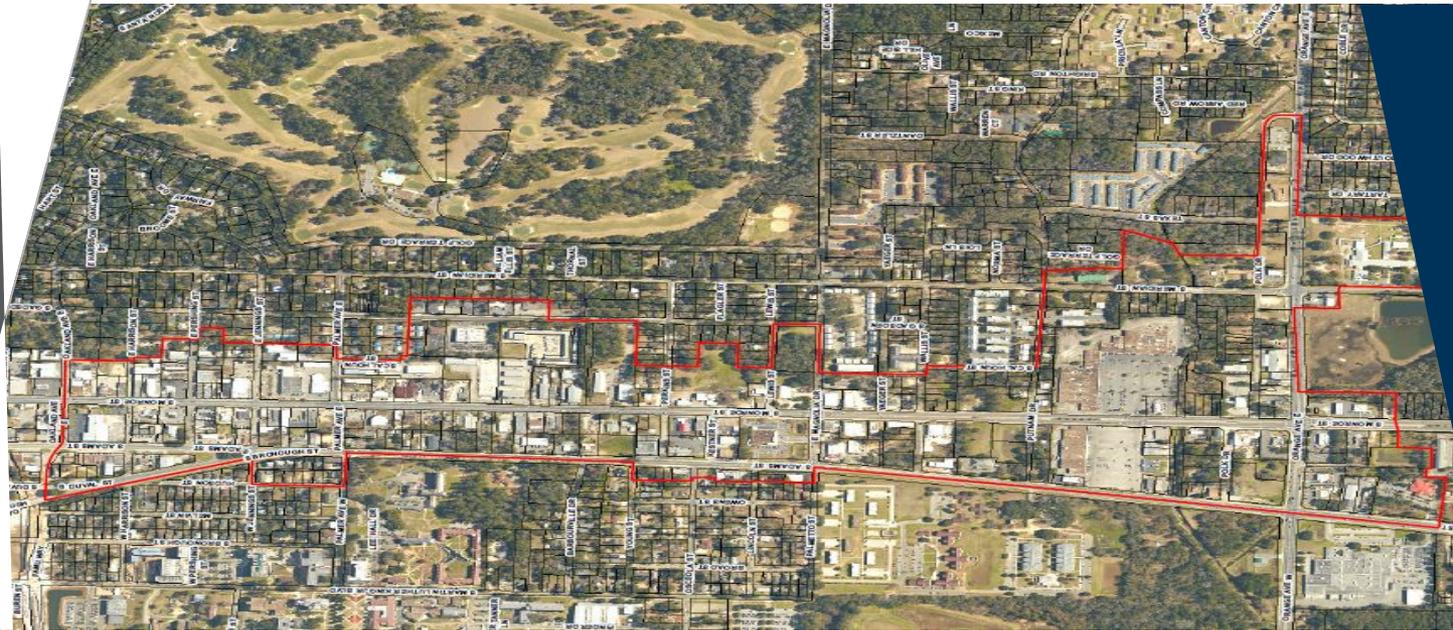




# Designating a Brownfield – City of Tallahassee South Monroe Corridor



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**June 16, 2016**



# The Beginning – Finding the Right Area



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# Why Here?



## City of Tallahassee had past success with similar corridor designation

- Gaines Street corridor quintessential success story for leveraging EPA federal grant dollars and State brownfields incentive dollars for redevelopment
- The success and resulting changes of this former blighted industrial corridor area near downtown Tallahassee are fresh on citizen's minds

## City staff approached about applying similar concept for South Monroe Corridor in May 2015

- Leverage the Gaines street success in tangential connected corridor poised for next area of redevelopment south of downtown area
- Corridor connects downtown Tallahassee to the Southside community where 2015 Urban Land Institute Study had already documented a great need to foster improved public health and local jobs and follow up presentation to Environmental Director

# South Monroe and South Adams research

<http://ca.dep.state.fl.us/mapdirect/>

- > 4 Solid Waste and Landfill Sites
- > 43 RCRA Waste Generator Sites
- > 26 Leaking Underground/Aboveground Storage Tank (UST/ AST) Sites
- > 48 UST/AST Sites
- > 4 Drycleaner Sites
- > 23 Division Waste Management Contaminated Sites



# Let's do this!

- > After follow up meeting it was decided that such a designation could help foster future redevelopment in a much needed and blighted area.
- > The designation would set parcels up for developers to fully take advantage of state Brownfields cleanup incentive.
- > The designation would also be coupled with an effort to obtain an EPA Region IV Assessment grant for the newly designated corridor area.



# Getting Political and Citizen “buy in”



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# Groundwork

- > City staff used the awareness of the Mayor and City Commissioners Southside Initiative to quickly know there would be no internal obstacles
- > The Southside Initiative allows a continued focus on enhancing quality of life on the Southside through a variety of means, including bringing quality land development and business and employment opportunities to the Southside
- > Through the South Monroe Street Corridor Designation, City staff sought to promote the development of the Southside by providing financial incentives for investing and improving upon the community.

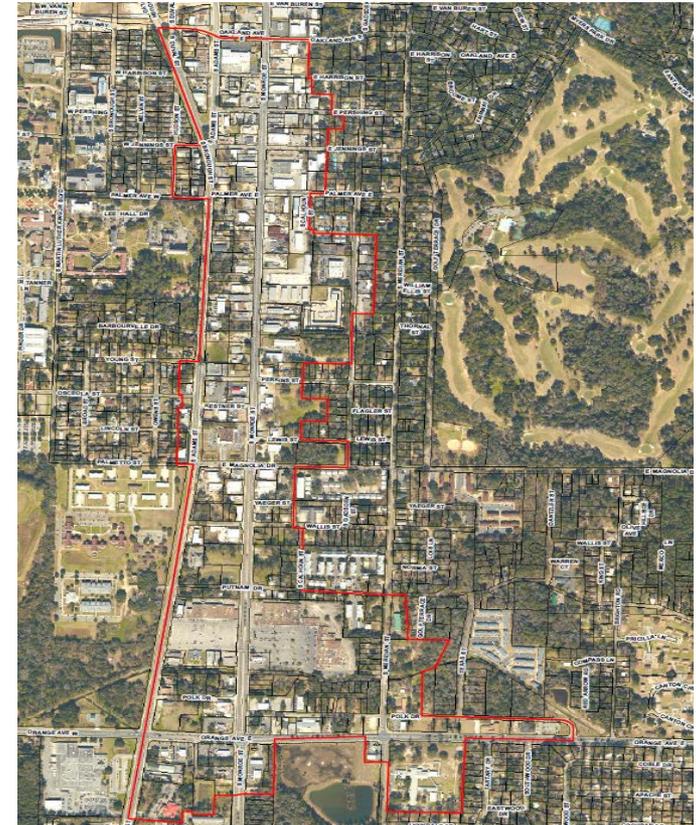
**Expanding the  
Conversation**



**working for  
environmental  
justice**

# Groundwork

- > Before undertaking such a process, it was crucial to get feedback from the community
- > In order to ensure the formal process went smoothly, the City sought comments and input from the public and DEP prior to initiating the formal designation process.
  - > Informal Meetings/Public Outreach
    - Southside Community Task Force- The City presented the proposal to the community and sought feedback.
    - Career Source – The City provided another presentation to the community at a meeting location within the proposed BF area and received good feedback.



# Groundwork

- > City staff also provided public notice through signage and informational flyers.
- > Finally, the City of Tallahassee conducted a pre-process planning meeting with FDEP
- > By reaching out before beginning the brownfields designation process, we gave the community and DEP an opportunity to provide feedback.
- > The confirmation of political will, solicitation of input from the community and the feedback from FDEP ensured that the actual formal process was easier and efficient



# Formal Designation Process



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# Florida Brownfields Designation Process

- **Local Government Led Designation**
  - §376.80(1)-(3) Florida Statutes
    - Land Use/Zoning Considerations – specified redevelopment area (CRA, Enterprise zone, etc.)
    - Published Notice: 1) newspaper; 2) local community bulletin; 3) posted in affected area; and 4) announced as scheduled meeting prior to public hearing
      - Publish notice at least 7 days prior to first hearing
    - Right to be removed
    - Two Public Hearings - §166.041 Florida Statutes
      - Notice prior to both hearings
    - Adopt resolution

# Brownfields Designation: Suggestions for Counsel

- Review the Local Government draft Resolution for statutory requirements of §376.80, Florida Statutes
- Brief staff, and as necessary, elected officials on the Brownfield Area designation request in advance of public hearings
- Review staff report
- Review draft Brownfields Area designation notice of public hearing
- Advise staff on all public notifications and outreach requirements and advise City staff on the schedule for conducting all notifications, public meetings, and other requirements, and be sure that such tasks are conducted on schedule
- Ensure the Local Government's timely transmittal of approved Brownfield Area designation resolution to FDEP

# Florida Brownfields Designation Process

- Notify FDEP, in writing, of the designation
- Consider establishing advisory committee or use existing advisory committee that has formally expressed its intent to address redevelopment of the specific Brownfield Area
- Assist person(s) or entity(s) within the newly designated area that are Persons Responsible for Brownfield Site Rehabilitation (“PRFBSR”) and coordinate entering them into Brownfield Site Rehabilitation Agreement (BSRA) with FDEP

Questions?



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