

# Removing Roadblocks to Redevelopment = Results

*Pinellas County  
Redevelopment Opportunities Summit  
December 12, 2002  
Prepared By TBE Group Inc.*



# Brownfields Are...

- “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.”

# Brownfields Are

- “Redevelopment Opportunities that result in viable Economic Development and Community Development, Residential and Open-Space/ Green-Space Projects”



# Brownfields Are



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# Brownfields Are



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# Brownfields Approach

- Market Ready Sites –
  - Productive End Uses
- Remove the Stigma
- Level the Playing Field
  - Multi-layered Incentive Approach \$
  - Lower Bottom Line For Redevelopment \$



# Remove Environmental Stigma



- Liability Reduction
- Environmental Assessments
- Environmental Insurance
- Cleanup



# Real EPA \$'s



- \$250 Million a year
- \$1.25 Billion (5 Years)
- \$150 Million for Assessments
- \$50 Million Cleanup
- \$50 Million Petroleum

# EPA Grants



- Assessment
  - \$400,000 - \$700,000
  - Petroleum
  - Haz- Materials
  - Asbestos & Lead
- Cleanup
  - \$1 Million
- RLF
  - \$1 Million
- Job Training
  - \$200,000



# EPA Grants



- Eligible for Funding
  - States
  - Tribes
  - Local Governments
  - Other Governments
  - Non-Profits(Cleanup & RLF)

# EPA Tools



- Targeted Site Assessments
- Brownfields Partnership
  - EDA – Infrastructure
  - HUD – BEDI, CDBG
  - NOAA – Portfields
  - USACOE - Riverfront
  - Over 24 Agencies



# State Brownfields Tools



- State Cleanup Tax Credit
  - 35% of Cleanup Costs
  - \$225,000 Max
- BF Loan Guarantee
  - 10% of loan/5 years
- Lien Removal(RLF)
- Brownfields Bonus Refund
  - \$2,500 Tax Refund Per FTE
- Building Materials Sales Tax Refund
  - 20% Low to Mod

# State Brownfields Incentives



- Risk Based Clean Up
- Liability Protection for Lenders/PRFBSR
- Expedited Environmental Review



# Re-Building Urban Environments

## Lower Bottom Line

<b>Revolving Loan Fund</b>	<b>Building Materials Tax Credit</b>	<b>Assessment Assistant</b>
<b>Remediation Tax Credits</b>	<b>Clean Up \$'s</b>	<b>Loan Guarantee</b>
<b>Brownfields Bonus</b>	<b>EZ Tax Incentives</b>	<b>Local Incentives/ Impact Fees</b>

# Brownfields Challenge

- Former Montgomery Wards /City Hall Annex
- Totally Underutilized/ Blighted Property
- Ugly Downtown Site Stifling Redevelopment
- Petroleum & Solvent Contamination





# Brownfields Results

- IMR Global to CGI Tec Companies
- Prime Office Campus Site
- Currently on the Market



# Brownfields Challenge

- Orphaned and Abandoned Gas Station (10 years)
- Perceived Petroleum Contamination
- Drug/Crime Corner
- Bank Will Not Foreclose





# Brownfields Results

- Neighborhood Policing Station
- Family Outreach Center
- Crime Reduction Compatible Land Use



# Brownfields Challenge

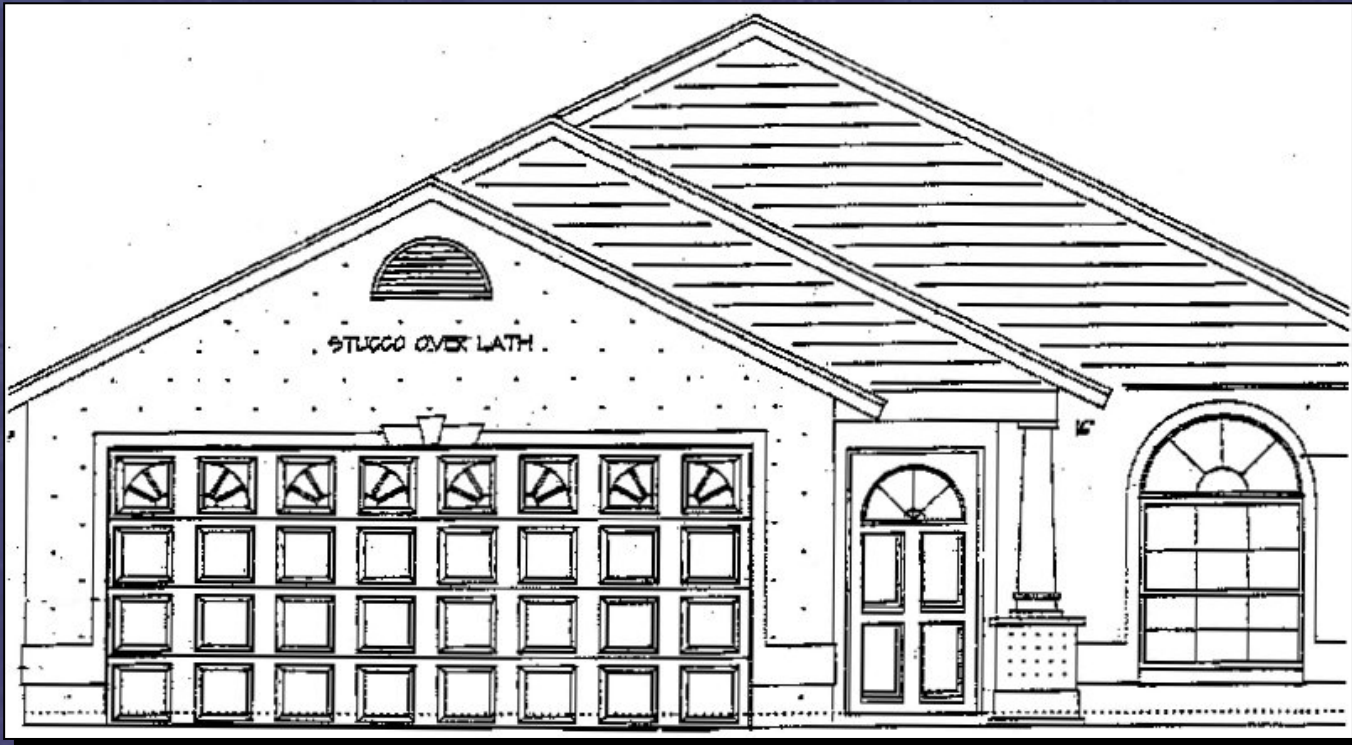
- Mini-Junk Yard in Residential Neighborhood
- Inappropriate Land Use
- Environmental Injustice
- Hazardous Waste /Petroleum/Waste Oil





# Brownfields Results

- Proposed for 2 Affordable Single Family Units
- Removed Inappropriate Land Use
- Install Environmental Justice





# Brownfields Challenge

- Former Automobile Dealership
- Blighted Buildings
- Market Uncertainty - Third time is the Charm



# Brownfields Results

- 44,287 S.F. - Harbor Oaks Shopping Center
- Publix as Anchor Tenant & Retail
- \$12,000,000 Capital investment
- 210 Jobs- Brownfields Area & EZ





# Multiple Uses



- Fire Station
- Creek Restoration
- Nature Trail
- Stormwater
- Wetlands Enhancement



# Redevelopment In Progress

- Former Auto Dealership/Inappropriate Uses
- Blighted Buildings/No Redevelopment
- Undesirable Land Use for Downtown
- 12 Hydraulic Lifts / 1 UST
- Multiple Sources of Contamination



# Redevelopment In Progress

- 100 Town Homes
- Smart Growth - New Urbanism
- \$16 Million in Capital Investment
- Annual \$200,000 + Ad Valorem and Other Revenues
- Downtown Support





# Redevelopment In Progress



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# Redevelopment In Progress



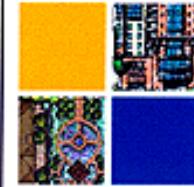
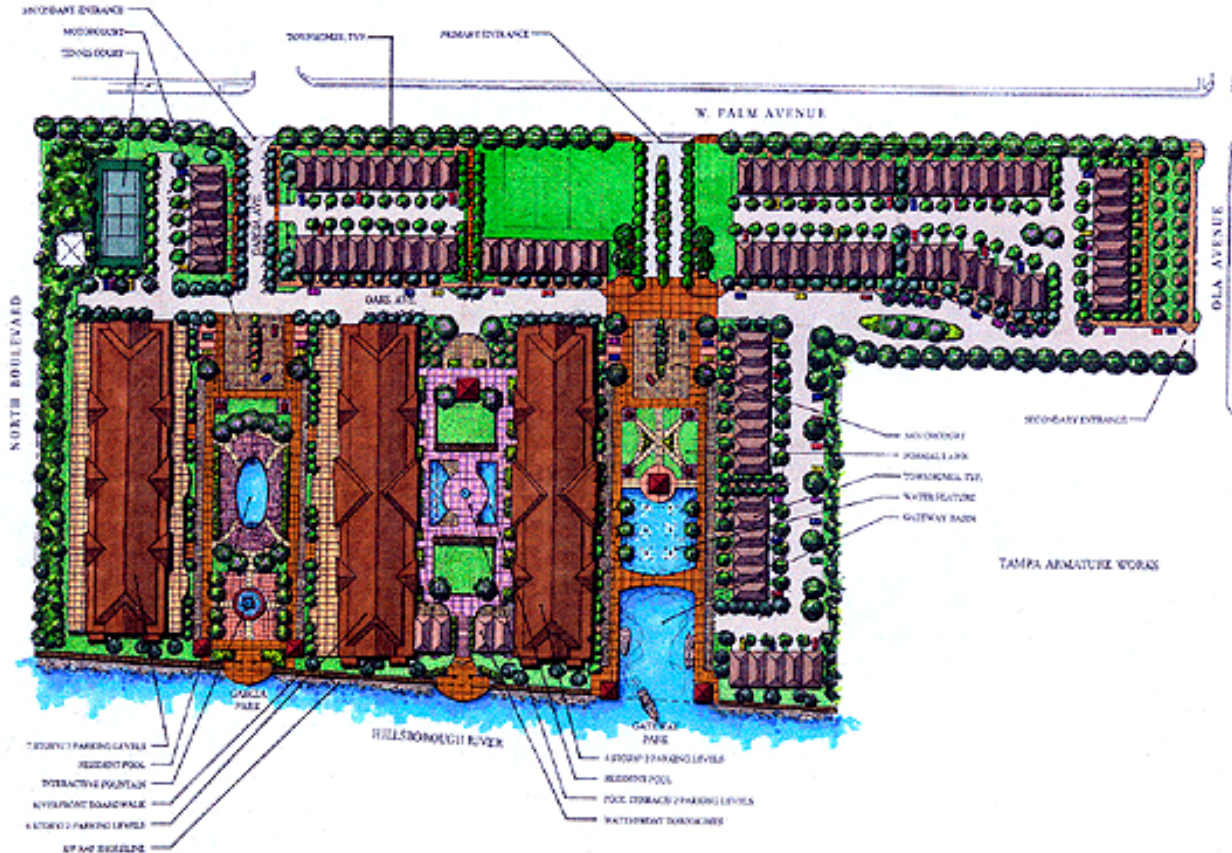
# Redevelopment In Progress



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# Redevelopment In Progress



Concept  
Site Plan



Tampa Heights Riverfront Development

11.07.2002

Bank of America

urban  
STUDIOARCHITECTS

TBE



# Brownfields Transformation



**TBE**

# Thank You

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