



CRA: A Key Player in Brownfields Redevelopment

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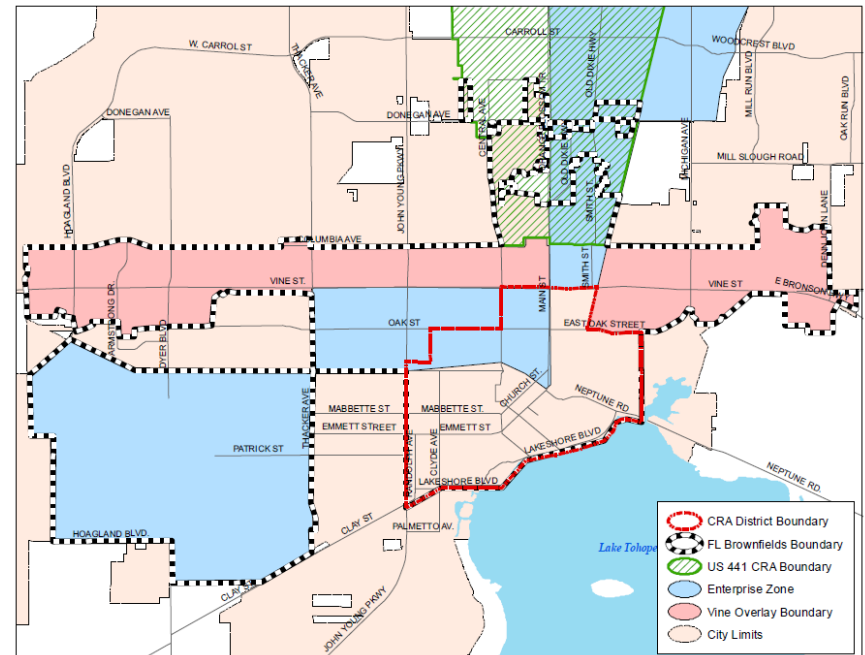
**FBA and FRA "Rags to Riches" Brownfield
Webinar August 13, 2020**

History

- The City of Kissimmee has two Community Redevelopment Agencies/Areas:
 1. Downtown Kissimmee CRA – est. 1993
 2. Vine Street CRA – est. 2011
- The City of Kissimmee established its Brownfields Redevelopment Area in 2011, 3112.39 acres
- Titled the Kissimmee Environmental Redevelopment Area (KERA)

History Continued

- The creation of KERA was an important step to securing resources, such as EPA Brownfield Grants and FDEP Voluntary Cleanup Tax Credits
- KERA is undergoing expansion to include Vine Street CRA and other areas within the City adding 1,401.58 acres



- How many CRAs have brownfields sites?

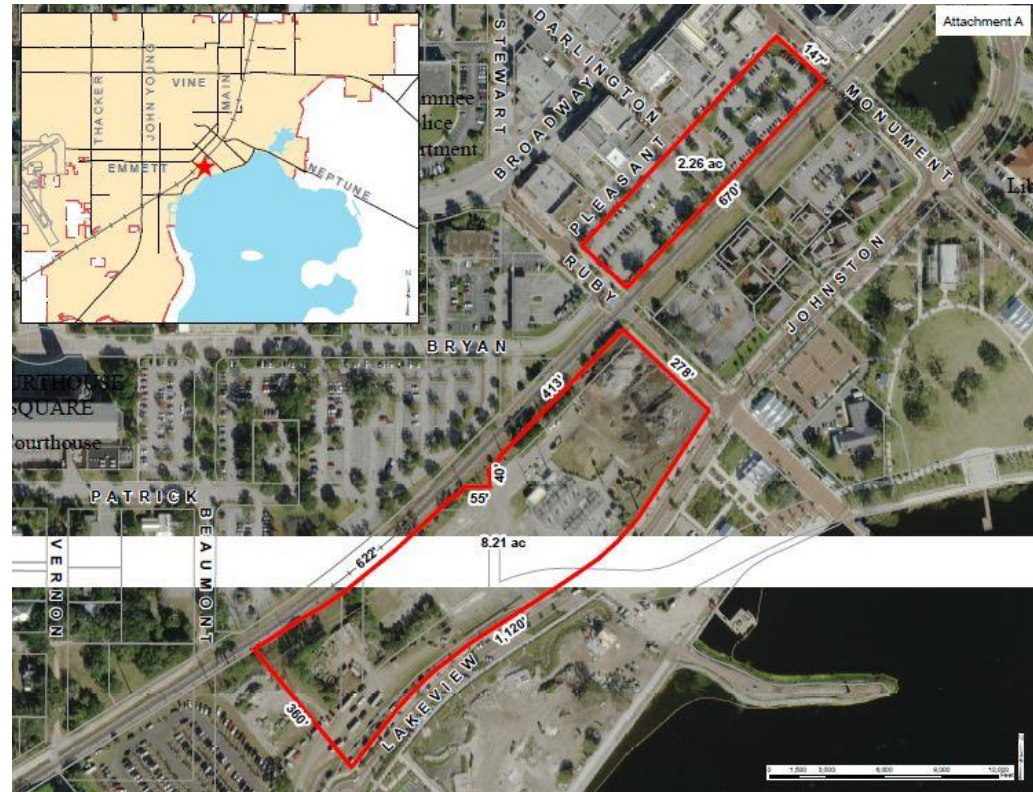


Downtown Kissimmee

- County seat and urban center of Osceola County.
- Home to an intermodal station, which is home to SunRail, Amtrak and LYNX.
- The Downtown CRA district also includes a regional hospital and supporting medical services.
- Home to Lakefront Park located on the northern shore of Lake Tohopekaliga, where City recently completed a \$60 million renovation.

Toho Square & Hansel Plant

- Two parcels:
 - Toho Square Site: 2.26 acres
 - Hansell Plant Site: 9.21 acres



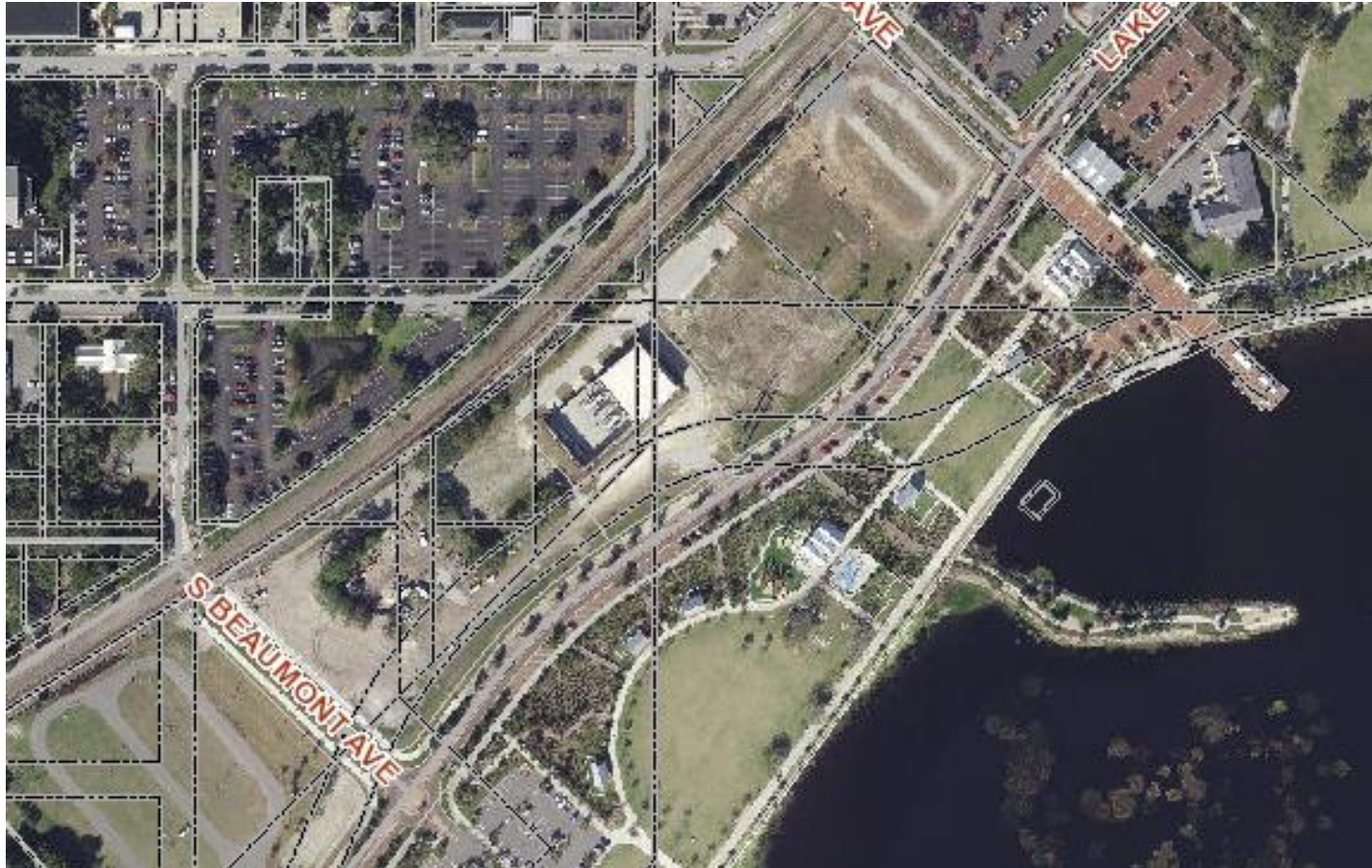
Toho Square

2.26 acres



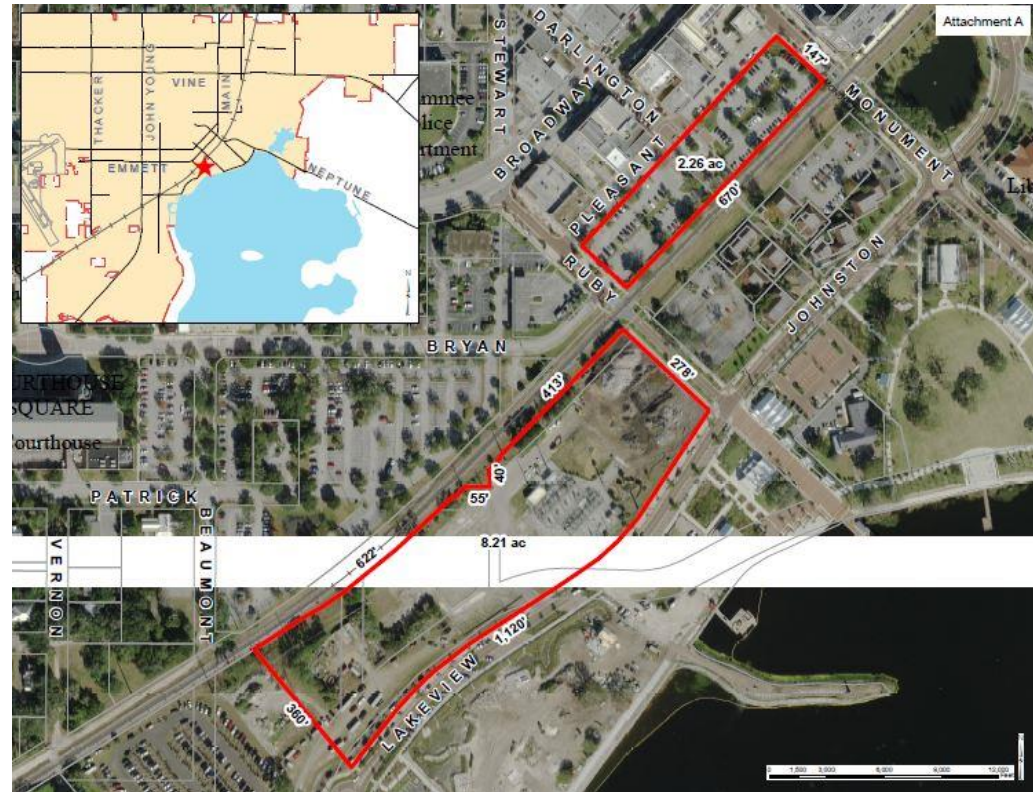
Hansel Plant

9.21 acres



Toho Square & Hansel Plant

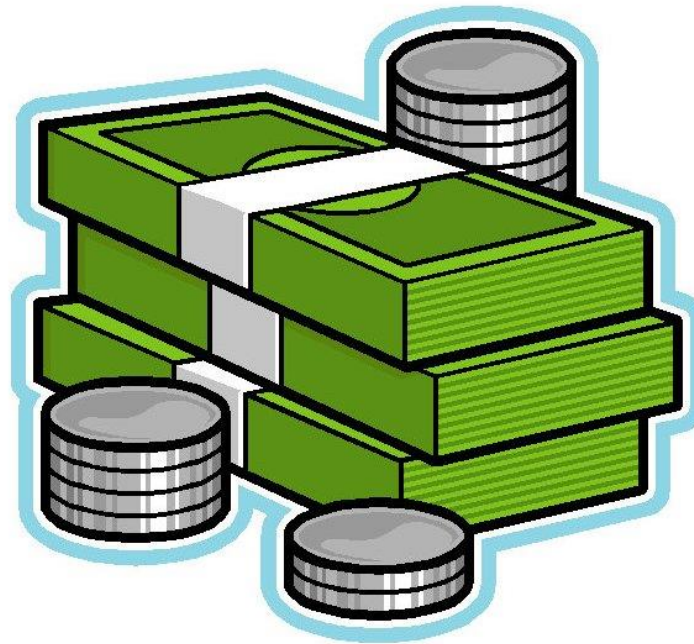
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- How many CRAs have brownfields sites?



- For a CRA, Brownfields redevelopment just makes sense cents...and dollars!



- Can managing brownfields be challenging? YES
 - Financing
 - Negative perception of brownfields
 - Public outreach/education process
 - Getting buy in from community, elected officials, internal staff and landowners

- BUT, the benefits are worth facing the challenges
 - Plethora of resources available
 - Funding and technical assistance available
 - Incentivize development





- Advocacy
- Resources
- Technical Assistance
- Knowledge
- Diverse Network of Professionals
- CRA experience
- Events and more!

For more information, contact FBA at info@floridabrownfields.com

2018 Annual Conference



Daytona Beach, FL

2019 Environmental Justice Workshop



DeLand, FL

Many Membership Levels & Pricing!

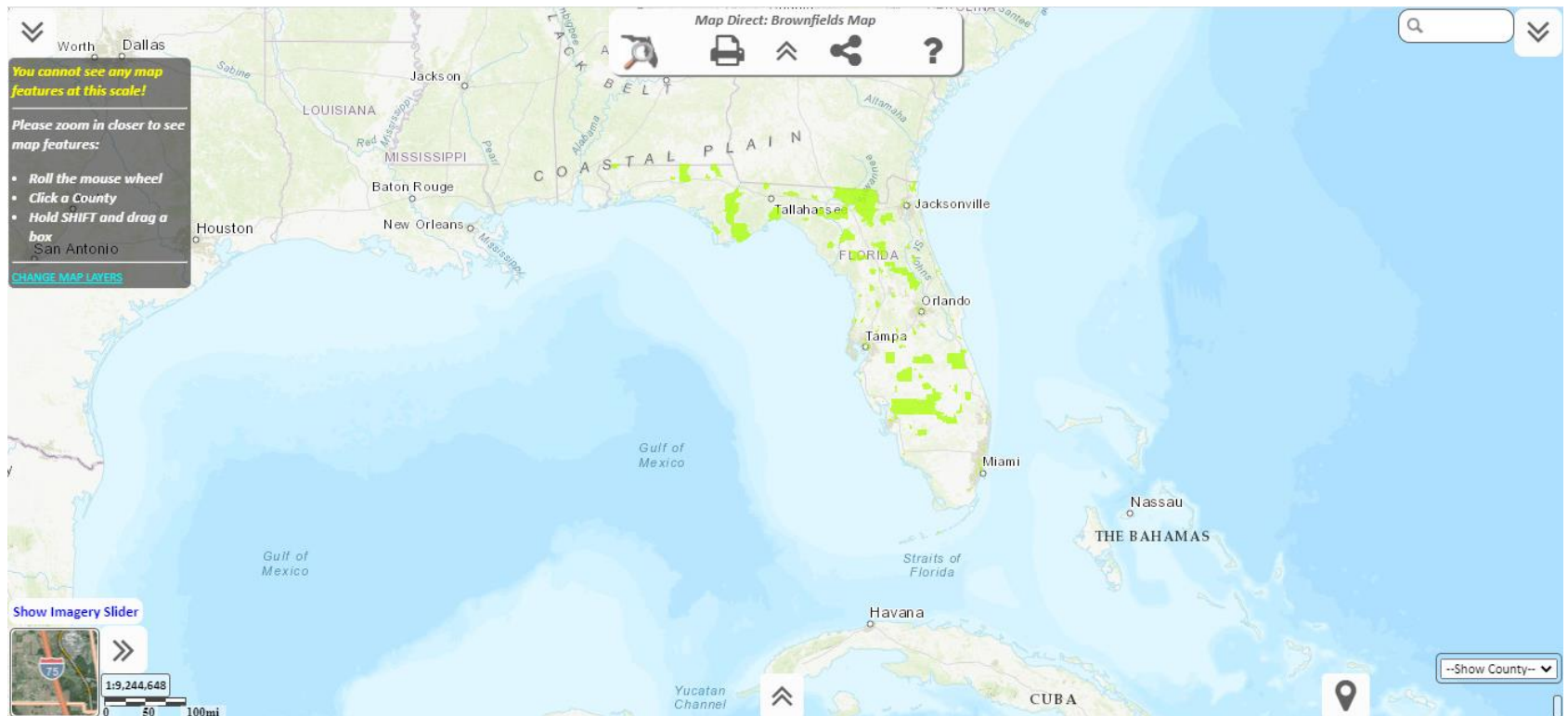
- Individual Memberships
- Government, Non-Profit & Community Organization Memberships
- Corporate Membership



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Florida Department of Environmental Protection Brownfields Program

- DEP Brownfields GeoViewer



<https://floridadep.gov/waste/waste-cleanup/content/brownfields-program>

Florida Department of Environmental Protection Brownfields Program

Voluntary Cleanup Tax Credits

- **Annual 50% VCTC*** for eligible Site Rehabilitation costs
- **One-time 25% SRCO Bonus VCTC*** when cleanup is complete
- **One-time 25% Bonus VCTC*** for development of 100% Affordable Housing or Healthcare Facility/Providers
- **One-time 50% VCTC*** for Solid Waste removal

*VCTCs are applicable to Florida's corporate income tax.

<https://floridadep.gov/waste/waste-cleanup/content/brownfields-program>

Florida Department of Environmental Protection Brownfields Program

- Up to \$2,500 Job Bonus Tax Refund for each new job created.
- Refunds on Sales Tax paid on the purchase of building materials used for affordable or mixed-use housing projects.
- State Loan Guarantees for primary lenders, up to 50% of the primary lenders loan on all brownfield sites, and up to 75% of the primary lenders loan if the property is redeveloped as affordable housing, a health care facility, or health care provider.

<https://floridadep.gov/waste/waste-cleanup/content/brownfields-program>

Florida Department of Environmental Protection Brownfields Program

- Risk-Based Corrective Action
- Cleanup Liability Protection
- A Brownfields Coordinator/team in each DEP District office
- Expedited Review of all technical documents
- Lender Liability Protection

<https://floridadep.gov/waste/waste-cleanup/content/brownfields-program>

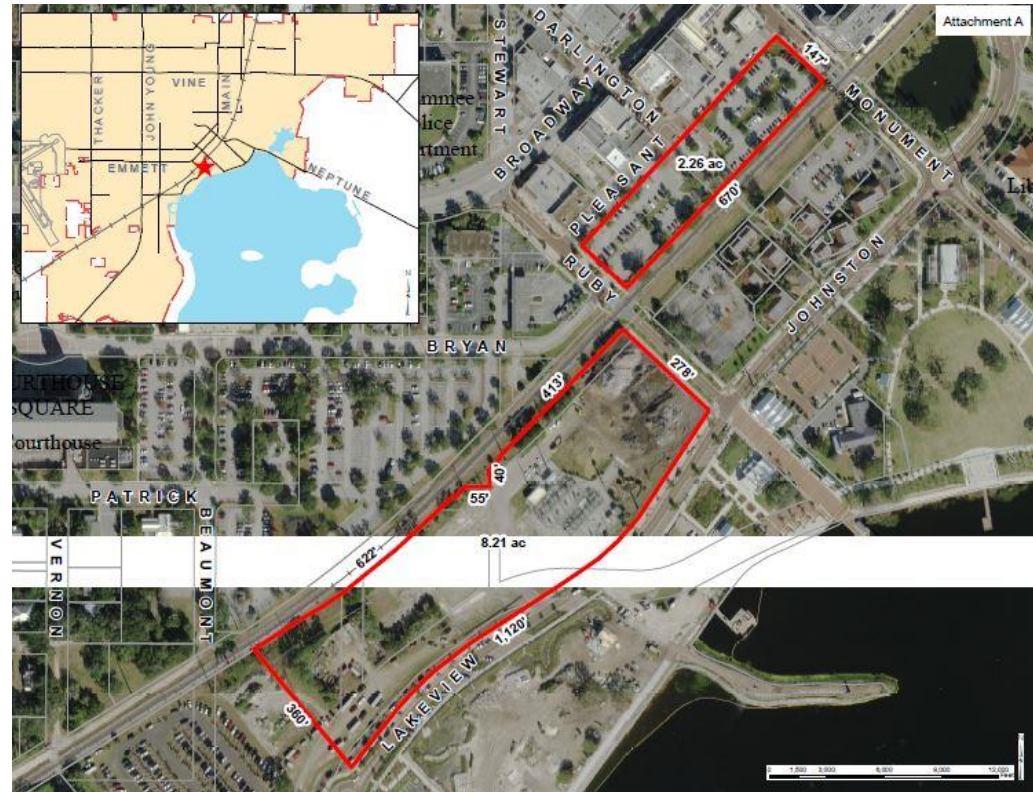
EPA's Brownfields Program

- Assessment grants
- Revolving Loan Fund (RLF) Grants
- Cleanup Grants
- Area-Wide Planning Grants
- Just to name a few!

<https://www.epa.gov/brownfields/types-brownfields-grant-funding>

Toho Square & Hansel Plant

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Hansel Plant and Toho Square

- Entered into a Brownfields Site Rehabilitation Agreement with FDEP and Mosaic Partners for the cleanup of both sites
- Received Voluntary Cleanup Tax Credits
- May sale tax credits for a profit

Toho Square Parking Garage



Hansel Plant Site

(Conceptual Rendering of the Residential & Retail)



Toho Square & Hansel Plant



QUESTIONS?

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