

## **Brownfields Advisory Committee Meeting**

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

Thursday, February 21, 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, February 21, 2019 at 2:30 pm.

Chairman Elgin Carelock called the meeting to order at 2:31 pm.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Carolyn Adams	Board Member	Present	
Lori Boring	Board Member	Present	
Barbara Brooks	Board Member	Present	
Elgin Carelock	Chairman	Present	
Gerald “Jerry” Lourenco	Board Member	Absent	
Ruth Reed	Board Member	Present	
Dwan Thomas	Board Member	Present	
Matthew Wardell	Board Member	Absent	
Clark Yandle	Vice Chairman	Absent	

Staff in Attendance: Community Development Services Director Melanie Gaboardi, Economic Development Manager Lisa Walsh, Community Programs & Homeless Prevention Manager Burnadine Rich, Fiscal Manager Holly Lang, CRA Manager Gus Gianikas, Senior Planner/GIS Analyst David Boston, Redevelopment Analyst/Planner Ian Rynex, Community Engagement Coordinator Ramona Williams and Administrative Specialist/Fiscal Technician Carol C. McKeever

Public Attendance: National Brownfields Manager Belinda Richard, Terracon Consulting Engineers and Scientists; Lisa Duchene, Esquire; Goldstein Environmental Law Firm; Melba Smith; and Patrick Hill

#### **Agenda Item #2: Proof of Publication**

Public Notice for the February 21st, 2019 Brownfields Advisory Committee Meeting was posted on February 8, 2019.

**Agenda Item #3: Approval of Minutes**

Brownfields Advisory Committee - Regular Meeting – July 19, 2018 2:30 PM

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ruth Reed, Board Member
<b>SECONDER:</b>	Lori Boring, Board Member
<b>AYES:</b>	Adams, Boring, Brooks, Carelock, Reed, Thomas
<b>ABSENT:</b>	Lourenco, Wardell, Yandle

Brownfields Advisory Committee - Regular Meeting – January 17, 2019 2:30 PM

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ruth Reed, Board Member
<b>SECONDER:</b>	Lori Boring, Board Member
<b>AYES:</b>	Adams, Boring, Brooks, Carelock, Reed, Thomas
<b>ABSENT:</b>	Lourenco, Wardell, Yandle

**Agenda Item #4: Wawa BSRA Presentation**

Economic Development Manager Lisa Walsh re-introduced Belinda Richard from Terracon Consulting.

National Brownfields Manager Belinda Richard provided an overview of the Brownfields program including the uses, the assessment phases, the steps to complete an assessment, and the various remediation measures used to clean-up contaminated properties.

Ms. Richard explained that the \$300,000 assessment grant that the City received is broken into two pots; \$150,000 for hazardous substances and \$150,000 for petroleum. The decision as to which pot of money will be used for the Phase II assessments will be based upon the results from the Phase I assessment. On the financial side, the grant funds must be tracked to ensure that the expenditures are managed according to Environmental Protection Agency (EPA) guidelines and quarterly reporting requirements.

Attorney Lisa Duchene introduced herself and provided some background information.

Ms. Richard provided information about incentives, tax bonus programs and credits that are available to property owners who want to redevelop a property. The City’s Brownfields grant funds are available for Phase I and II assessments. Asbestos testing; ground radar testing and lead paint testing are included in Phase I assessments. A municipality can apply for a clean-up grant. Participation in the City’s grant program is entirely voluntary; however, the property owner must fill out an application and sign an access agreement. The Brownfields Advisory committee reviews the application packet and approves or disapproves the assessment request.

Board member Dwan Thomas asked if residential property owners can apply for an assessment.

Ms. Richard responded that community redevelopment does not necessarily want property that is in the middle of a residential area because the goal is to redevelop properties that can be used to bring jobs and money into the community. If a property is on the end of a residential area, it could possibly apply for a Brownsfield designation, but this would be reviewed on a case-by-cases basis.

Ms. Duchene said that she was previously employed by the Florida Department of Environmental Protection

(FDEP) for 25 years and has been involved with the Brownfields program from its inception. She explained some of the various methods used to clean up sites and told how the Brownfields program was established by the Florida Legislature.

Ms. Duchene reviewed BW Pine & 10<sup>th</sup> LLC Brownfield Site Rehabilitation agreement (BSRA), and City of Ocala Resolution 2019-3, designating the site at 1001 SW Pine Avenue as a Brownfield area. She outlined the site boundaries, relayed information about cleanup and the remedial action plan (RAP) and the remediation system which is being installed now. The company has expended a lot of time, effort and money in the cleanup process. The redevelopment has been approved by the City. A 6,0000 sqft Wawa convenience store is being built on the site with state-of- the-art equipment. The site is just under two acres. The store is scheduled to open April 2019 and is still on track for this opening. The total capital cost is \$8 million dollars and the cost of cleanup is projected to be between \$600,000 and \$900,000 dollars. The good news is that the projected job creation is approximately 30 to 40 full time employees.

Board member Jerry Lourenco asked about the risks if a company redeveloped a contaminated site without cleaning it up.

Ms. Duchene responded that some of the risks involved are that the State of Florida could sue the property owner if the contaminated property was not cleaned up. Or the State may compel cleanup through an enforcement action or through the local government. Also, a third-party lawsuit could be filed by the adjacent property owners if it is proven that the contamination has spilled over onto their properties.

Ms. Duchene said BW Pine and 10<sup>th</sup> LLC could receive a tax credit for half of the cleanup costs. The company must apply for the tax credit each year. A cap limit has been set at \$500,00 per year. FDEP may also give a cap bonus of up to \$500,000; plus, other incentives are available depending upon the type of business developed and the different types of contaminants on the site. FDEP issues a completion order when the site is free of contaminations.

Ms. Gaboardi said there has been a lot of concern expressed about children playing and putting houses at Royal Oak. The engineering of the site will determine the proper cleanup needed. The areas that are contaminated could be used for parking and buildings.

**Agenda Item #5: Brownfields Assessment Grant Applications**

Ms. Walsh said that the committee has four applications to review and approve for Phase I assessments.

Ms. Walsh reviewed the application for the Jernigan property located at 321 SE 1<sup>st</sup> Avenue.

A motion was made to approve the Brownfield Assessment grant application for 321 SE 1<sup>st</sup> Avenue.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lori Boring, Board Member
<b>SECONDER:</b>	Dwan Thomas, Board Member
<b>AYES:</b>	Adams, Boring, Brooks, Carelock, Reed, Thomas
<b>ABSENT:</b>	Lourenco, Wardell, Yandle

Mr. Patrick Hill said that he has made an offer on the property to open a bakery and coffee shop, but he does not want to purchase the land if it is contaminated.

Ms. Walsh reviewed the application for the Walton property located at 343 NE 1<sup>st</sup> Avenue and added that this property is a catalytic site in the Midtown Master Plan. Development ideas include building a church and integrating the plaza with Osceola Trak; the plaza patrons could sell snacks and beverages.

A motion was made to approve the Brownfield Assessment grant application for 343 NE 1<sup>st</sup> Avenue.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lori Boring, Board Member
<b>SECONDER:</b>	Carolyn Adams, Board Member
<b>AYES:</b>	Adams, Boring, Brooks, Carelock, Reed, Thomas
<b>ABSENT:</b>	Lourenco, Wardell, Yandle

Ms. Walsh reviewed the application for the GOCDC property located at 1749 West Silver Springs Boulevard. The development plans are to tear down the existing building and construct a business development center.

A motion was made to approve the Brownfield Assessment grant application for 1749 West Silver Springs Boulevard.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ruth Reed, Board Member
<b>SECONDER:</b>	Elgin Carelock, Board Member
<b>AYES:</b>	Adams, Boring, Brooks, Carelock, Reed, Thomas
<b>ABSENT:</b>	Lourenco, Wardell, Yandle

Ms. Walsh reviewed the application for the City of Ocala property located at 110 SE Watula Avenue. After, the Phase I assessment is completed, the City intends to keep the B-4 zoning and redevelop the property for retail and commercial businesses.

A motion was made to approve the Brownfield Assessment grant application for 1749 West Silver Springs Boulevard.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dwan Thomas, Board Member
<b>SECONDER:</b>	Lori Boring, Board Member
<b>AYES:</b>	Adams, Boring, Brooks, Carelock, Reed, Thomas
<b>ABSENT:</b>	Lourenco, Wardell, Yandle

**Agenda Item #6: Other Business**

None.

**Agenda Item #7: Adjournment**

**Motion to:** adjourn the meeting.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Ruth Reed, Board Member
<b>SECONDER:</b>	Dwan Thomas, Board Member
<b>AYES:</b>	Adams, Boring, Brooks, Carelock, Reed, Thomas
<b>ABSENT:</b>	Lourenco, Wardell, Yandle

Chairman Carelock adjourned the meeting at 2:56 pm.