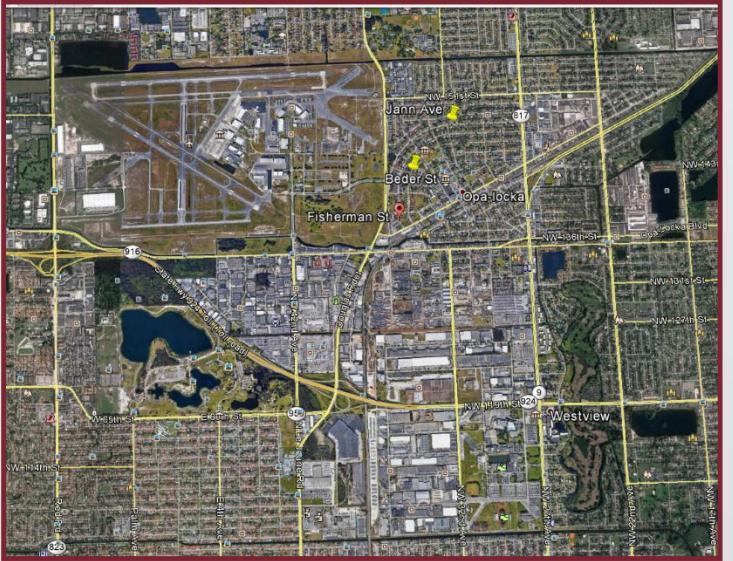
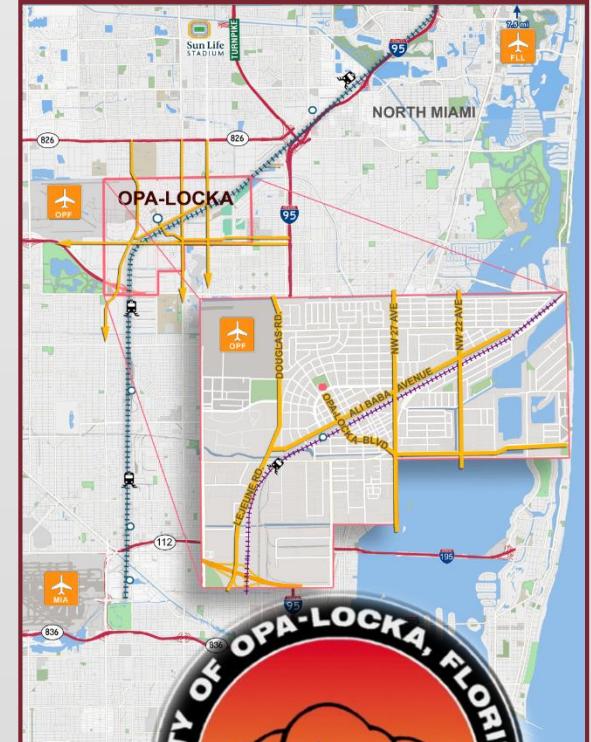


City of Opa-Locka BROWNFIELDS BRIEFING



2/22/2017



Terracon

Environmental

Facilities

Geotechnical

Materials

EPA Brownfields Grant



Brownfields 2015 Assessment Grant Fact Sheet Opa-locka, FL

EPA Brownfields Program

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed to help states and communities around the country cleanup and revitalize brownfields sites. Under this law, EPA provides financial assistance to eligible applicants through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training grants. Additionally, funding support is provided to state and tribal response programs through a separate mechanism.

Assessment Grants

\$200,000 for hazardous substances

\$200,000 for petroleum

EPA has selected the City of Opa-locka for two brownfields assessment grants. Community-wide hazardous substances grant funds will be used to conduct eight Phase I and eight Phase II environmental site assessments. Grant funds also will be used to update the city's site inventory, conduct community outreach activities, develop cleanup plans, and implement health monitoring activities. Community-wide petroleum grant funds will be used to conduct the same tasks at sites with potential petroleum contamination.

Contacts

For further information, including specific grant contacts, additional grant information, brownfields news and events, and publications and links, visit the EPA Brownfields Web site (<http://www.epa.gov/brownfields>).

EPA Region 4 Brownfields Team
(404) 562-8923

EPA Region 4 Brownfields Web site
(<https://www.epa.gov/brownfields/brownfields-and-land-revitalization-alabama-florida-georgia-kentucky-mississippi-north-0>)

Grant Recipient: City of Opa-locka, FL
(305) 953-2828

The information presented in this fact sheet comes from the grant proposal; EPA cannot attest to the accuracy of this information. The cooperative agreement for the grant has not yet been negotiated. Therefore, activities described in this fact sheet are subject to change.

EPA Brownfields Grant

- Brownfields grants focus on addressing environmental concerns while promoting redevelopment
- The City of Opa-Locka was awarded a Brownfields Assessment Grant; \$200,000 for Petroleum, \$200,000 for Hazardous materials
- It's a very valuable tool, but it isn't for every property transaction
- Three year grant that closes September 2018





BROWNFIELDS

“Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”

Small Business Liability Relief and Brownfields Revitalization Act
Public Law 107-118, January 11, 2002

Brownfield Examples

(often said: we do not have brownfields....)

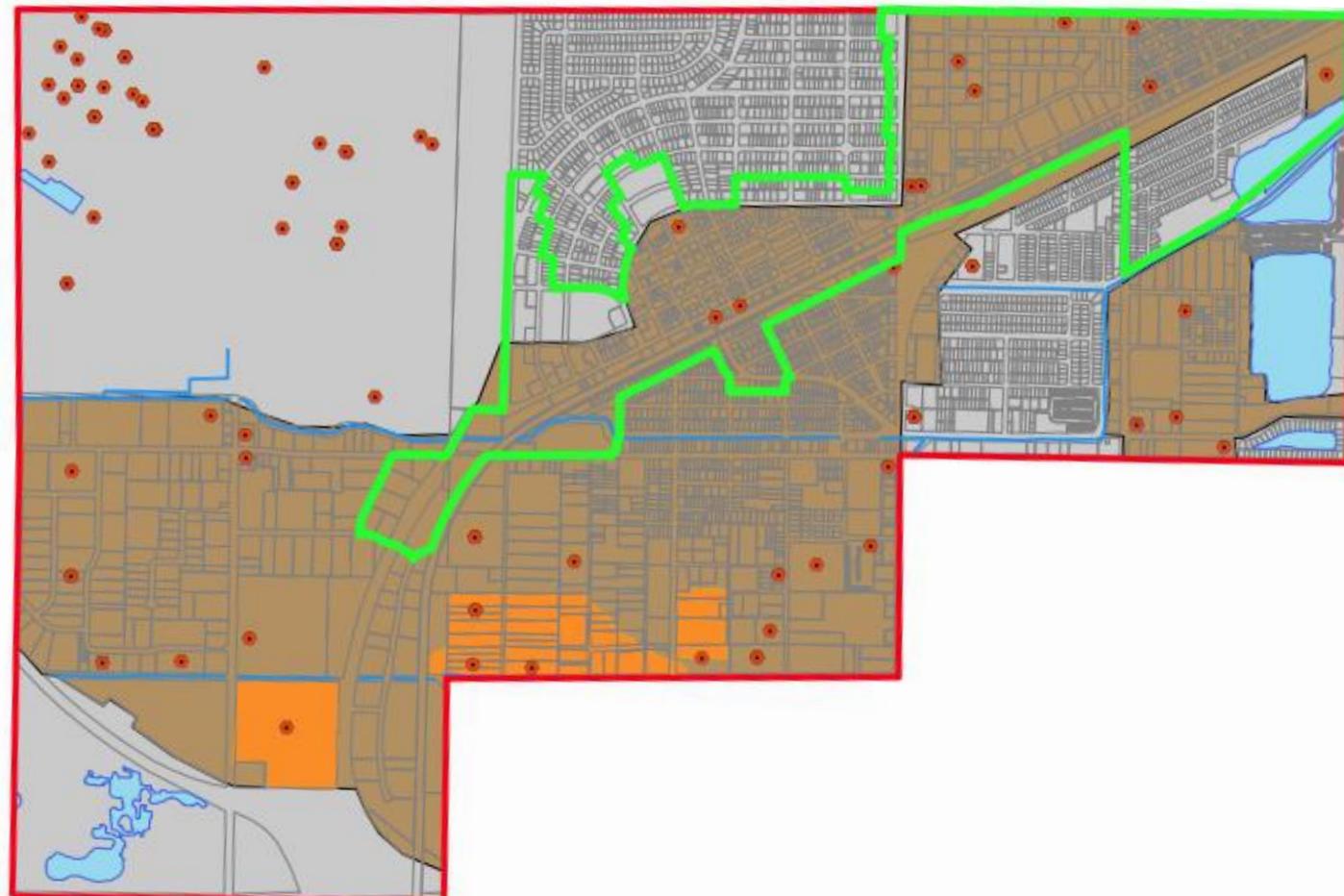
- Dry Cleaners
- Former Gas Stations
- Landfills
- Illicit dump sites
- Industrial Properties
- Abandoned buildings
- Junk Yards
- Vacant Properties
- Mine scarred and adjacent lands
- Rail yards and adjacent facilities



Opa-Locka

The City has an Economic Development Plan that created the Community Redevelopment Area (CRA) through the Finding of Necessity 4/2010 that shows the established Brownfield Area

Brownfield Areas



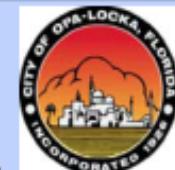
Legend

Proposed Boundaries	Water	Contaminated Sites
Opa-Locka Municipal Boundary	City of Opa-Locka	Landfills

Brownfields

C A R R A S
Community Investment, Inc.

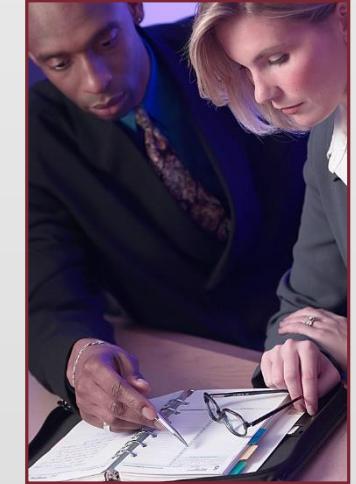
Data Source: Miami Dade County
PCS NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Projection: Transverse_Mercator
Date Created: 4/2/2010



Miles

Brownfield Benefits

- The grant provides property owners and prospective purchasers/developers access to a team of environmental experts who can provide advice and guidance through the assessment and redevelopment process
- Participation in the Brownfields program may lead to additional federal or state funding for future economic enhancements in the area



Site Inventory



The City is creating a Property Inventory List

- The Community has historical knowledge of their area and properties
- Do you know of properties that may be viable for the program?
- The Brownfield Team will evaluate and rank sites with an emphasis on redevelopment

Brownfield Benefits

Redevelopment of Brownfield properties in your neighborhood helps to

- Facilitate jobs
- Increase local tax base
- Reduces blight
- Improve & protect the environment
- Attracts development



Brownfield Benefits

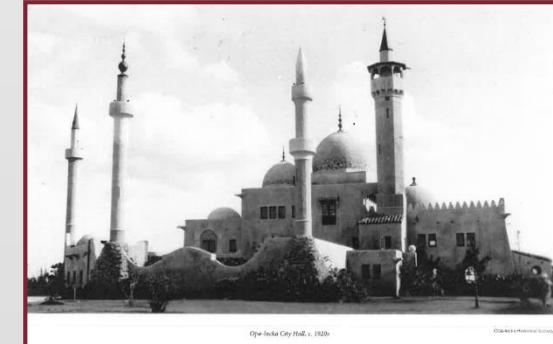
Funds Can be used for

- Community Engagement
- Property Identification
- Environmental Assessments (Phase I/II's)
- Cleanup Planning
- Site Health & Safety Plans
- Sampling & Analysis Plans

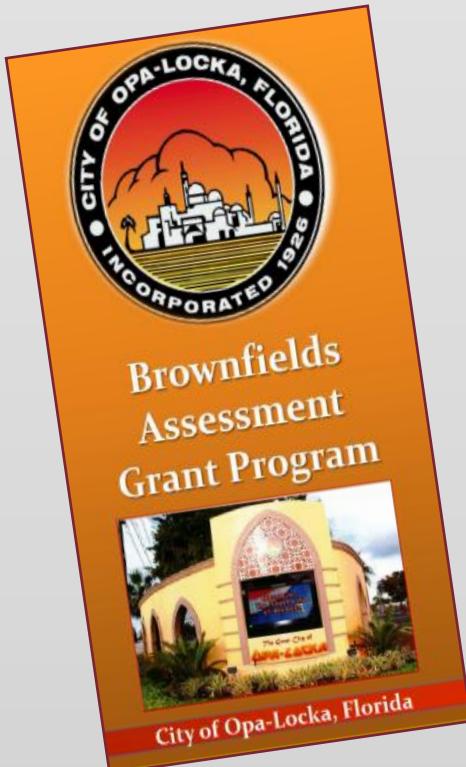


Program Participation

- Participation is voluntary
- If the site is selected, the property owner will be asked to authorize site access for a Phase I ESA and Phase II ESA if necessary
- Property Owner may withdraw from the program
- Property owner can contact the Brownfield Manager, Delia Kennedy for assistance
- Visit Opa-Locka Brownfields Webpage
<http://www.opalockafl.gov/index.aspx?nid=289>



Your Opportunity to Participate



 City of Opa-Locka
EPA Brownfields Assessment Grant

Brownfield Site Application/ Consideration Form

This form is for property owners that are interested in having their property assessed as part of the Brownfields Assessment. It is requested that the form be filled out as completely as possible to provide the City of Opa Locka with the information necessary to select sites as part of the overall growth plan.

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.

Contact Information: Property Owner *Legal Representative of Property Owner

Name: _____
Address: _____
Phone Number: _____
Email: _____

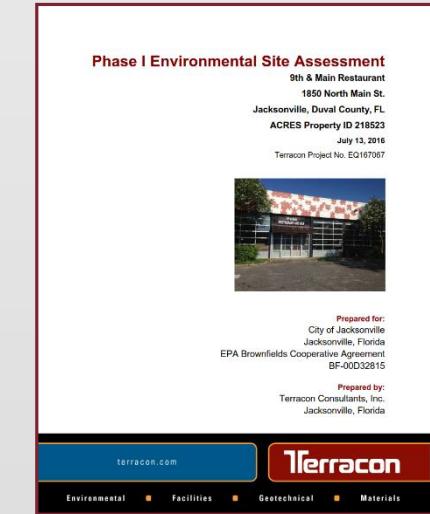
* How are you the Legal Representative? _____

Property:
Property Address: _____
Property Appraiser ID Number: _____
Parcel Size: _____
Size of structures on site, if applicable: _____
Is the property currently located within the City limits? _____
Property Concerns: _____
Current site use: _____
Historical site use: _____
Does the property have any known petroleum use? _____
Does the property have any known hazardous substance use? _____
Historic significance of site: _____
What are the proposed redevelopment plans, if applicable? _____
What is the timeline for redevelopment, if applicable? _____
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: _____

Submit to: City of Opa-Locka
Della Kennedy, [\(305\) 953-2868 *1209](mailto:Dkennedy@opalockafl.us)

Brownfield Benefits

- The grant pays for the cost of Phase I and Phase II ESA
- The ESA final report is provided to the City and property owner
- Knowledge of site conditions makes property more marketable for redevelopment



Brownfield Benefits

Grant funds Phase I & II ESAs

Phase I ESA

- Inspection of the property
- Interview of site owners and/or neighbors
- Review of environmental records
- Review of historical records



Before

After



Same building 40 years apart
One with gas station, one without

Brownfield Benefits

Grant funds Phase I & II ESAs

Phase II ESA

- Collection of samples from site
- Investigation to understand if site is contaminated
- Determines if suspected contaminants are present



Phase II Site Inventory Testing

For more information

Delia Rose Kennedy
Brownfield Project Manager/
Grant Administrator
City of Opa-Locka
305-953-2868, *1209
dkennedy@opalockafl.gov

Gregory Gay
Community Development
Director
City of Opa-Locka
305-953-2868, Option 5
ggay@opalockafl.gov



Questions

Discussion

Redevelopment

Assessments

Ideas

Property
Identification



Belinda Richard
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813-321-0345
belinda.richard@terracon.com

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Environmental Manager
954-703-1866
steven.harrison@terracon.com

Judi Weaver
Project Coordinator
813-321-0345
Judi.weaver@terracon.com



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