



Brownfields Advisory Committee

Meeting Information

Location:

**Citizen Service Center
Growth Management Dept
2nd Floor, Training Room
201 SE 3rd Street
Ocala, FL 34471**

Time:

2:30 p.m.

Committee Members

Elgin Carelock, Chairman
Clark Yandle, Vice Chairman
Carolyn Adams
Lori Boring
Dr. Barbara Brooks
Shatasha Jones
Jerry Lourenco
Ruth Reed
Dwan Thomas
Matthew Wardell

Staff

Tye Chighizola, AICP
*Director
Growth Management Department*

Lisa Walsh, AICP
*Economic Development Manager
Community Development Services
Department*

Carol C. McKeever
Committee Secretary

Agenda

Thursday, February 21, 2019

- 1. Call to Order & Roll Call**
- 2. Proof of Publication**
- 3. Approval of July 19, 2018 and January 17, 2019 minutes**
- 4. Wawa BSRA Presentation**
- 5. Brownfield Assessment Grant Applications**
- 6. Other Business**
- 7. Adjournment**

All members of the public are invited to attend. If reasonable accommodations are needed for you to participate in this meeting, please call 629-8287 forty-eight (48) hours in advance so that arrangements can be made.

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

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Brownfields Advisory Committee Meeting

Citizen Service Center
Second Floor – Training Room
201 SE 3rd Street, Ocala, Florida

Thursday, July 19, 2018 – 2:30 pm

Minutes

The following Committee Members were present: Carolyn Adams; Lori Boring; Dr. Barbara Brooks; Jerry Lourenco; Ruth Reed; Ramona Williams; Clark Yandle – arrived 2:44 pm; and Dwan Thomas – arrived 2:46 pm

The following Committee Members were not present: Elgin Carelock – excused; Shatasha Jones – excused; and Matthew Wardell – absent

City Staff in Attendance: Tye Chighizola, Growth Management Director; Melanie Gaboardi, Revitalization Strategies Director; Lisa Walsh, Economic Development Manager; Gus Gianikas, CRA Manager; Burnadine Rich, Community Development Grants Specialist; Ian Rynex, Redevelopment Analyst / Planner; and Carol C. McKeever, Committee Secretary

Public Attendance: Reginald Landers, Jr., West Ocala CRA Advisory Committee

The following items were distributed at the meeting: meeting agenda, March 15, 2018 draft meeting minutes, Loyalty Oath form and support documents, and Approved Opportunity Zones and Catalytic Sites map

Mr. Lourenco agreed to act as Chairman.

Agenda Item #1: Call to Order & Roll Call

Chairman Lourenco called the meeting to order at 2:38 pm. Ms. McKeever called the roll; a quorum was present.

Agenda Item #2: Proof of Publication

Ms. McKeever stated that the public meeting notice was posted on the City of Ocala's website on July 6, 2018.

Agenda Item #3: New Members

Ms. Williams introduced herself and provided some background information on her ties to the community.

Agenda Item #4: Approval of the March 15, 2018 minutes

Ms. Walsh stated that the term she used in the second sentence of Agenda Item #5 was "Polynuclear" not "Polycyclic" and requested that the word be corrected in the minutes.

Ms. Reed made a motion to approve the March 15, 2018 minutes as amended; Dr. Brooks seconded the motion, which unanimously carried.

Agenda Item #5: Brownfields 2018 Assessment Grant

Ms. Walsh stated the City of Ocala won a \$300,000 grant. The pre-award forms are being reviewed by the Environmental Protection Agency (EPA) and the funds will be available soon. Ms. Walsh requested that the committee members start thinking about possible Brownfield sites that need to be cleaned up. A kickoff meeting will take place after the City receives the grant award. After the administrative costs and consultant fees have been paid, 95% of the money will be available to spend on Phase I and II assessments. The City will have three years to spend the grant funds. One possible location the grant funds could be used is the Pine Oaks Golf Course. The property owner must give the City consent and an approval must be obtained from EPA before an assessment can be completed. Ms. Walsh reviewed the Brownfields map on the City's website and identified the areas that have already been assessed and pointed out possible redevelopment sites. She asked for a constructive critique of the map.

Agenda Item #6: Royal Oak Property

Ms. Walsh said the City now owns the Royal Oak property and are proceeding with the goal to redevelop the property. The demolition process will begin on August 6th with the removal of asbestos from some of the buildings. On August 8th, Ms. Reed will have the honor of kicking off the demolition by putting the first wrecking ball into action. A total of \$150,000 in Community Development Block Grant (CDBG) funds will be used to pay for the removal of the buildings and concrete. Ms. Walsh requested that any developers for mixed use and affordable housing units be directed to City staff as possible candidates to work on the Royal Oaks redevelopment.

Ms. Walsh reported that a contract is under negotiation for 13 to 15 affordable single-family homes to be built in Tucker Hill. The units will have three bedrooms and two-bathrooms. The houses will be for sale. The City is targeting very low to moderate income families and all sales will be based on income. The income level is defined by the federal government. Several programs are available for purchase assistance including help with down payment and closing costs to all eligible citizens. There was a short discussion regarding the guidelines to qualify for home ownership.

Ms. Walsh said the Phoenix Heights redevelopment is not ready to go forward. The City must start over with a new Request for Proposal (RFP). Staff is looking for developers to assist with this project.

Agenda Item #7: Election of Officers

A brief discussion ensued regarding the chairman and vice chairman positions. The nominations included Mr. Carelock for Chairman; Mr. Yandle and Mr. Thomas for Vice Chairman. Mr. Yandle declined.

Dr. Brooks nominated Mr. Carelock for Chairman; Ms. Reed seconded the motion, which unanimously carried.

Acting Chairman Lourenco nominated Mr. Thomas for Vice Chairman; Dr. Brooks seconded the motion, which unanimously carried.

Agenda Item #8: Loyalty Oath

Mr. Gianikas said that the City Attorney, Patrick Gilligan is requesting that all advisory board members sign the form. If a member chooses not to sign the form, the city attorney will recommend that they not be re-elected to serve on the advisory committee. Ms. Adams, Dr. Brooks, Mr. Lourenco, Mr. Thomas, Ms. Williams and Mr. Yandle signed the form.

Agenda Item #9: Other Business

Mr. Thomas introduced himself and provided some background information on his ties to the community.

Agenda Item #10: Final Comments

None.

Agenda Item #11 Adjournment

Ms. Boring made a motion to adjourn the meeting; Dr. Brooks seconded the motion, which unanimously carried.

Acting Chairman Lourenco adjourned the meeting at 3:03 pm.

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Brownfields Advisory Committee Meeting

Citizen Service Center
Second Floor – Training Room
201 SE 3rd Street, Ocala, Florida

Thursday, January 17, 2019 – 2:30 pm

Minutes

Agenda Item #1: Call to Order & Roll Call

The Brownfields Advisory Committee held a meeting at the Citizen Service Center on Thursday, January 17, 2019 at 2:30 pm.

Chairman Elgin Carelock called the meeting to order at 2:37 pm.

Attendee Name	Title	Status	Arrived
Carolyn Adams	Board Member	Present	
Lori Boring	Board Member	Present	
Barbara Brooks	Board Member	Present	
Elgin Carelock	Chairman	Present	
Gerald “Jerry” Lourenco	Board Member	Present	
Ruth Reed	Board Member	Present	2:55 pm
Dwan Thomas	Board Member	Excused	
Matthew Wardell	Board Member	Absent	
Clark Yandle	Vice Chairman	Absent	

Staff in Attendance: Community Development Services Director Melanie Gaboardi, Economic Development Manager Lisa Walsh, CRA Manager Gus Gianikas, Community Engagement Coordinator Ramona Williams and Administrative Specialist/Fiscal Technician Carol C. McKeever

Motion to: accept the resignation of Shatasha Jones from the Brownfields Advisory Committee as of January 16, 2019.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Brooks, Board Member
SECONDER:	Lori Boring, Board Member
AYES:	Adams, Boring, Brooks, Carelock, Lourenco
EXCUSED:	Reed, Thomas
ABSENT:	Wardell, Yandle

There was a short discussion about the number of members required to serve on the committee and whether more members are needed to consistently have a quorum.

Agenda Item #2: Proof of Publication

Public Notice for the January 17th, 2019 Brownfields Advisory Committee Meeting was posted on December 26, 2018.

Agenda Item #3: Approval of Minutes

Brownfields Advisory Committee - Regular Meeting – November 15, 2018 2:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Brooks, Board Member
SECONDER:	Carolyn Adams, Board Member
AYES:	Adams, Boring, Brooks, Carelock, Lourenco
EXCUSED:	Reed, Thomas
ABSENT:	Wardell, Yandle

Agenda Item #4: Michael Goldstein Presentation

Economic Development Manager Lisa Walsh explained that Mr. Goldstein was going to do a presentation about a BSRA (Brownfields Site Rehabilitation Agreement). However, he could not be here today to give this presentation because he had an unexpected family emergency.

Agenda Item #5: Brownfields and Priority Criteria

Ms. Walsh said that the Terracon consultant Belinda Richard has completed the first quarterly report and she is using the ACRES database to track Brownfields activity and compile a list of properties. Ms. Walsh showed the members how to navigate to the Ocala Brownfields Story map and view it on the City’s website. She reviewed all the Brownfields properties listed on the map and indicated that the properties highlighted in blue have had assessments completed within the last few years. The Brownfields section of the website will be updated to include the grant information and the catalytic sites.

Ms. Walsh said this Advisory Committee needs to develop its priority criteria for selecting properties to be assessed and redeveloped using the grant. The EPA (Environmental Protection Agency) has already mandated that any properties selected must meet the following criteria: (1) must have a potential for redevelopment; (2) must fulfill a community need; and (3) access must be granted so that environmental workers can enter the property to conduct testing. This committee can choose to add more criteria to target specific properties or leave it broad so that more properties are eligible. The master plans can be consulted to find items that fulfill a community need. A daycare center, medical center or a grocery store are examples of items from the West Ocala Master Plan that will fulfill community needs.

There was a brief discussion about adding more standards to the EPA’s priority criteria list.

The members agreed by consensus to: use the following EPA priority criteria for the Brownfields: (1) must have a potential for redevelopment; (2) must fulfill a community need; and (3) access must be granted so that EPA staff can enter the property to conduct testing, for the Brownfields grant.

Agenda Item #6: Royal Oak Update

Ms. Walsh said that the City Council held a workshop about the community center on Tuesday. The Council agreed that the community center should be built on the Royal Oak site and have directed the consultants to proceed with that viewpoint in mind. The community center will be situated on the 10 acres on the west side of the site. The City Manager has told staff that the building phase of the community center will move at a fast pace.

Ms. Walsh stated that the fencing, demolition and hydroseeding has been completed on the Royal Oak site. After the additional testing is completed, and a redevelopment conceptual plan is created, a decision can be made on the best way to treat the contamination.

Ms. Walsh announced that staff plans to set up a community meeting at Howard Middle School sometime in April as a kickoff for the Brownfields Assessment grant. The meeting will be in the evening timeframe to allow for maximum community involvement. Staff will update the community on the Brownfields grant, Royal Oak, and the community center.

A brief discussion ensued about the timeframe and location of the community meeting.

Agenda Item #7: Other Business

Ms. Walsh suggested that the Brownfields Advisory Committee meetings be changed from every other month to monthly so that as Brownfields properties are identified the committee could vote on them in a timely manner and the assessments could begin as soon as possible.

The members agreed by consensus to: meet monthly as needed.

Ms. Walsh stated that staff is investigating two sites to see if they qualify for assessments. The first property is the Smallwood junkyard which is approximately 24 to 26 acres; the junkyard part is only about 4 acres. The whole site does not have to be assessed. The second property is the GOCDL site. Staff has already talked to the Terracon consultant about getting a Phase 1 assessment completed to see if there is any lead, asbestos and septic or well tanks on the property.

Agenda Item #8: Adjournment

Motion to: adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Brooks, Board Member
SECONDER:	Gerald Lourenco, Board Member
AYES:	Adams, Boring, Brooks, Carelock, Lourenco, Reed
EXCUSED:	Thomas
ABSENT:	Wardell, Yandle

Chairman Carelock adjourned the meeting at 2:56 pm.

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City of Ocala EPA Brownfields Assessment Grant Brownfield Site Application/Consideration Form

This form is for property owners that are interested in their property being assessed as part of the Brownfields Program. To request consideration, complete and submit this form to the City of Ocala, Attn: Lisa Walsh, lwalsh@ocalafl.org, 352.629.8381.

What is a Brownfield?

Brownfields are defined as "real property," the expansion, redevelopment or reuse of which is complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in brownfields properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.

Date of Application: 02/07/2019

Contact Information: Property Owner *Legal Representative of Property Owner

Name: Lacy Jernigan (owner Brick City Holdings) Patrick M. Hill (Buyer/Developer)

Address: 576 SW 45th Street Ocala FL 34471 1516 SE 23rd Ave Ocala, FL 34471

Phone Number: 352-266-4175 352-572-0132

Email: Lacy319811@aol.com Pmhgroup@Yahoo.com

* How are you the Legal Representative? Lacy Jernigan owner of Brick City Holdings, Patrick Hill Buyer / Developer

Property:

Property Address: Parcel 1: 321 SE 1st Ave. - Parcel 2: 415 SE 1st Ave - Parcel 3: Attached Parking Lot

Property Appraiser ID Number: Parcel 1: 2823-069-002, Parcel 2: 2823-069-003, Parcel 3: 2823-070-001

Parcel Size: Parcel1: Acres 0.10, Parcel 2: Acres 0.19, Parcel 3: Acres 0.31 to total Acres 0.60

Size of structures on site, if applicable: Parcel 1: 2,200 sq ft, Parcel 2: 8,211 sq ft, Parcel 3: No bulding / parking Lot

Is the property currently located within the City limits? Yes

Property Concerns: Property is part of the downtown brownfield area.

Current site use: Vacant since approximately 2010.

Historical site use: Part of the downtown Lincoln Mercury dealerships Auto Body and Repair shops

Does the property have any known petroleum use? In conjunction with site use of auto body and repair and the property is part of a brownfield.

Does the property have any known hazardous substance use? In conjunction with site use of auto body and repair and the property is part of a declared brownfield.

Historic significance of site: The building and parking complex were part of the downtown Ocala Lincoln Mercury dealership and been primarily vacant since 2010.

What are the proposed redevelopment plans, if applicable? Current development plans is to demolish 2,200 sq ft building on parcel 1 and on parcel 2, repurpose building into the Betty Cakes Bakery, coffee and upscale retail complex.

What is the timeline for redevelopment, if applicable? Start redevelopment in 3 months.

Has the property been involved in any other environmental cleanup programs? If yes, please specify the regulatory agency involved, when, and any project identification numbers: Not to our knowledge.

ACCESS AGREEMENT

Reference Number: _____

DEFINITIONS

The property to which access is granted is:

Parcel 2823-069-002, 321 SE 1st Avenue

Parcel 2823-069-003, 415 SE 1st Avenue

Parcel 2823-070-001, Parking Lot ("Property").

The Legal Owner(s) of the Property or person/entity with legal authority to grant access to the Property is: BRICK CITY HOLDINGS LLC, Lacy Jernigan ("Grantor").

The services to be conducted on the Property are generally described as follows: Phase I Environmental Site Assessment ("Services").

The entity granted access for the purposes of performing the Services is Terracon Consultants, Inc., which shall include its employees, agents, and subcontractors ("Grantee").

The Services are performed for the benefit of City of Ocala ("Client"), pursuant to the Agreement for Services between Terracon and Client, date and reference number _____.

AGREEMENTS

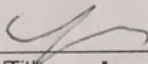
By its signature below, Grantor represents it has authority to, and does, grant access to the Property to Grantee for the purpose of performing the Services. Grantor agrees that:

- Grantee may conduct a Phase I Environmental Site Assessment (ESA) site visit consistent with ASTM Standard E 1527, including on-site observations, photographs, and interviews.
- The site visit will not include intrusive drilling and/or sampling.
- Grantor will not interfere with any of the activities of Grantee or undertake any actions regarding the use of Property that would endanger the health, safety, or welfare of the Grantee employees, agents, or subcontractors, or damage their equipment, materials, or property.

The Services and field activities authorized under this Access Agreement may begin after signature of Grantor. Access is granted until Services are completed, which should not exceed 60 days following commencement of Services, except for period of access necessary for monitoring equipment, if applicable, after which time all rights of access given by Grantor shall cease.

SIGNATURES

Grantor: BRICK CITY HOLDINGS LLC, Lacy Jernigan

By:  Date: 2-5-19
Name/Title: Lacy L. Jernigan / OWNER
Address: 576 SW 45th St
Ocala, FL 34471
Phone: 352-266-4175 Fax: _____

Terracon Consultants, Inc.

By: _____ Date: _____
Name/Title: Chris McIntyre / Office Manager
Address: 9655 Florida Mining Blvd. West, Suite 509
Jacksonville, FL 32257
Phone: (904) 900-6494 Fax: (904) 268-5255