

FINANCIAL INCENTIVES

If your property is located in a designated Brownfield area, you may be eligible for -

- **\$2,500 Job Bonus Refund** for each new job created by an eligible business on or abutting a site with a Brownfield site rehabilitation agreement (BSRA). These benefits may be greater if the area has other designations (i.e., Enterprise Zone, etc.)
- **Sales Tax Credit on building materials** purchased for the construction of an affordable housing project or mixed-use affordable housing project on or abutting a site with a BSRA
- **State Loan Guarantees** for primary lenders, up to 50% on all brownfield sites and up to 75% if the property is redeveloped as affordable housing, a health care facility or health care provider

In addition, if you enter into a BSRA, you will be eligible for -

- **50% Voluntary Cleanup Tax Credit (VCTC)*** annually on all eligible costs
- **25% Additional VCTC*** on all eligible costs when cleanup is complete
- **25% Additional VCTC*** if the property is redeveloped with affordable housing, a health care facility or health care provider
- **50% One-Time VCTC*** on eligible solid waste removal costs

Federal benefits that may also be available -

- **Site-Specific Activities Grant to DEP** to conduct Phase I or II assessments and/or limited source removals for eligible recipients using federal grant funds



Marriott Residence Inn - Tallahassee

- **National Brownfields Assessment, Revolving Loan Fund and Cleanup Grants**
- **Brownfields Federal Tax Incentive** that allows environmental cleanup costs to be fully deducted in the same year they occur

REGULATORY BENEFITS

- **Risk-Based Corrective Action** is a clear process using rules 62-785 and 62-777, F.A.C., that provide
 - Default Cleanup Target Levels (CTLs)
 - Risk assessment tools to drive alternative CTLs
 - Risk management options
 - Institutional and engineering controls to achieve a Site Rehabilitation Completion Order (SRCO)
 - Special relief for sites with groundwater CTLs based on nuisance, organoleptic or aesthetic considerations
- **Cleanup Liability Protection** provided upon execution of a BSRA
- **Dedicated Brownfields Staff** in each DEP district office whose primary responsibility is facilitating implementation of BSRA's
- **Expedited Review** of all technical documents
- **EPA Comfort Letters** issued for Comprehensive Environmental Response, Compensation, and Liability Act sites
- **Lender Liability Protection**
Additional benefits may be available through local and federal government agencies

WEB SITES

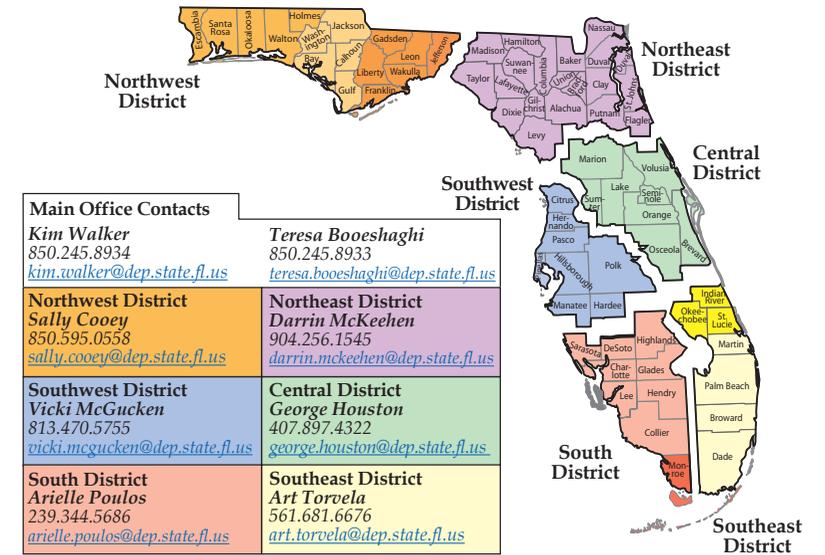
Brownfields Redevelopment Program
www.dep.state.fl.us/waste/categories/brownfields

Voluntary Cleanup Tax Credit Program
www.dep.state.fl.us/waste/categories/vctc

Florida Department of Economic Opportunity
www.floridajobs.org/About-us

* *The Voluntary Cleanup Tax Credit is applicable to Florida's corporate income tax.*

BROWNFIELDS STAFF



DELEGATED LOCAL PROGRAMS

There are three local programs delegated by the Florida Department of Environmental Protection (DEP) to administer the Brownfields program in their communities. The contacts for these local programs are:

Broward County	Hillsborough County	Miami-Dade County
Dave Vanlandingham	Anthony E. Gilboy	Sandra Rezola
954.519.1478	813.627.2600, ext. 1303	305.372.6700

ECONOMIC DEVELOPMENT CONTACTS

Florida Department of Economic Opportunity

Burt Von Hoff, 850.717.8974

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WHAT ARE BROWNFIELDS?

Any real property where the expansion, redevelopment or reuse is complicated by actual or perceived contamination.

WHY REDEVELOP BROWNFIELDS?

Cleaning up and reinvesting in Brownfield properties facilitates job growth, utilizes existing infrastructure, increases local tax bases, removes development pressures on undeveloped open land as well as both improving and protecting the environment.

Florida's Brownfields Redevelopment Program -

- Creates jobs
- Promotes voluntary cleanup
- Prevents the premature development of greenspace (farmland, open space and natural areas)
- Reduces public cost for installing infrastructure in greenspaces
- Encourages the highest and best use of blighted properties
- Minimizes or eliminates the need for environmental enforcement or state-funded cleanup
- Encourages community revitalization

Brownfield redevelopment is of great importance in Florida where balancing strong economic and community growth with suburban sprawl is an ongoing challenge.



Community Center and Horan Park
- St. Pete Beach

On the cover:

A nationally recognized brownfields success story, the Midtown Miami project transformed a former rail yard into an award winning, urban mixed-use development.

Assessment of the 56-acre property revealed lead and arsenic contamination in soils and arsenic and petroleum contamination in groundwater. Some of the contaminated soils were removed from the property and the remedial design incorporates the site's new buildings and other hardscape as engineering controls for contamination left in place. When completed, the project will include 600,000 square feet of retail space, 3,000 condo lofts and 350 apartment units. The development value is expected to be \$1.2 billion and is estimated to generate 1,700 permanent jobs.

The Midtown Miami project was awarded first place for Outstanding Redevelopment Study by the Gold Coast Section of the American Planning Association, Florida Chapter, in 2004. In 2009, the project was the U.S. EPA Region 4 recipient of the prestigious Phoenix Award for brownfields redevelopment.



Department of Environmental Protection
Brownfields Redevelopment Program
Bureau of Waste Cleanup MS 4505
2600 Blair Stone Road
Tallahassee, Florida 32399-2400
(850) 245-8934
www.dep.state.fl.us

FLORIDA BROWNFIELDS REDEVELOPMENT PROGRAM

TRANSFORMING COMMUNITIES



MIDTOWN
Miami