fund

EPA Brownfields Clean-up Grants

- Small up to \$500,000
- Medium – Up to \$2M
- Large – Up to \$5M
- Local governments or non-profits
- Petroleum & Hazardous Substances (Asbestos/Lead/Other Metals/Solvents)
- Eligible Entity must own the site at time of submittal
- No PRP Issues
- Four Year Grant - No Match Required!

Brownfields Clean-up Revolving Loan Fund Grants

- Up to \$1 million annually for clean-up (Not offered in FY 24)
- Private Sector Support and Leveraging of Capital
- 50% sub-grants for non-profits for clean-up
- Low-to-no-interest loans for public and private sector

City of Tampa
Department of Solid
Waste and Environment
P2324 Brownfield Site
Remediation, E Hanna
Tampa FL



Other EPA Brownfields Opportunities Multipurpose & Workforce

EPA Brownfields Multipurpose Grants

- Up to \$1,5 M for Assessment & Cleanup (amounts may vary)
- Discrete area with one or more Brownfields Sites
- One Phase II ESA/One Brownfields Cleanup
- An overall plan for revitalization that includes a feasible reuse strategy for one or more brownfield sites, if there is not already a plan in place
- Saving Time and Providing Certainty
- Includes Assessment and Cleanup
- Have an overall plan for revitalization of one or more brownfield sites
- 5 Year Grant - No Match Required!

Economic Workforce Development and Job Training Grant

- Direct Employment Benefit for Residents of Brownfields Grant Focus Areas
- \$500,000 for Environmental Job Training
- CDC of Tampa and USF Brownfields Center



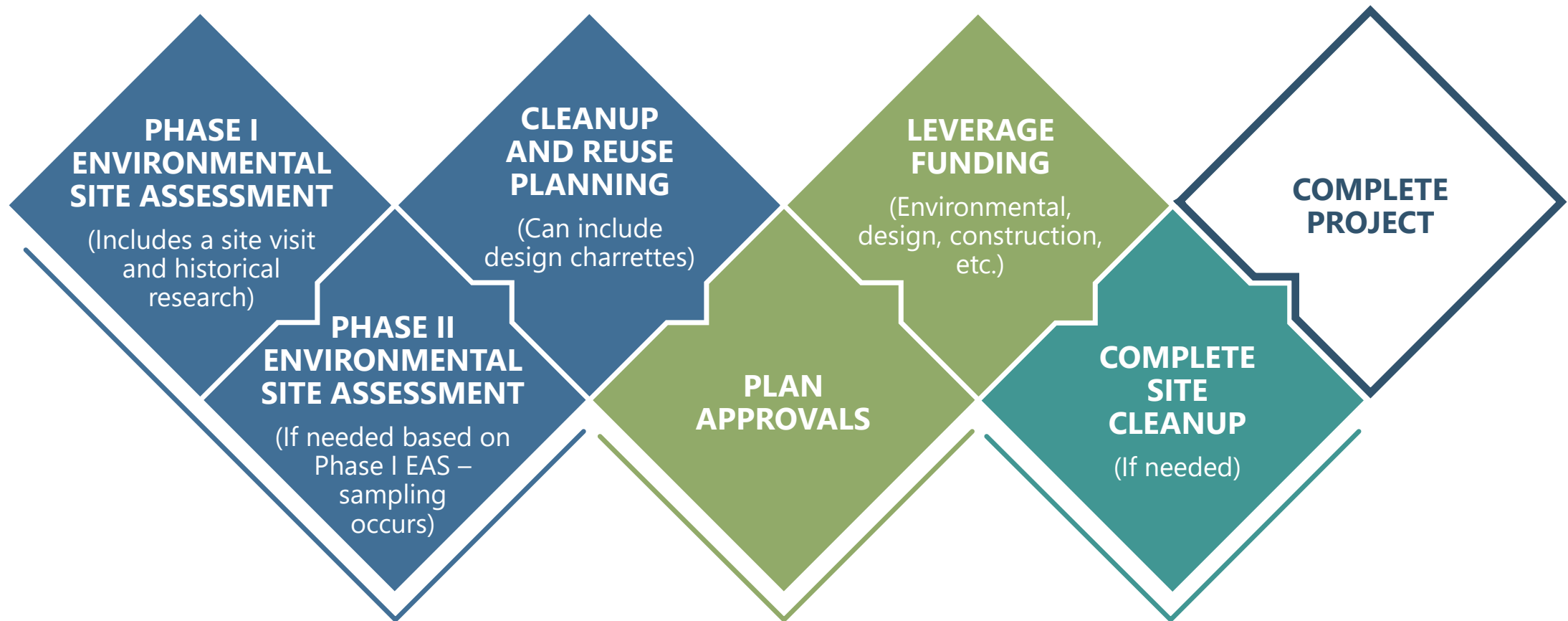
EnSafe supported National City, CA, with several major redevelopment projects, including redeveloping the City's former public works yard into affordable housing units and a neighborhood park for the Westside neighborhood, securing \$1.6 million in Brownfields Grant Funds.



Redevelopment Process of Site with Environmental Issues

Assessment, Cleanup, and Redevelopment Process Pulling it all together –
Environmental Due Diligence, Remediation & Redevelopment

(Some steps can occur concurrently)



Resources provided by EPA
assessment grant

FDEP incentives and
other funding sources

FDEP voluntary cleanup tax credits
and future EPA cleanup grants



Brownfields to Healthfields Transformations

Redevelopment as a Community Development Catalyst
that improves access to Health and Healthcare

A Wide Range of B2H Redevelopment Opportunities

- Health care
 - Community-based health clinics
 - Federally qualified health centers
 - Hospitals
 - Vision care
 - Dental care
 - Urgent care
 - Health-related industry
- Open-space/green-space
- Access to healthy food choices to address food desert issues
 - Grocery
 - Community gardens (on safe sites/safe practices)
 - Farmers markets
 - Healthy food choices
- Healthy housing - With no lead/asbestos/ indoor air quality issues
- Improving the built environment - Reduce Air Pollution , Improve Walkability ...



Willa Carson Health Resource Center – Clearwater, FL (North Greenwood Community) Petroleum Brownfields Transformation to Public Health Success – Free Clinic



Challenges

- Lack of Trusted Health Care
- Abandoned Gas Station Site in Heart of the Community
- Underground Storage Tanks
- Hydraulic Lifts
- Contaminated Soil
- Crime Hot Spot
- Funding

Tools

- Ms. Willa Carson's Vision
- Community/City and Legislative Partnership
- Florida Legislature Appropriations for Clean Up and Construction
- Tobacco Settlement Funds for Operation
- CDBG Funds for Acquisition

Results

- Community-based Free Clinic
- Walkable Health Care
- National Healthfields Model
- Medical Home
- Reduction of Health Disparities

Community Partners

- Willa Carson, Health Resource Center
- City of Clearwater Housing and Economic Development
- Senator Jack Latvala – Florida Legislature



Ms. Willa Carson



Willa Carson Health Resource Center – Clearwater, Florida

Tampa Family Health Centers – East Tampa CRA Location

Brownfields Transformation to Public Health Success – Federally Qualified Health Center



• Challenges

- Lack of health care in medically underserved community
- Lack of land and funding to provide health care within the East Tampa Community
- Dilapidated Buildings with Asbestos

• Tools

- Community meeting with the Community and Stakeholders at the table resulting in ARRA funding
 - Identified by Congresswoman Kathy Castor
 - Built by Tampa Health Centers
- Creative reuse of former Saturn dealership site
- Identification of brownfields corridor as perfect location for expanded health care services

• Results

- 25,000 SF community-based healthcare providing:
 - Family Practice
 - Dental
 - Pediatrics
 - Social Work Pharmacy
 - Psychiatry
 - Social Services

*Brownfields Transformations
End in Equitable Development
and Environmental Justice
When the Community is
Involved !*



Central Florida Health Care Mulberry, FL Brownfields to Public Health Success (2015) – Federally Qualified Health Center



Community Partners

Ann Claussen – Central Florida Health Care

Jennifer Codo-Salisbury – Central Florida Regional Planning Council

Rick Johnson – City of Mulberry

Challenges

- Medically underserved community in Polk County, Florida to health care on brownfields sites
- Numerous abandoned petroleum sites and mined lands within the city
- Funding for assessment remediation and redevelopment
- Nearest hospitals or clinics 9.8 miles and 12.01 miles

Tools

- USDA community visioning
- CFRPC – Brownfields Assessment Grant
- Donation of city land
- HHS – HRSA Planning Grant
- EPA – Brownfields Assessment Grant – outreach, reuse planning, and Phase I & II ESA
- HHS – HRSA School-Based Grant
- HHS – HRSA New Access Point Results

Results

- Community-based health care in rural underserved community

Pennsylvania Ave. Holmes – Clearwater Neighborhood Housing Services – Healthy Housing Project – Community Driven / Housing-Brownfields Transformation



Challenges

- Inappropriate land use – junkyard in residential community
- Mini junkyard in residential neighborhood
- Environmental injustice – junkyard next to infill housing
- Hazardous waste / petroleum / waste oil / arsenic in soil

Tools

- CDBG – demo / city liens
- State brownfields designation
- FDEP targeted site assessment
- Clearwater Neighborhood Housing Services
- Deeded property after clean up

Results

- 2 quality, affordable single-family units
- Install environmental justice
- Restore fabric of the neighborhood (consistent with other infill housing)



Harvest Hope Park - University Area CDC (UACDC) – Hillsborough County, FL - A Wholistic National Healthfields Model



Challenges

- Underserved community
- Obsolete unhealthy housing stock
- Multiple Brownfields sites
- Lack of access to fresh food
- Lack of economic opportunities
- Need for recreational opportunities

Tools

- \$200,000 EPA Brownfields Planning Grant
- Health Impact Assessment
- \$300,000 EPA Community Wide Assessment Grant
- UACDC – Amazing work – door to door outreach
- Strong community partnerships

Results

- Community garden and fresh food kitchen
- Recreation
- Proposed – healthy and attainable housing
- Increased access to health care economic activities attainable housing and 125 new jobs
- Catalyst for infill redevelopment
- Tampa Family Center Located at Mort Elementary
- Improved Health Supporting Infrastructure – Water, Sewer, Sidewalks
- Making community Vision a reality



UACDC Brownfields to Healthfields (B2H) Redevelopment Benefits

- Addressing environmental justice & equitable development concerns
- Assessing and removing contamination from environmentally overburdened communities
- Delivering on community priorities and vision
- Strategies to improve the overall health of the community
- Economic development job creation – Health Care
- Increased Access to Health Care in Medically Underserved & Disadvantaged Communities
- A broad range of community/economic development projects including:
 - Access to Fresh Food to combat Health Disparities
 - Safe Affordable housing opportunities replacing unhealthy and unsafe housing
 - Green space creation (bringing recreational and outside enjoyment) to address health disparities – obesity/diabetes
 - “From Blight to Right”



What does Healthfields redevelopment look like UACDCs wholistic approach?



Healthy Housing and Equitable Development Model

Encore Redevelopment – Tampa, FL

Tools

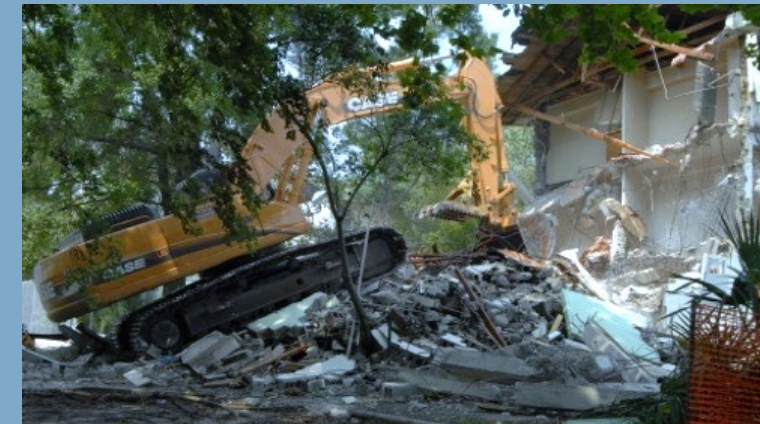
- FDEP Brownfields designation
- Brownfields Building Materials Tax Refund
- VCTC Program eligible
- EPA \$400,000 Multi-Purpose Brownfields Grant
- (\$28M NSP Grant), state (OTTED, LIHTC, etc.) & local grant funding

Challenges

- BOA & Tampa Housing Authority partnership on former “Central Park Village Housing Project”
- Asbestos abatement required
- Obsolete/sub-standard housing
- Lead in Groundwater Issue (EPA funded Assessment)

Results

- 28 acre mixed-Use, TOD development in downtown Tampa
- 1,200 multi-family residential units (700 affordable)
- 60K SF of neighborhood commercial
- 50K SF of office, 30K SF grocery, 200 hotel units
- Public gathering space, middle school
- Historic church revitalized as an African-American museum



Affordable Housing Projects

Tampa - Affordable Housing Projects

Challenges

- Lack of quality affordable housing options
- Large numbers of vacant city-owned lots in redevelopment areas
- Number of sites former gas station sites or illegal dumpsites

Tools

- Use of EPA \$400,000 Assessment Grant to provide funding for Phase I and Phase II assessments
- Leveraged EPA funding with HUD Home Program and State of Florida Housing Improvement Program funding

Results

- Over 35 lots cleared for infill housing
- Multiple new affordable single-family homes
- Properties returned to tax base



Over 35 lots cleared for infill housing



Potential Healthy Food/Healthcare-Related Redevelopment

Nebraska Avenue Healthfields Site – Tampa, FL

Challenges

- Vacant City-Owned parcel formerly a vehicle maintenance and gas depot.
- Lack of healthy food choices and other types of retail services for the surrounding community.
- Lack of funding for commercial projects in underserved neighborhoods.

Tools

- Use of EPA \$400,000 Brownfields Multi-Purpose Grant for assessment and cleanup.
- FDEP Brownfields Site Designation.
- Pursue grant opportunities from HHS/Office of Community Services.

Potential Results

- Develop a 16,000 square foot neighborhood grocery store or other related retail.
- Potential to create 30 new jobs.
- Mixed-Use development possible.



Housing



Housing



Multi-family Housing Redevelopment

Heartland Grove Site – Palmetto, FL

Challenges

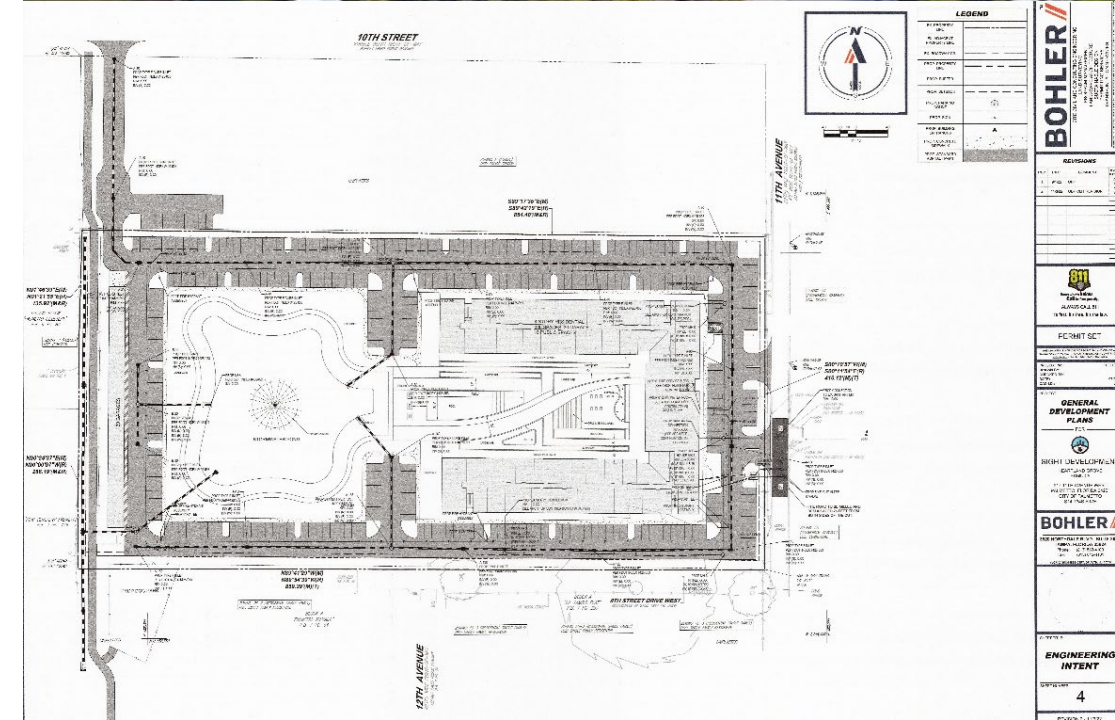
- Property was a brownfield site in need of demolition of certain blighted structures and remediation of the property
- Required remediation to develop property
- Lack of multi-family housing in the area

Tools

- Designated Brownfields site
- HCIND Downsizing Incentive \$206,000
- Loan to remediate pollutants \$750,000
- \$10M Tax Reimbursement Incentive

Potential Results

- Sight Development intends to develop a \$265M, 204 Multi-family residential units.
- Potential for workforce housing



Regional Parking and Mixed-Use Development

Slick's Site– 8th Ave W, Palmetto, FL

Challenges

- Property is a designated Brownfields site in need of demolition of certain blighted structures
- Required remediation to develop property
- Lack of multi-family housing in the area

Tools

- Brownfields Site Rehabilitation Agreement
- \$112,547 Voluntary Cleanup Tax Credit
- \$500,000 Brownfields Cleanup Grant

Potential Results

- Intent to create a mixed-use development with parking garage to service the growing downtown area
- Development to blend with Historic Palmetto Downtown Main Street



Mixed-Use Redevelopment

Riverscape Development Site– Riverside Dr, Palmetto, FL

Challenges

- Stigma from former gas station site and abandoned tank issues
- Required remediation to develop property
- Lack of multi-family housing in the area

Tools

- Brownfields Designated Site
- EPA Coalition Assessment Grant Funding – Assessment and Remedial Funding & Tank Removal Activities
- Voluntary Cleanup Tax Credits - \$132,357

Potential Results

- Exciting Mixed-Use Redevelopment in Palmetto's Waterfront Area
- Residential with Waterfront Views /Destination Restaurant



Connor Park for Environmental Wellness

Rail Spur to Water Quality/Habitat Creation/Recreation Project Holistic Catalyst Project



Challenges

- Former Rail Spur
- Arsenic/Petroleum Compounds
- 928 tons of impacted soil was removed from the site
- Liability Issues – City Transfer of Land to CRA
- Funding \$\$\$

Tools

- Brownfields Designated Site
- EPA Coalition Assessment Grant Funding – Assessment and Remedial Planning
- \$200,000 EPA Brownfields Cleanup Grant
- Voluntary Clean Up Tax Credit \$574,835
- SWFWMD – Cooperative Agreement Funding
- CRA – Tax Increment Funding



Connor Park for Environmental Wellness

Rail Spur to Water Quality/Habitat Creation/Recreation Project Holistic Catalyst Project



Results

- Total project cost: \$3.6M
- Stormwater treatment for over 50 acres
- Enhanced water quality treatment
 - Improving water quality to the Manatee River
- Recreational trails, improving health of the community
- Solar lighting and power
- Brownfields educational example
 - National Estuary Program Funding with USF Partnership
 - Observation areas and multi-dimensional topics
 - Brownfields, water quality, habitat
- Habitat and estuary creation (on and off site)
 - Reef balls and inverted living shoreline – Reef Ball Foundation
 - Improving fishing and bird rookery opportunities
 - Expanding preserve into the Manatee River
 - Re-establishing oysters, reef balls, and preserve area
 - Award Winning Project





Questions?

Thank you!

City of Los Angeles, LA River Site
Investigation and Remediation

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