

RESILIENT BROWNFIELDS TO HEALTHFIELDS

*"Creating healthier,
safer, climate-ready,
and economically
resilient
communities."*

PRESENTED BY

Miles G. Ballogg

National Brownfields Practice Leader

ENSAFE

PREPARED FOR THE

The Florida Brownfields
Association Annual Conference



Florida Brownfields
Association

Miles Ballogg



National Brownfields Practice Leader, EnSafe Inc.



- Over 28 years as a Brownfields practitioner.
- Coined the Term Brownfields to Healthfields
- Secured over \$250M in Brownfields and redevelopment funding for clients.
- Past Co-Chair National Brownfields Coalition and Florida Brownfields Association Environmental Justice and Public Health Committees.
- Community and Health Equity Advocate

What is Brownfields to Healthfields (B2H) Redevelopment



Brownfields to Healthfields (B2H) is a place-based redevelopment approach to clean and reuse properties to improve health, reduce climate/environmental risks, and strengthen long-term community capacity.



Abandoned contaminated service station in the heart of the community



Ms. Willa Carson's Vision



Willa Carson Health Resource Center – Clearwater, Florida

Why Healthfields Redevelopment Matters



ENVIRONMENTAL BURDEN



Contamination



Vacancy



Blight



Unsafe Structures



Poor air / water / soil conditions



HEALTH ACCESS GAP



Limited access to care



Fresh food



Parks



Safe housing,



Recreation



Preventive services



REDEVELOPMENT OPPORTUNITY



Cleanup can become healthcare



Housing



Food access



Green space

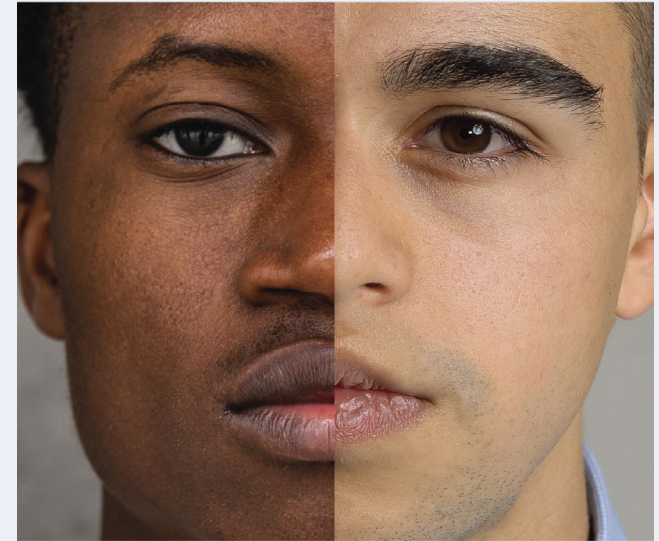


Resilience



Jobs

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.

Understanding Resilience

1

Assess cumulative risks

Identify contamination, health disparities, flood/heat exposure, infrastructure needs, and community priorities.

2

Engage the community

Include residents, local governments, health partners, developers, and community-based organizations in defining reuse goals.

3

Plan for resilient reuse

Integrate safe cleanup, green infrastructure, stormwater management, habitat restoration, energy efficiency, and climate-ready design.

4

Deliver equitable benefits

Ensure redevelopment expands access to health care, safe housing, healthy food, parks, jobs, and community services.



Why Resilient Healthfields Redevelopment Matters



CLEAN &
RESTORE



REDUCE FLOOD
& HEAT RISK



SUPPORT
HEALTH



ADVANCE
EQUITY



BUILD LOCAL
RESILIENCE



**Resilient
Brownfields to Healthfields**

Cleanup and redevelopment can remove contamination, blight, and unsafe conditions.

Resilient site design can reduce flooding, heat-island effects, and stormwater-related water-quality impacts.

Reuse can improve access to health care, safe and affordable housing, parks, healthy food, and community services.

Green infrastructure, open space, habitat restoration, and water-quality improvements create lasting environmental benefits.

Brownfields investments can strengthen local economies, create jobs, and help communities recover more quickly from future disruptions.

Four Outcomes of Resilient Brownfields to Healthfields



Environmental

Cleanup, water quality, green space, habitat, and reduced flood/heat risks.



Health

Healthcare, healthy food, recreation, safe housing, and reduced exposure.



Equity & Community

Investment in overburdened communities, resident participation, and stronger local capacity.



Economic

Productive reuse, jobs, private investment, and long-term neighborhood stability.

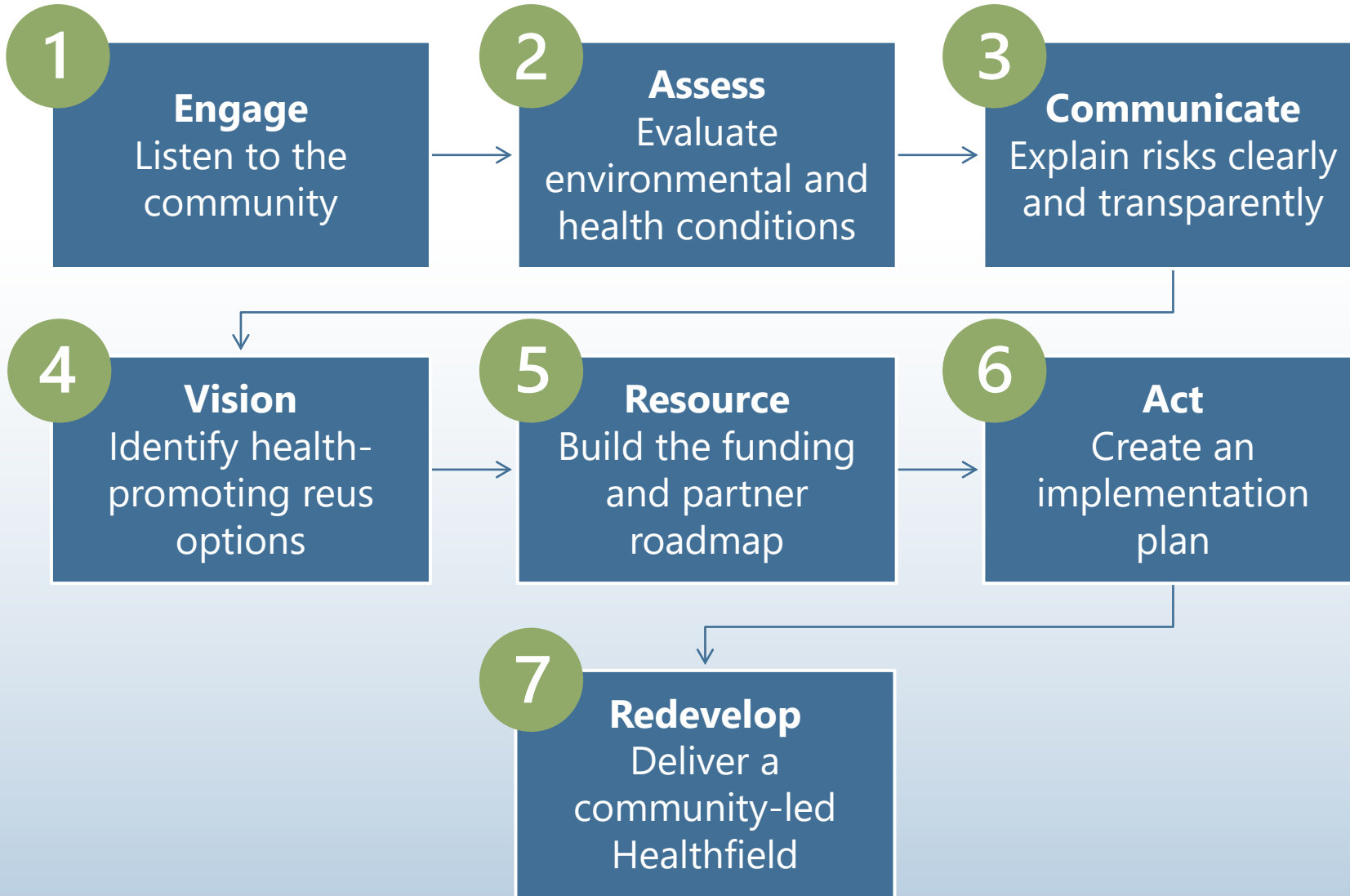


What Can a Resilient Healthfield Become?

- **Health care and wellness facilities** that improve access in medically underserved communities.
- **Affordable and attainable housing** designed for safety, energy efficiency, and reduced environmental exposure.
- **Parks, trails, and recreation areas** that provide green space, cooling, and healthy activity.
- **Food-access projects** such as community gardens, farmers markets, food hubs, and urban agriculture.
- **Stormwater, water-quality, and habitat projects** that reduce flooding and restore natural systems.
- **Mixed-use redevelopment and community hubs** that provide jobs, services, gathering places, and long-term neighborhood stability.



How Brownfields Become Healthfields



Building the Healthfields Funding Stack

Brownfields & environmental - EPA Assessment, Cleanup, Multipurpose, RLF, and Job Training; FDEP Brownfields; VCTC.

Water, infrastructure & resilience - Water management districts; local stormwater utilities; Regional Stormwater Management Facilities; Water Quality Enchantment Areas; state resilience and infrastructure programs; transportation funding.

Health & wellness - HRSA/FQHC partners; health departments; hospitals; public-health and behavioral-health partners.

Housing & community development - CDBG, HOME, Section 108 loans, LIHTC, CRA/TIF, local housing trust funds, and land banks.

Food, parks & community facilities - USDA Community Facilities; food-system partners; parks and recreation funds; philanthropy and nonprofit partners.

Economic development & private capital - EDA Public Works/Economic Adjustment Assistance; CDFIs; bank financing; developer equity; private investment.



Leverage public, private, health, housing, and resilience resources to deliver complete community outcomes.

RESILIENT BROWNFIELDS TO HEALTHFIELDS IN PRACTICE



Willa Carson Health Resource Center – Clearwater, FL

From Abandoned Gas Station to Trusted 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 -

From Blighted buildings to East Tampa 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 site with Blighted Buildings
- 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 redevelopment as a catalyst to bring healthcare to a rural medically underserved community



Community Partners

Ann Claussen – Central Florida Health Care

Jennifer Codo-Salisbury – Central Florida Regional Planning Council

Rick Johnson – City of Mulberry

Challenges

- Rural medically underserved community in Polk County with limited access to nearby healthcare
- 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 away

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

Lacoochee Community Center- Pasco County Florida:

From Dump/Borrow Pit to Holistic Community Health Hub



Challenges

- No access to health care
- Former borrow pit/sinkhole geology
- Former dump area
- Metals and petroleum contamination
- Environmental justice – highest concentration of Hispanic and African-American population

Tools

- Community partnership
- Withlacoochee Regional Electric Cooperative
- Nearly \$2M in state appropriations and private funding
- HRSA change in scope
- Pasco County Brownfields Assessment Grant
- Phase I & II ESAs, geotechnical reports
- Health Impact Assessment – demonstrating need

Results

- 12,800 sq. ft. building
- Premier Healthcare FQHC
- Nutrition and job training programs
- Officer-friendly program in the center/violence prevention
- Public Housing Authority involvement
- Gymnasium
- Boys & Girls Club

Community Partners

- Melanie Kendrick – Pasco County
- Cheryl A. Pollock – Premier Community HealthCare Group, Inc.
- Sandra Whitehead – NACCHO



The Lacoochee Community & Health Care Center in Pasco County, Florida is an example of Brownfields to public health success.

Pennsylvania Ave. Homes – Clearwater Neighborhood Housing Services –

A neighborhood junkyard to healthy affordable housing



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
- Advance environmental justice
- Restore fabric of the neighborhood (consistent with other infill housing)

Community Partners

- City of Clearwater
- Housing and Community Development / Neighborhood Outreach Staff
- Isay Gully – Clearwater Neighborhood Housing Services



Bunting Property – Mini Junkyard Next to Infill Housing



CNHS Housing – Clearwater, Florida

Tampa Affordable Housing Projects –

From Brownfield Lots to Affordable Infill Housing



Challenges

- Lack of quality affordable housing options
- Large numbers of vacant city-owned lots in redevelopment areas
- Number of near former gas stations 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

- 35+ lots cleared for affordable infill housing
- EPA assessment funding helped evaluate former gas station, illegal dumping, and other brownfield-adjacent sites
- Leveraged HUD HOME and State of Florida housing funds to support redevelopment



Over 35 lots cleared for infill housing



Encore Redevelopment –

From Distressed Housing to Healthy Mixed-Use Neighborhood



Challenges

- Former distressed Central Park Village public housing site with brownfield conditions
- Obsolete/sub-standard housing, asbestos abatement, and lead in groundwater
- Limited access to healthy food, healthcare, childcare, recreation, and support services
- Auto dependency, limited walkability, and lack of active public gathering spaces

Tools

- FDEP Brownfields designation; EPA Brownfields Grant, tax refunds, NSP, LIHTC, state/local funding
- Mixed-income, mixed-use TOD with affordable housing, senior housing, commercial, office, and hotel uses
- Green building, stormwater management, native landscaping, parks, public art, and sustainability features
- Healthfields assets: FQHC, Meacham Urban Farm, grocery/pharmacy, Head Start/childcare, wellness and workforce services



Encore Redevelopment – Continued



Outcome Area	Healthfield Asset	Resilience Benefit
Safe, Stable Housing	Mixed-income and affordable housing	Reduces housing instability and supports neighborhood recovery
Health Access	Near-site health and community services	Improves access to preventive care during everyday and emergency needs
Food Access	Grocery, markets, and local food options	Strengthens household food security
Mobility & Recreation	Walkable streets, parks, and open space	Supports physical activity, social connection, and heat relief
Economic Opportunity	Jobs, retail, and mixed-use investment	Builds household income and long-term neighborhood stability

Redevelopment outcomes that strengthen health, equity, and community resilience.



B2H successes; Food access, parks, resilience, and environmental wellness





University Area CDC Harvest Hope Park – Hillsborough County -

Community vision turned brownfield challenges into food access, recreation and attainable housing



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 and community gathering space
- Proposed healthy and attainable housing
- Increased access to healthcare, economic activity, attainable housing, and 125 projected jobs
- Catalyst for infill redevelopment
- Tampa Family Health Center located at Mort Elementary
- Improved health-supporting infrastructure: water, sewer, and sidewalks
- Community vision moved toward implementation



Resilience Takes Many Forms: Food, Parks, Water, Wellness, and Environmental Restoration.



East Side Environmental Council/Duval Health Department Jacksonville, FL – *Food Access and Health Resilience*

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

- Expanded fresh food access in a food desert area
- School-based gardens at seven schools
- Increased access to affordable care through St. Vincent's mobile health outreach
- Community market and wellness resources
- Reduced barriers to healthy food, care, and community health awareness



University Area CDC Harvest Hope Park

Food, Recreation, and Neighborhood Resilience



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 and community gathering space
- Proposed healthy and attainable housing
- Increased access to healthcare, economic activity, attainable housing, and 125 projected jobs
- Catalyst for infill redevelopment
- Tampa Family Health Center located at Mort Elementary
- Improved health-supporting infrastructure: water, sewer, and sidewalks
- Community vision moved toward implementation



L.A. Lee YMCA Mizell Community Center -

Community Wellness and Social Resilience



Challenges

- Major fundraising required
- Environmental Contamination requiring remediation prior to redevelopment
- Predominant low-income African-American Community
- New building replacing aging building

Tools

- Community partnership
- \$10M in Community Redevelopment Agency Contribution
- Regulatory Agency advocacy
- Expedited Environmental Cleanup
- YMCA
- Local Government Support Multiple Partnerships and end users
- \$19M in other fundraising

Results

- 65,000 sq. ft. building
- Swimming pool.
- Gymnasium/wellness center
- Wellness Center
- Broward College
- Preschool
- Meeting space
- Black Box Theatre- cultural arts
- Co-working space
- Fresh Food Restaurant



Connor Park for Environmental Wellness –

Water Quality and Environmental Resilience



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 Gap

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

Results

- **\$3.6M award-winning project** delivering stormwater treatment for **50+ acres**
- Improved water quality flowing to the **Manatee River**
- Added recreational trails, observation areas, solar lighting, and educational features
- Restored habitat through oysters, reef balls, an inverted living shoreline, and preserve expansion
- Created a brownfields-to-environmental-wellness showcase with National Estuary Program and USF partnership support
- Recognized as a **National Phoenix Award-winning project**



Former Growers Fertilizer Brownfields Site –

Civic Asset and Environmental Resilience



Challenges

- Abandoned fertilizer plant at Lake Alfred's downtown entrance
- Need for Community Center
- Storage tanks
- Contaminated soil & groundwater; residual media
- Asbestos Containing Material

Tools

- FDEP Brownfields Assessment
- \$2M EPA Brownfields Cleanup Grant (demolition & ACM abatement)
- FDEP Voluntary Cleanup Tax Credits

Proposed Healthfield Outcomes

- Community center and waterfront park expansion
- Splash pad, tot lot, amphitheater, farmers market pavilion, nature trails, and beach access
- Improved water quality for Lake Alfred
- Expanded open green space and civic recreation opportunities



Resilient Brownfields to Healthfields: Results in Action

- **Cleaner, safer environments:** Cleanup and reuse reduce exposure to contamination and blight.
- **Healthier communities:** Projects expand access to health care, healthy food, safe housing, parks, and recreation.
- **Climate and environmental resilience:** Green infrastructure, water-quality improvements, habitat restoration, and open space reduce heat and flood risks.
- **Equitable economic opportunity:** Productive reuse creates jobs, investment, and long-term neighborhood stability.





Questions?

Thank you!

Miles Ballogg

National Brownfields Practice Leader

727-423-1587

m.ballogg@ensafe.com

Scan the QR code to
contact us for more information

ensafe.com

