Resources Roundtable

Elise Molleur, Brownfield Redevelopment Specialist, NJIT TAB

Scott Sweeney, Environmental Manager for Brownfields and CERCLA Site Screening, Florida DEP

Miles Ballogg, *National Brownfields Practice Leader*, **ENSAFE**

Sierra Taliaferro, Community Outreach Associate, EPN

AGENDA

- Federal Resources: EPA MARC Grants and Brownfield Technical Assistance Providers (TABs)
- Florida Brownfields Redevelopment Programs
- Brownfields to Healthfields Redevelopment Process and Success
- The Environmental Protection Network and Its Pro Bono Technical Assistance Program

Federal Resources For Brownfield Projects





Brownfield Multipurpose Grant

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

Brownfield Assessment Grant

Community-Wide Assessment Assessment Coalition

• provides funding for brownfields inventories, planning, environmental assessments, and community outreach.

Brownfield Revolving Loan Fund (RLF) Grant

NOT anticipated in FY 2026

• provides funding to capitalize loans that are used to cleanup brownfields.

Brownfield Cleanup Grant

• provide funding to carry out cleanup activities at brownfield sites by the applicant.

Brownfield Job Training Grant

FY26 Job Training Grants due Friday, September 26, 2025

• recruiting, training and placing residents who are unemployed or underemployed, equipping them with the essential skills to secure full-time positions in the environmental sector.



EPA Technical Assistance

Targeted Brownfield Assessments (TBAs)

- Provides environmental assessment services free of charge to communities, which can include:
 - 1) Phase I Environmental Site Assessment
 - 2) Phase II Environmental Site Assessment
 - 3) Cleanup options and cost estimates based on future uses and redevelopment plans
- Applications are accepted at any time, as resources allow. To apply, fill out the <u>form</u> and submit to David Hayes, *Brownfields Project Manager, USEPA* at <u>hayes.david@epa.gov</u>.

Land Revitalization Technical Assistance (LRTA)

- Typically supplements brownfield grants or other technical assistance under the Brownfields Program. An EPA contractor delivers the TA support at no cost to communities
- General types of LRTA:
 - 1) Site Reuse Plan & Design
 - 2) Strategic Action Plan
 - 3) Technical Analysis
 - 4) Economic Analysis
 - 5) Transportation & Site Access Improvements; and so on
- Applications are accepted at any time, as resources allow. The LRTA contact is managed out of Washington D.C. and the EPA is periodically asked to nominate new regional projects. For more information, reach out to Nichole Rodgers, Regional Brownfield Coordinator, USEPA at <u>rodgers.nichole@epa.gov</u>.





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!



NJIT TAB Brownfields Academy

njit.edu/tab



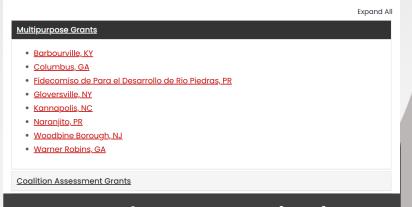








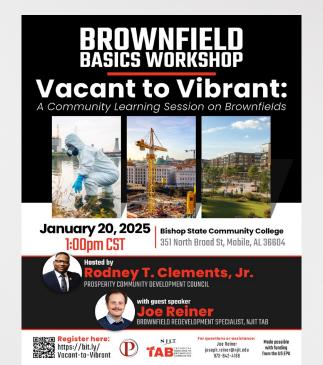




Successful Grant Applications njit.edu/tab/sample-grantapplications

NJIT TAB Brownfield Community Engagement and Educational Forums





Brownfield Basics
Workshops: a beginnerfriendly introduction to
the brownfield
redevelopment process.





Grant Writing Workshops: getting started on your grant applications; tips and tricks for preparing an EPA brownfields grant application.







Conferences: preconference workshops, learning labs, panel sessions, office hours

NJIT TAB Brownfield Community Engagement and **Educational Forums**





(973) 642-7280

elise.molleur@niit.edu

Centralina Regional Council

Charlotte, NC 28262

10735 David Taylor Dr. Suite 250

Tuesday, October 29, 2024

9:00am - 3:00pm







COMMUNITY DAY

Apopka Community Center 519 S. Central Ave, Apopka, FL 32703

JUNE 24, 2025 12:00 PM = 08:00 PM

IUNE 25, 2025

This 1.5-day workshop will focus on updating the plans that communities have in place and are using to resolve their individual environmental don't yet have them. The idea is that preparing a workable plan to follow will enable to ensure there is progress in meeting their goals

Event Highlights

Learn the history of Lake Apopka and the effects of pesticides on the local community.

> "Our Movement Starts Here" Documentary

The documentary tells the story of a rural community fighting the state of North Carolina's plan to construct a toxic landfill.

> Community Spotlight Communities provide an overview of brownfield related challenges.

Community Planning 4 Communities devise goals and objectives

to enhance engagement and collaboration.

Resource Roundtable

Gain insight on how to advance your mission by leveraging resources.

(m) floridabrownfields.com





Breaking Brownfields: an event where a government entity or nonprofit presents their specific brownfields redevelopment challenge to an audience of private sector representatives and obtains feedback on how to overcome those challenges.

Brownfield Summits: Full day event that may include peer-to-peer sessions, success stories, and sessions on brownfield-related topics relevant to the specific locations, their needs, and their challenges.

NJIT TAB One-on-One Technical Assistance

Examples of one-on-one Technical Assistance tailored to fit specific community's needs

- Answer your brownfield questions
- Develop redevelopment strategy
- Review draft EPA grant applications
- Explain the regulatory programs
- Develop your redevelopment roadmap
- Identify funding sources
- Explain clean-up technologies

- Guidance on developing brownfield inventories
- Create site prioritization processes
- Develop strategies on marketing brownfield sites
- Develop Assets and Needs Studies
- Design and conduct community redevelopment vision workshops



And Much More!

What is



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.

Contact Us:



tab@njit.edu



(973) 642-7045



www.njit.edu/tab



company/njit-tab

Or contact me at elise.molleur@njit.edu (973) 642-7280





DEP



Air

Air quality monitoring • Air emission permitting and compliance • Power plant, transmission line and natural gas pipeline certification

Learn More



Lands

Buy, sell and lease state lands • Land management and conservation programs • Florida Forever Learn More



Parks & Rec.

State parks, trails, aquatic preserves and national estuarine research reserves • Ecotourism Learn More



Waste

Solid and hazardous waste permitting and compliance • Petroleum storage systems • State recycling program • Contaminated site cleanup

Learn More



Water

State water policy • Water resources permitting and compliance • Water quality standards and restoration plans • Grant and loan programs Learn More



About DEP

Mission • Vision and goals • Office of the Secretary • Organization chart • Performance dashboard • Career opportunities

Learn More

DEP's mission is to protect, conserve and manage the state's natural resources and enforces its environmental laws.

DEP's vision is to advance Florida's position as a world leader in protecting natural resources while growing the state's economy. DEP values are leadership, integrity, accountability, communication, innovation and service.



STATE VS. FEDERAL PROGRAM

State Program	Federal Program
 Incentive based. 	 Grant based.
 Can be used with EPA grant. 	 Subject to state cleanup rules.
 Available to public sector and private sector. 	 No requirement to participate in state program.
 Incentives encourage reuse and redevelopment. 	 Funded "seed" amount to emphasize leveraging.



FLORIDA'S GRANT-FUNDED PROGRAM



Florida's Targeted Brownfields Assessment/Site-Specific Activity Program

Brownfields Redevelopment Supplement

The Florida Department of Environmental Protection can help municipalities – especially those without federal Brownfields Assessment grants – reach their redevelopment goals by supplementing cleanup and redevelopment efforts through the U.S. Environmental Protection Agency's Brownfields Initiative and the Florida Brownfields Redevelopment Program.

Cleaning up and remediating contaminated or underused property protects both public health and the environment. Additionally, successful revitalization of former brownfields sites has been proven to bolster local economies and strengthen community pride.

The brownfields projects approved in 2019 alone are projected to create over 5,700 new direct and indirect jobs, and over \$527 million in capital investments throughout the life of the projects.

DEP's Targeted Brownfields Assessment and Site-Specific Activity program provides brownfields supplement service to conduct environmental assessments and/or limited deanups.

- · Up to \$200,000 per site for deanups
- Up to \$200,000 per site for assessments

Types of services provided

- Screening: background and historical investigation, preliminary site inspection
- Full site assessment to identify types and concentrations of contaminants and areas to be cleaned
- Analysis of Brownfield Cleanup Alternatives to establish cleanup options and cost estimate based on future uses and redevelopment plans

- Site Assessment Report to delineate contamination
- · Limited cleanups for source removals and remediation
- Site monitoring

Selection criteria

- · Legal permission to access the property
- Ability to complete the project within the budget period
- Locally approved redevelopment plan in place for the
- Preference will be given to applicants who demonstrate community need

Eligibilit

- Local governments
- Nonprofit organizations
- · Community redevelopment agencies
- Housing authorities
- · Regional planning councils
- · Water management districts
- Private landowners

Restrictions

- Services cannot be used for assessments or cleanups at sites that do not meet the legal definition of a brownfield
- Assessments and cleanups must comply with federal and state laws
- Properties must be eligible for EPA Brownfields funding

Learn how your community can benefit Contact DEP's Brownfields Program Manager at

Kelly.Crain@FloridaDEP.gov or call 850-245-8953.

Appl

Download application: FloridaDEP.gov/SSA-Application



Assessment and cleanup services performed by DEP contractors.

- Up to \$250,000 per site for assessment tasks.
- Up to \$250,000 per site for remediation tasks (including source removal).



Brownfields & Healthfields Redevelopment - *A Resilient Brownfields Approach*

Presented by:
Miles G. Ballogg
National Brownfields Practice Leader
EnSafe

Developed for: Florida Brownfields Association Community Day Resource Roundtable





Date: 9/10/25

Brownfields to Healthfields (B2H) Redevelopment

- "Brownfields to Healthfields" is a community-centric approach to transforming contaminated or underutilized urban sites (brownfields) into areas that improve community health, equity, and sustainability.
- A primary goal of a B2H project is the reduction of health disparities within low income and minority communities.
- 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 including climate resilience
- Improve economic disparities;
- Advance health and behavioral wellness in a sustainable way.



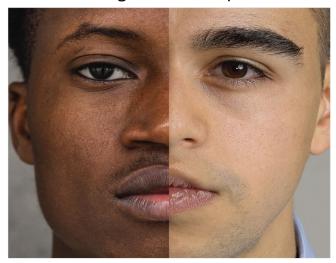
B. Suzi Ruhl, JD, MPH
Yale School of Medicine

Why B2H Redevelopment?

Many Brownfield communities suffer disproportionately from health disparities.

- Prevalent Health Disparities Among African Americans, Hispanics, and Low-Income Communities
- 2 Lack of Basic Healthcare and other Services in Environmentally Overburdened Communities of Color.
- Pervasive Negative Environmental and cumulative Impacts in Low-Income and Minority Communities.
- B2H: Reducing Health Disparities Through Contamination Removal.
- 5 Opportunities to address Social Determinants of Health: Housing, Food, Nutrition, and Access to Care.
- 6 Addressing climate resilience while addressing health impacts to communities.

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.

"SDH account for between 30-55% of health outcomes."

- World Heath Organization

A Wide Range of B2H Redevelopment Opportunities

- Health care
 - Community-based health clinics
 - Federally qualified health centers
 - Hospitals
 - Vision care/Dental care/Urgent care
- Access to healthy food choices
 - Healthy food choices
 - Grocery/Farmers markets
 - Community gardens (on safe sites/safe practices)
- Healthy housing -
 - With no lead/asbestos/indoor air quality issues

- Improving the built environment
 - Reduce Air Pollution
 - Improve Walkability
- Open-space/green-space creation
 - Addresses Diabetes , Obesity, Heart Disease
 - Improves Mental Health
- Resilient Brownfields Redevelopment
 - Remove Contamination from the floodplain
 - Reduce and Control Flooding
 - Improve Water Quality/Habitat (Nature Based Solutions)









Brownfields to Healthfields (B2H)Transformations

Redevelopment as an Environmental Justice and Equitable Development Tool

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, Floridaz

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

East Side Environmental Council/Duval Health Department Access to Fresh Food - Health Zone 1, Jacksonville, FL - Community Gardens



Challenges

- Disproportionately high incidences of health issues
- Numerous Brownfield sites adjacent to residential areas including a Superfund site
- Lack of fresh food
- Health care access impacted by transportation/location of health care facilities
- Limited resources & support

Tools

- Designation as EPA EJ Showcase Community – increases visibility – focuses resources
- Grants, public/private partnerships
- ATSDR \$150,000 Community
 Health Projects Related to
 Contamination at Brownfield/Land
 Reuse Sites

Results

- Potential fresh foods in desert area, school-based gardens at 7 schools
- Increased access to affordable health care through St. Vincent's mobile health outreach
- Decrease in health disparities increase in wellness
- Community market







- creative thinking. custom solutions. ———

What does Healthfields redevelopment look like UACDCs wholistic approach?















Tampa Family Health Centers: Brownfields Transformation to Federally Qualified Health Center

amily Health Centers

East Tampa CRA Location

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!









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





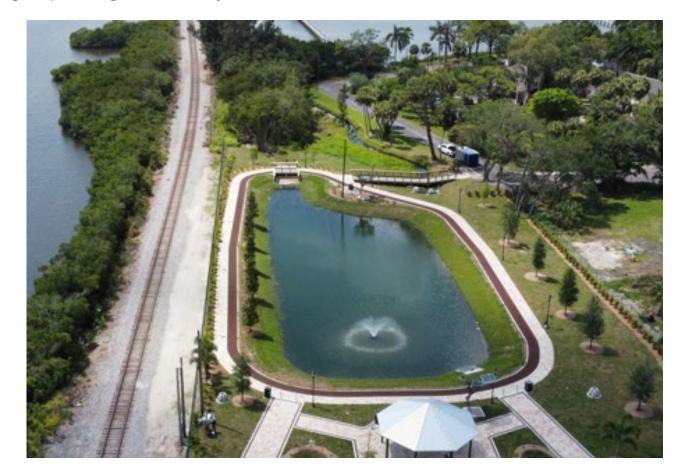
creative thinking. custom solutions. -

Connor Park for Environmental Wellness Model Resilient Brownfields to Healthfields Project



Health Related Results

- Removing Contamination from the Floodplain from the Former Rail Spur and other sources
- Stormwater treatment for over 50 acres Controlling Flooding improving Life Safety
- Enhanced water quality treatment
 - Improving water quality to the Manatee River
 - improve sustenance fishing,
 - reduction of red tide
- Recreational trail system hub and walking trail
 - Improving health of the community
 - reduction of health disparities
- Habitat and estuary creation (on and off site)
 - Improving fishing and bird rookery opportunities
 - Expanding preserve into the Manatee River
 - Re-establishing oysters, reef balls, and preserve area improvements to water quality
- Nature Fix
 - Mental Health Improvements
 - Reduction of Blood Pressure





Miles Ballogg

National Brownfields Practice Leader 727-423-1587 <u>mballogg@ensafe.com</u> Contact us at ensafe.com







Pro Bono Technical Assistance Program

Sierra Taliaferro, Community Outreach Associate



Environmental Protection Network (EPN)

Leveraging our network of 650+ EPA alumni volunteers



Defends policies that address climate change, environmental injustices, and other press health issues



Provides pro bono capacitybuilding **technical assistance**



Supports the civil service, including those fired or intimidated



1:1 Help on Community Needs

Assist with public comments, translating information into lay language, analyzing data, etc. Support communities achieve their self-identified goals



Grant Opportunities

Identify and navigate funding opportunities and help with proposal scoping and review



EPA Award Support

Safeguard and defend federal grantees' ability to implement their projects



Partnership Building

Identify agency contacts and connect groups with others for peer learning or support beyond EPN



MAIN SUBJECT MATTER TOPICS



AIR

- Air Monitoring
- Air Monitoring Grants
- Air Quality Modeling
- Air Quality &Climate Change
- Air Quality: General, Mobile, and Stationary Source
- Radiation/Indoor Air
- Air Permits
- Particulate Matter (PM)



- Flooding
- Drinking Water
- Wastewater
- Water Infrastructure
- Water Quality: General, Point Source, and Non-Point Source
- Water Utilities
- Waters of the United States (WOTUS)
- Stormwater Management
- Clean Water Act (CWA)
- Clean Water State Revolving Fund (CWSRF)
- Lead in Water



SUPERFUND AND BROWNFIELD

- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
- Brownfields
- Cleanup Process
- TAB Programs
- Resource Conservation and Recovery Act (RCRA)



COAL, OIL, AND GAS

- Coal Ash
- Fossil Fuels
- Oil Refinery
- Petrochemicals
- Carbon Capture and Storage (CCS)



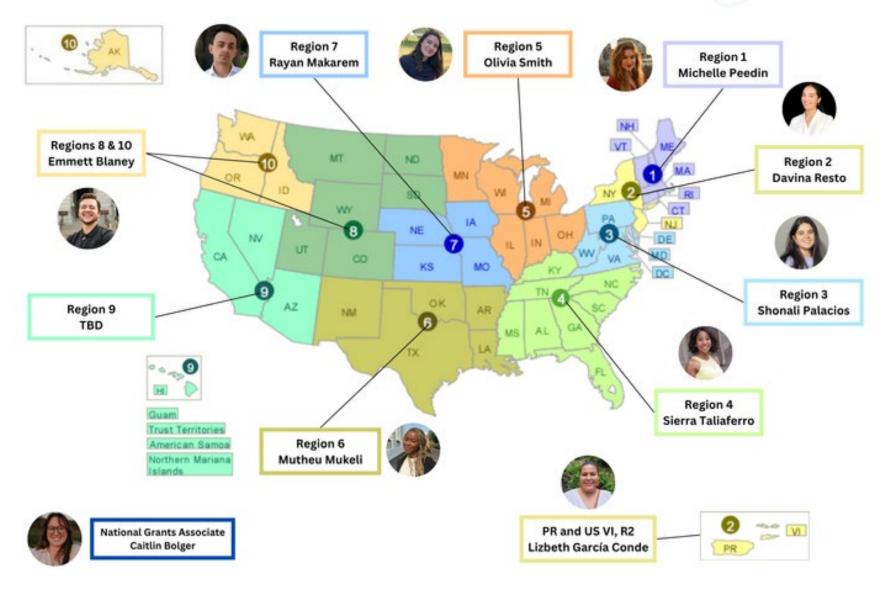
OTHER TOPICS

- Quality Assurance Project Plans (QAPP)
- Climate Action Plans (CAP)
- Federal Grant Support
- Enforcement and Compliance at EPA
- Soil Contamination
- Solar Projects

Meet our Technical Assistance Team:

EPN's Pro Bono Capacity-Building Technical Assistance Team







Technical Assistance in Action: 1:1 Support















Intake Form

Organizations in need of support reach out through our intake form.

Check out the intake form here

Initial Conversation

Organizations meet with their regional outreach associate to discuss current work, goals and technical assistance needs.

Resource Share, Volunteer Match

EPN provides resources
as available and
connects organizations
with EPA alumni
volunteers as
appropriate.

Continued Follow Up

Communications continue with EPN outreach associates as long as needed.



ENVIRONMENTAL PROTECTION NETWORK PRO BONO TECHNICAL ASSISTANCE FOR GRANT NAVIGATION

FEDERAL FUNDING UPDATES



Sign up to receive EPN's federal funding updates via email every 2-4 weeks.

SAM.GOV REGISTRATION



SAM.gov registration
office hours the last
Wednesday of
each month
from 2-3 PM ET.

APPLICATION RESOURCES



For select federal EJ grants, EPN creates application process guides and resource landing pages that can include checklists, sample language and other proposal writing tools.

Look here for more.

1:1 SUPPORT



- Brainstorming
- Project scoping
- Draft review
- Subject matter expertise from former EPA career staff







Thank you

Request technical assistance https://bit.ly/EPNassist



Requests for technical assistance are divided by region and go directly to the inbox of each region's designated outreach associate.

Visit Our Website

environmentalprotectionnetwork.org

Questions & Answers

Thank You!