

**CITY OF BROOKSVILLE
BROWNFIELDS COMMUNITY TASK FORCE MEETING**

**City of Brooksville Council Chambers
201 Howell Avenue
Brooksville, FL 34601**

MINUTES

November 14, 2013

5:30 PM

ATTENDANCE:

Project Team:

Bill Geiger, City of Brooksville, Brownfields Program Director
Brian Kvam, PG, Cardno TBE, Brownfields Programmatic Project Manager
Vicki McGucken, FDEP Southwest District Brownfields Coordinator
George Foster, PG, Creative Environmental Solutions, Brownfields Technical Project Manager

Project Team members, Jim Shirk, P.E., Creative Environmental Solutions, Brownfields Community Liaison and Kathleen Curry, EPA Project Officer, were not able to attend the meeting.

GUEST SPEAKER

Ken Pinnix, Cardno TBE Branch Manager, Jacksonville Office

Task Force/Community Attendance:

Steve Gouldman, Sandy Roth, Deacon Henry Roberts, Eloise L. Wright, Richard Howell (left at 5:20 p.m.), Tommy Brooks, Tim Reed, Dawn Reed, Robert Battista, Peggy Henry, Don Lacey, Carolyn Stewart (arrived at 5:45 p.m.) and Jennifer Battista (recording secretary).

CALL TO ORDER/WELCOME AND INTRODUCTIONS

The Brownfields Community Task Force meeting was called to order at 5:30 p.m.

Bill Geiger, City Community Development Director and Brownfields Program Director, began by thanking everyone for coming to the Brownfields Community Task Force meeting. All those attending introduced themselves.

APPROVAL OF MINUTES – SEPTEMBER 23, 2013

Community Development Director Geiger pointed out that staff had made a revision to the minutes to more clearly represent comments made by Vicki McGucken, FDEP Southwest District Brownfields Coordinator, during her presentation at the September 23, 2013 meeting.

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Motion:

Motion was made by Tommy Brooks and seconded by Tim Reed to approve the minutes as revised. Motion carried unanimously.

BROWNFIELDS “101” – KEN PINNIX, CARDO, TBE BRANCH MANAGER, JACKSONVILLE OFFICE

Bill Geiger introduced Ken Pinnix to those in attendance. Mr. Pinnix began by thanking Brian Kvam for inviting him to speak at this meeting. He felt that it is very important for the members of the task force to have a good understanding of what Brownfields are all about. Mr. Pinnix congratulated the City of Brooksville for receiving the EPA Brownfields Assessment Grant and advised that this is the very first step toward revitalizing the community for the benefit of all.

Mr. Pinnix went over his power point presentation, which included the following topics: Environmental Justice, healthfields and redevelopment examples. He advised that former industrial properties and gas stations/auto repair sites are very common properties meeting the Brownfields definition.

Mr. Pinnix gave a brief description of the related EPA Assessment and Clean up grants and loans, which included EPA Brownfields Assessment Grants, EPA Brownfields Coalition Clean-up Grants, EPA Brownfields Clean-up Revolving Loan Grants, Brownfields Clean-up Grants, EPA Brownfields Multipurpose Pilot Grants, EPA Area Wide Planning Grants, EPA Environmental Justice Small Grants and EPA Technical Assistance Grants.

Brian Kvam mentioned that the EPA also offers job training grants. In response to Mrs. Wright's question on how this grant functions, Mr. Kvam answered that an entity usually partners with a local community college or technical college to provide environmental training to potential employees of environmental companies. Mr. Pinnix further explained that applicants accepted into program are often recruited from impacted areas where Brownfields and other environmental issues exist. They can be provided with as much as 300 hours of various types of environmental training. All the costs associated with the job training are covered by the grant.

Mr. Pinnix continued on with the power point presentation by pointing out several successful Brownfields sites that have now been assessed, cleaned-up and are functioning as viable economic and community assets. He further explained that environmental justice is a part of every EPA grant awarded and its purpose is to place emphasis on obtaining input from the public to ensure the best reuse of the Brownfields sites within their community. He stressed that if there is not community involvement like this Community Task Force meeting, the project is basically dead. He encouraged all those attending to please offer their opinions and comments and be a voice for the community.

Mr. Pinnix stated that both the needs assessment and Community Involvement Plan maximize public input to determine critical needs in the community. He pointed out that although many Brownfields sites are redeveloped into a retail site or community

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uses such as parks or fire houses, another alternative for reuse would be health care facilities, especially in neighborhoods that are medically underserved. Vicki McGucken interjected that once the administrators of the EPA federal grant can see that an entity has gone through Phase I and II of an assessment grant, they are more ready to reward that success by giving more grant money to further the revitalization. Mr. Pinnix added there could also be other federal agencies willing to award Brownfields funding to continue redevelopment opportunities.

Vicki McGucken suggested that the Project Team and Community Task Force reach out to other communities that have applied for, received and benefited from the EPA Brownfields grant funds.

Mrs. Wright questioned how residents could find out whether nearby contamination has affected their property. Mr. Pinnix responded that he believes that Brownfields assessment funds can be used on sites that are planned for residential redevelopment in certain situations. However, for someone who has suspected contamination issues on their property, there may be funding mechanisms other than Brownfields, such as “superfund dollars” through the EPA that can be used for assessments on residential properties. He offered to get information to the Task Force on whether Brownfields Assessment Fund monies could be used or what other EPA grant money would be available to help residential properties with contamination or perceived contamination.

REVIEW SITE SELECTION SCORING – GEORGE FOSTER/BRIAN KVAM

Community Development Director Geiger invited George Foster and Brian Kvam to give an overview of the site selection scoring sheet. He added that the next Task Force meeting will go into much more detail of the site selection and mapping.

Mr. Kvam explained that all of the properties that were identified by the Task Force at earlier meetings have been initially looked at by George Foster and have been compiled into a spreadsheet [handed out at this meeting]. He stated that this initial list is not ranked from a priority standpoint but by total scored points in the different categories. He pointed out the list also does not separate hazardous sites from petroleum sites.

George Foster added that the scoring sheet can be adjusted or changed as the Task Force deems appropriate, as well as selecting additional sites for consideration. Items considered for the scoring included potential redevelopment, potential for contamination, and proximity to flood plain among many other things. Don Lacey felt that the scoring for reuse potential was not given as much priority as environmental scoring.

Vicki McGucken offered that developers, who make an investment and proceed with environmental clean-up on the site and offer job opportunities, will get a tax credit for money spent on clean up of a site with an executed Brownfields Site Rehabilitation Agreement.

In response to Sandy Roth’s question, Bill Geiger confirmed that sites selected for assessment do not have to have an overwhelming percentage of contamination or perceived contamination. It may be ranked due to the age of the building or the

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underuse of a site. Mr. Pinnix added that a site could generate points for many types of hazards such as asbestos tiles, mold, lead-based paint or something similar to it. Discussion ensued regarding some of the factors that would make sites ineligible to receive grant assessment funding, including properties that are currently undergoing active assessment by the FDEP Underground Storage Tank program or properties owned by the City in which the City was a contributing cause of the contamination. In response to Mr. Lacey's question, Mr. Kvam responded that the listing will eventually be split into two to delineate properties eligible for funding and those not eligible. Mr. Geiger contributed that details such as that will be discussed at the next task force meeting. It was pointed out that no matter what the ranking or scoring of a property comes out to be, it could always be moved up in prioritization by the task force to receive assessment funding, if it is an eligible site and the task force agrees that it is an appropriate candidate site for redevelopment.

George Foster interjected that there is no reason to go through Phase I or Phase II of this assessment grant on a site that is already in the FDEP Underground Storage Tank clean-up program. Mrs. Roth asked for clarification on whether properties currently in residential use would be eligible for assessment grant money, to which Mr. Kvam replied that they would be looked at but it is unlikely they would be eligible for Brownfields assessment monies. Those properties may utilize other funding mechanisms through EPA. Again, Mr. Pinnix offered to look into this.

Mr. Kvam responded to Sandy Roth's question regarding obligations of current owners by stating that this is a voluntary program, and there is really no obligation for a property owner. He explained, however, that if a property owner does not agree to allow access to their property to move it forward to redevelopment, then EPA cannot assess it or award any money to that site. Nor would EPA give grant money to any owner if they were the cause of the contamination on their property. Vicki McGucken agreed that the property owner cannot be one who caused the contamination but stressed that there has to be a plan to redevelop, either by selling the property or wanting to retain the property but revitalize it for reuse.

Sandy Roth questioned if someone were to inherit contaminated property, would they be considered to be the ones who caused the contamination, to which Mr. Kvam responded that heirs are considered responsible parties. Any properties that fall into that category will be eventually removed from the list. Mr. Kvam added that those sites are probably already being assessed through the FDEP Underground Storage Tank program.

Brian Kvam informed the Task Force that under EPA Brownfields eligibility requirements for petroleum sites, the current property owner or the next past property owner cannot be the ones responsible for the contamination. Any sites meeting that criterion would be removed from the list.

Sandy Roth pointed out that many of the sites on this current list would be removed due to ineligibility to which Mr. Kvam agreed.

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SET NEXT MEETING DATE, TIME AND LOCATION

Community Development Director Geiger stated that the focus for the next meeting will be to review and offer input on site selection, including adding sites if appropriate, review of the criteria ranking sheet, and review and input of an updated map that will be provided. Mr. Geiger offered his opinion that by the end of the next task force meeting, they should be close to moving forward on sites that are obvious candidates for assessment.

Discussion ensued regarding whether to have a meeting in December or hold the next meeting in January, 2014. It was decided to hold the next Brownfields Community Task Force on Tuesday, December 17, 2013 at 5:30 p.m. at the Sheriff's sub-station/Community Building located at 601 E. Dr. M. L. King Jr. Boulevard, Brooksville, FL 34601. If that facility is not available, the meeting will be held in the Council Chambers.

ADJOURNMENT

The meeting adjourned at 7:05 p.m.


Jennifer J. Battista
Brooksville Recording Secretary

Minutes approved: December 17, 2013