



From “Rags to Riches” With Brownfields EPA-Led Programs In Your CRA Areas

for the

Florida Brownfields Association Virtual Webinar

August 13, 2020



City of
Tampa
Florida



EPA Brownfields Definitions




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 sites" means real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.

Your Community - Redevelopment opportunities that result in viable economic and community development, residential and open-space/green-space uses and other mixed-use projects that provide direct community benefit and improve public health through redevelopment.



Typical “Brownfield”

- Old, Vacant or Abandoned 
Underutilized
- Potential for Environmental Contamination
- Unknown Remediation Costs \$\$\$\$\$





Brownfields Include

***Solvent Contamination Sources –
Printers, Dry Cleaners and Auto Repair***



Junkyards





Brownfields Include

***Hazardous Substances /
Waste Sites***



Former Industrial Properties





Brownfields Include

Former Landfills



Mined Lands





Brownfields Include

Former Gas Stations / Auto Repair



Unexpected and Adjacent Uses





Tampa EPA Brownfields History – EPA Brownfields Funding



1999: \$200,000 EPA Brownfields Pilot Project,
Port of Tampa Focus

2004: \$200,000 Petroleum Assessment Grant,
East Tampa Focus

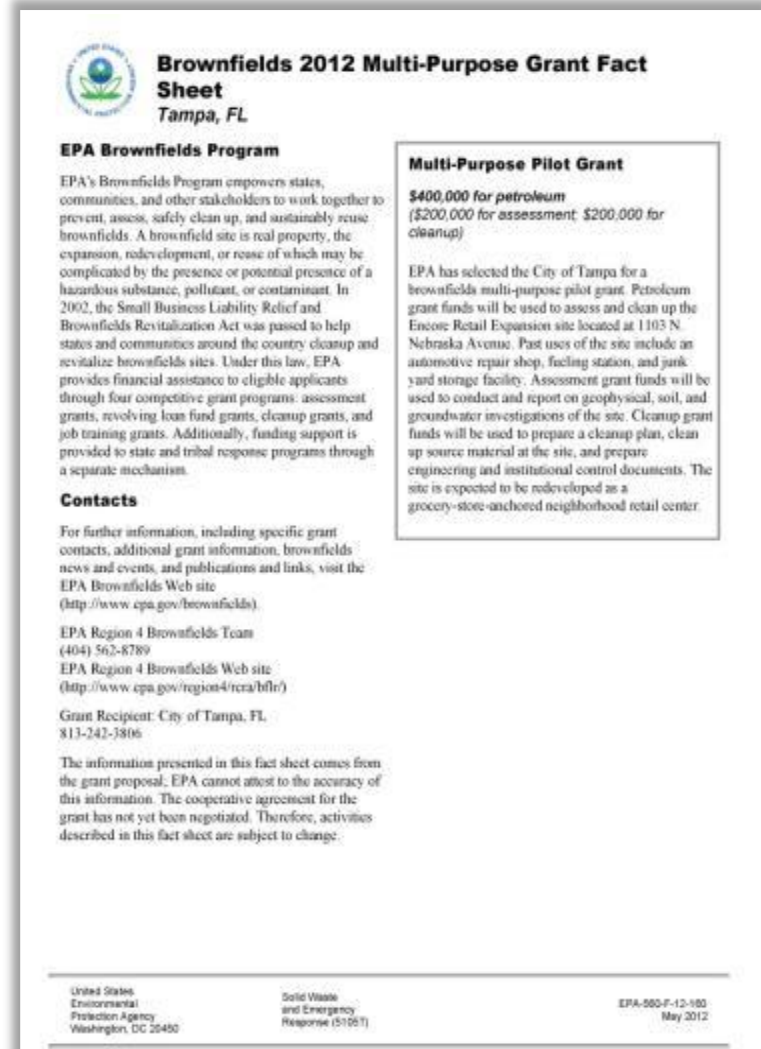
2006: \$400,000 Petroleum / Haz-Substance
Grant, East Tampa Focus


2009: \$400,000 Community-Wide (ARRA)
Brownfields Assessment Grant

2012: \$400,000 Multi-Purpose Site – Specific
Grant

2013: \$400,000 Community-Wide Brownfields
Assessment Grant

Tampa's Total: \$2 Million in EPA Funding



 **Brownfields 2012 Multi-Purpose Grant Fact Sheet**
Tampa, FL

EPA Brownfields Program

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is 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. In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed to help states and communities around the country cleanup and revitalize brownfields sites. Under this law, EPA provides financial assistance to eligible applicants through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

Contacts

For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the EPA Brownfields Web site (<http://www.epa.gov/brownfields>).

EPA Region 4 Brownfields Team
(404) 562-8789
EPA Region 4 Brownfields Web site
(<http://www.epa.gov/region4/rrca/bflr/>)

Grant Recipient: City of Tampa, FL
813-242-3806

The information presented in this fact sheet comes from the grant proposal. EPA cannot attest to the accuracy of this information. The cooperative agreement for the grant has not yet been negotiated. Therefore, activities described in this fact sheet are subject to change.

Multi-Purpose Pilot Grant

\$400,000 for petroleum
(\$200,000 for assessment; \$200,000 for cleanup)

EPA has selected the City of Tampa for a brownfields multi-purpose pilot grant. Petroleum grant funds will be used to assess and clean up the Encore Retail Expansion site located at 1103 N. Nebraska Avenue. Past uses of the site include an automotive repair shop, fueling station, and junk yard storage facility. Assessment grant funds will be used to conduct and report on geophysical, soil, and groundwater investigations of the site. Cleanup grant funds will be used to prepare a cleanup plan, clean up source material at the site, and prepare engineering and institutional control documents. The site is expected to be redeveloped as a grocery-store-anchored neighborhood retail center.

United States
Environmental
Protection Agency
Washington, DC 20460

Solid Waste
and Emergency
Response (51087)

EPA-600-F-12-180
May 2012



Tampa Family Health Centers – East Tampa Location

Brownfields to Public Health Success



Challenges

- > Lack of Health Care in Medically-Underserved Community
- > Lack of Land and Funding to Provide Healthcare within the East Tampa Community

Tools

- > \$1.3 Million in ARRA Funding Identified by Congresswoman Cathy Castor
- > EPA Brownfields Assessment Funding for Asbestos Surveys of Underutilized Structures
- > Location Near Public Transportation (22nd Street and Hillsborough Avenue Corridors)

Results

- > 15,000 SF Community-based healthcare providing
 - Family Practice
 - Dental
 - Pediatrics
 - Social Work
 - Pharmacy





Tampa Family Health Centers – Dale Mabry Location

Brownfields to Public Health Success



Challenges

- > Adaptive reuse of former auto dealership for healthcare facility in a medically-underserved community
- > Lack of land and funding to expand much-needed health care within an urban core of Tampa

Tools

- > ARRA funding identified by Congresswoman Kathy Castor
- > Creative reuse of former Saturn Dealership site
- > Identification of Brownfields Corridor as perfect location for expanded healthcare services

Results

- > 25,000 SF Community-based health care providing
 - Family Practice
 - Dental
 - Pediatrics
 - Social Work
 - Pharmacy
 - Psychiatry
 - Social Services





Pro-Fit Development – East Tampa CRA

Sustainable Brownfields Transformation (Mixed-Use / Commercial)



Challenges

- > Site Located next to Active Gas Station
- > Potential for Migrating Off-site Impacts (Petroleum and Solvents)

Tools

- > EPA Phase I and Phase II ESAs
- > Removed Environmental Stigma From Property

Results

- > Site Resulted in 7,000 sq. ft. Professional Center
- > Urban Infill in Seminole Heights Neighborhood
- > Potential for 30 New Jobs
- > Pending Florida Green Building Eco-Friendly Design
- > Local Cardiologist
- > Room Available for Mixed-Use (i.e. Law Firm, Civil Engineering, Medical Offices)





Robert L. Cole Community Lake / Park

Brownfields to Open Space Green Space



Challenges

- > Former Landfill Site
- > Need for Community Open/Green Space

Tools

- > Community Support
 - Project Named after Community Legend, Robert L. Cole
- > \$1.1 Tax Increment Funding (East Tampa Community Redevelopment Agency)
- > Designs provided by University of South Florida School of Architecture

Results

- > Multi-Use Community Park / Lake
- > Opportunity for Open-Space / Green-Space in Underserved Community
- > Recreational Opportunities – Boardwalk, Walking Trail, Exercise Stations
- > Observation Tower, Pier
- > University of South Florida and Local Elementary Schools Partner on Water Quality Research Project
- > Public Art / Culture – Historic African Americans Quotes Engraved in Walking Trail



Open Space / Green Space Address Health Issues through Opportunities for Physical Activity





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

Potential Results

- > 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



OVER 35 LOTS CLEARED FOR INFILL HOUSING





Nebraska Avenue Healthfields Site

Potential Healthy Food/Healthcare-Related Redevelopment



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.



THE ELLA – ENCORE REDEVELOPMENT PROJECT



IKEA Tampa

(Former Tampa International Center
Brownfield Area)
1103 N. 22nd Street
Retail Development





Avion Park of Westshore (Avion Park of Westshore Brownfield Area)

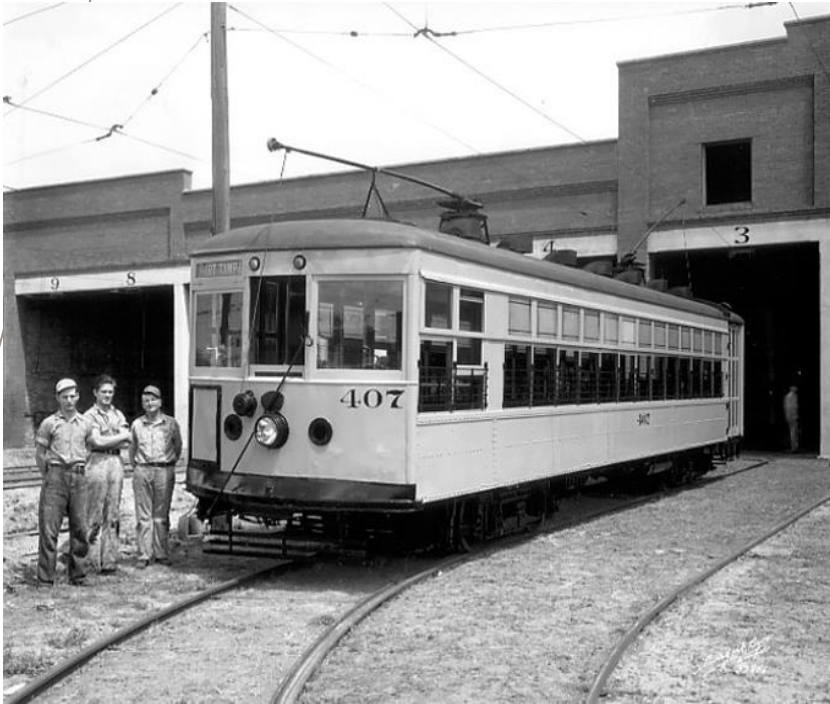
5124 W. Spruce Street

Hotel, Restaurant & Commercial Development





TECO Streetcar Trolley Barn - 1935





Armature Works & Heights Public Market





City of Tampa Brownfield VCTC Certificates Totals

		2013	2014	2015	2016	2017	2018	2019	Total Approved	Total Received
1	Water Works Park	\$239,156	\$220,745						\$459,901	\$459,901
2	Nebraska Avenue			\$90,175	\$45,087				\$135,262	\$135,262
3	Hanna Avenue				\$48,589	\$25,527	\$53,247	\$23,621	\$150,984	\$127,363
4	Jackson Street Lot						\$500,000	\$184,726	\$684,726	\$500,000
5	Madison Street Park						\$14,589	\$96,677	\$111,266	\$14,589
	Totals								\$1,542,139	\$1,237,115
	Total with SRCO								\$2,267,075	

- *** NOTE:
- The total amount of approved eligible costs for the Jackson Street Lot in 2018 was \$1,085,988.
 - The City received a VCTC certificate for \$500,000 which is the maximum annual reimbursement amount.
 - The additional 25% SRCO Bonus reimbursement (\$363,860) is based on the total approved eligible cost amount for all years of the Brownfield Site remediation.



Tampa Holistic Brownfields Success Redevelopment Focus - Representative Projects



ENCORE REDEVELOPMENT



OVER 35 LOTS CLEARED FOR INFILL HOUSING



SEAPORT TOWN CENTER



ZAGORA RETAIL CENTER



IKEA



FAST LANE CLOTHING



THE LODGE AT LAKECREST APARTMENTS



TAMPA FAMILY HEALTH CENTERS



AVION PARK



PRO-FIT





Conclusion

“The Tampa model is quite simple: Government officials believe in the Bottom Up method of community involvement. Establishing a partnership of community stakeholders, both public and private sector individuals, who elect their own leadership and then respecting their decision making recommendations.”





Thank You!



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Community Redevelopment Area*
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