

PINELLAS COUNTY

BROWNFIELDS REDEVELOPMENT PROGRAM



**PINELLAS
COUNTY**

ECONOMIC DEVELOPMENT

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PINELLAS COUNTY

BOARD OF COUNTY COMMISSIONERS

Table of Contents

Title	Page
Pinellas County Brownfields Economic Redevelopment Program	
1. Brownfields Policy of the Board of County Commissioners.....	1
2. Application for a County Brownfields Designation	2
3. Brownfields Project Review and Recommendations.....	2
4. Board of County Commissioners’ Actions	6
5. Brownfields Program Administration.....	8
Pinellas County Brownfields Redevelopment Program Qualification Procedures for Obtaining Redevelopment Assistant (Individual).....	
	9
Pinellas County Brownfields Redevelopment Program Individual Application for Brownfields Designation.....	
	13
Pinellas County Brownfields Area Individual Designation Flow Chart.....	
	19
Pinellas County Brownfields Redevelopment Program Qualification Procedures for Obtaining Redevelopment Assistance (County)	
	20
Pinellas County Brownfields Redevelopment Program Application	
	23
Brownfields Area Designation Process Local Government Flow Chart.....	
	29

[Pinellas County Board of Commissioners Resolution No. 02-259](#)

PINELLAS COUNTY BROWNFIELDS ECONOMIC REDEVELOPMENT PROGRAM

1. BROWNFIELDS POLICY OF THE BOARD OF COUNTY COMMISSIONERS

- 1.0 **Brownfields Definition** - Brownfields sites are abandoned, idled or under utilized industrial and commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination. A Brownfields area is a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated Brownfields pilot projects.
- 1.1 **Brownfields Redevelopment Program** - The Pinellas County Board of County Commissioners adopted Resolution 02-259 on September 17, 2002 establishing a Pinellas County Brownfields Program. The intent of the program is to identify, clean up and redevelop Brownfields sites and Brownfields areas that are eligible for participation in the Florida Brownfields Redevelopment Act, Sections 376.77-376.84, Florida Statutes, (F.S.). The Board of County Commissioners also determined that establishing a Brownfields program was vital to the public for the purpose of employing Pinellas County citizens and ensuring the County's economic vitality. The redevelopment of Brownfields properties is an effective way to make use of existing infrastructure within Pinellas County and to discourage urban sprawl. The program has also been established to encourage the environmental restoration and redevelopment of environmentally impaired properties for Economic Development, Community Development, Residential, Open Space/Green Space, Recreational, Water Quality Improvement, Natural Resource Protection and other viable uses. This program shall be in effect in Pinellas County except within the boundaries of a municipality that has established a Brownfields program or elects to opt out of this program.
- 1.2 **Brownfields Redevelopment Program Scope** - The primary responsibility of the Pinellas County Brownfields Program is to initiate and or facilitate the designation of Brownfields areas within Pinellas County, pursuant to the Florida Brownfields Redevelopment Act, Sections 376.77-376.84, F.S., except within the boundaries of a municipality that has established a Brownfields program or elects to opt out of this Program. The Board of County Commissioners shall establish designations for Brownfields areas in accordance with the Florida Brownfields Redevelopment Act. The County, on its own initiative, may take this action for a public purpose or at the request of an individual applicant. Additionally, the County is committed to Brownfields redevelopment and will provide assistance and incentives to public and private land owners and end users of Brownfields properties to facilitate the environmental cleanup and reuse of approved environmentally impaired properties or properties that are perceived to be environmentally impaired. This assistance will be provided and coordinated through the Pinellas County Economic Development Department and will consist of administrative, regulatory, technical assistance and financial incentives available to qualified Brownfields Redevelopment projects. The County has also established an Interdepartmental Brownfields Task Force that will provide assistance to facilitate approved Brownfields Redevelopment projects on an as-needed basis.

APPLICATION FOR A COUNTY BROWNFIELDS DESIGNATION

- 1.3 **Brownfields Designation Process** - The County has established a process and procedures to assist a qualifying Brownfields project applicant to obtain designations and approvals for status as a Brownfields area pursuant to the Florida Brownfields Redevelopment Act, Sections 376.77-376.84, (F.S.). This designation process consists of Individual Requested Designations and County Initiated Designations of Brownfields areas.
- 1.4 **Brownfields Preapplication Meeting** - The Brownfields project applicant shall meet with County staff and other Brownfields interested agencies to discuss the Brownfields Redevelopment Project Application and compliance with the County program qualifications. Brownfields projects must meet the basic definition and intent of Brownfields redevelopment, reuse and must meet the statutory requirements of the Florida Brownfields Redevelopment Act.
- 1.5 **County Brownfields Application** - The County will provide assistance to a Brownfields project applicant who completes a Brownfields Redevelopment Project Application identifying the project site, the scope of the proposed Brownfields project, and site/project information to establish qualification for assistance under the Florida Brownfields Redevelopment Act or for County Brownfields Redevelopment Program assistance.
- 1.6 **Brownfields Program Fees** - The County may charge a fee for the application and review of a Brownfields Redevelopment Project under this policy.

3. BROWNFIELDS PROJECT REVIEW AND RECOMMENDATIONS

- 3.0 **Brownfields Review Actions** - The County will review the Brownfields project application and consult with any federal, state and local agencies as to any Brownfields requirements which may be part of the approval process. The County will provide its review comments and schedule the appropriate agenda items with the Board of County Commissioners within 90 days of establishing that the Brownfields project has an application with sufficient information required to qualify for designation and any assistance under the Board's Brownfields Redevelopment Program.
- 3.1 **Program Qualifications** - Brownfields projects must meet the minimum requirements of the applicable designation under the Florida Brownfields Redevelopment Act. It is not the intent of the Board of County Commissioners to establish any additional requirements for qualifications other than those of the Brownfields Redevelopment Program policy and existing Brownfields laws and rules. The Florida Brownfields Redevelopment Act differentiates the requirements for sites or areas designated by individuals who request designations and have agreed to rehabilitate and redevelop Brownfields areas (Individual Requested Designations) and County initiated Brownfields designations (County Initiated Designations). The requirements for each of these designations are listed below.

Individual Initiated Designation Criteria - For areas where a person who owns or controls a potential Brownfields site is requesting the designation and has agreed to rehabilitate and redevelop the site the following qualifications must be met:

1. The rehabilitation and redevelopment of the proposed site will result in economic productivity of the area along with the creation of at least 10 new jobs, whether full time or

- part time, which are not associated with the implementation of the rehabilitation agreement or an agreement between the person responsible for site rehabilitation and the County, which contains the terms for the redevelopment of the Brownfields site or Brownfields area;
2. The redevelopment of the proposed Brownfields site is consistent with the local government comprehensive plan and is a permissible use under applicable local government and Countywide Land Development regulations;
 3. Notice of the proposed designation of the Brownfields area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this requirement must be made in a newspaper of general circulation in the area, at least 16 square inches in size, and the notice must be posted in the affected area; and
 4. The person proposing the area for designation has provided reasonable assurance to the County that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan.

County Initiated Designation Criteria - All County designated Brownfields Areas must satisfy the requirements of 376.80, (1) F.S. The following criteria must be considered in determining Brownfields area designations that are outside community redevelopment areas, enterprise zones, empowerment zones, closed military bases or EPA Brownfields pilot project areas:

1. Whether the Brownfields area warrants economic development and has a reasonable potential for such activities;
2. Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage;
3. Whether the proposed area has potential to interest the private sector in participating in the rehabilitation; and
4. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural or historical preservation purposes.

Please note that additional program assistance available through federal, state or local sources including incentives, tax credits, grant funding will need to meet the applicable requirements for each of these programs.

- 3.2 **Public Meetings and Notice Requirements** - The Brownfields project applicant must meet the requirements of the Florida Brownfields Redevelopment Act regarding public notification and public meetings. Notice of any meeting shall be made in advance of the meeting date and must be advertised in compliance with the Florida Brownfields Redevelopment Act. The requirements for public meetings and notice for Individual Initiated Designations and County Initiated Designations are outlined below:

Individual Requested Designation Public Notice and Meeting Requirements – The following are public notice and meeting requirements for a Brownfield site where a person who owns or

controls a potential Brownfields site that is requesting the designation and has agreed to rehabilitate and redevelop the Brownfields site:

1. Notice of the proposed rehabilitation of the Brownfields area must be provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation shall be afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this requirement must be made in a newspaper of general circulation in the area, at least 16 square inches in size, and the notice must be posted in the affected area. This notice is to be provided by the applicant.
2. All County designated Brownfields Areas must satisfy the requirements of 376.80 (1) F.S. If the Brownfields area is located outside of community redevelopment areas, enterprise zones, empowerment zones, closed military bases or EPA Brownfields Pilot project areas, the local government must conduct at least one public hearing in the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents considerations, and other relevant local concerns. Notice of the public hearing must be made in a newspaper of general circulation in the area, and the notice must be at least 16 square inches in size, must be in ethnic newspapers or local community bulletins, must be posted in the affected area, and must be announced at a scheduled meeting of the local governing body before the actual public hearing. County staff will attend the meeting. The individual applicant will be responsible to arrange, publicize and facilitate the meeting and provide a record of the meeting as a part of the Brownfields Redevelopment Application.
3. Upon substantial completion of the Brownfields Program Application, public notice and meeting requirements above, the County shall adopt a resolution to which is attached a map to clearly delineate exactly which parcels are to be included in the Brownfields area or alternatively a less-detailed map accompanied by a detailed legal description of the Brownfields area. The County shall adopt the resolution in accordance with the procedures outlined in s. 125.66 F.S., except that the notice for the public hearings on the proposed resolution must be in the form established in s. 125.66(4)(b)2 F.S.

County Initiated Designation Public Notice and Meeting Requirements - The following are public notice and meeting requirements for areas where the County is initiating the Brownfields designation:

1. All County designated Brownfields Areas must satisfy the requirements of 376.80, (1) F.S. If the proposed Brownfields area is located outside of community redevelopment areas, enterprise zones, empowerment zones, closed military bases, or a designated Brownfields pilot area, the local government must conduct at least one public hearing in the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents considerations, and other relevant local concerns. Notice of the public hearing must be made in a newspaper of general circulation in the area and the notice must at least 16 square inches in size, must be in ethnic newspapers or local community bulletins, must be posted in the affected area, and must be announced at a scheduled meeting of the local governing body before the actual public hearing. County staff will arrange, publicize and

- facilitate the meeting and provide a record of the meeting as a part of the Brownfields application.
2. In the event that the proposed Brownfields area is located within redevelopment areas, enterprise zones, empowerment zones, closed military bases, or designated Brownfields pilot area, the local government is not required to conduct a public hearing within the area as described above.
 3. Upon substantial completion of the Brownfields Program Application and public notice and meeting requirements above the County shall adopt a resolution to which is attached a map to clearly delineate exactly which parcels are to be included in the Brownfields area or alternatively a less-detailed map accompanied by a detailed legal description of the Brownfields area. The County shall adopt the resolution in accordance with the procedures outlined in s.125.66 F.S. except that the notice for the public hearings on the proposed resolution must be in the form established in s.125.66 (4)(b)2 F.S.
- 3.3 **Brownfields Advisory Committee Requirements** – The County or persons responsible for the rehabilitation and redevelopment of Brownfields areas must establish an advisory committee or use an existing advisory committee that has formally expressed its intent to address the redevelopment of a specific Brownfields area. The County will recognize Brownfields advisory committees established on a project-by-project basis but may also establish or utilize existing advisory boards to meet the requirements of the Florida Brownfields Redevelopment Act. Brownfields Advisory Committees are established for the purpose of improving public participation and receive public comments on rehabilitation and redevelopment of the Brownfields area, future land use, local employment opportunities, safety, and environmental justice. Advisory committees should include residents within or adjacent to the Brownfields area, businesses operating within the Brownfields area and others as deemed appropriate. The Board of County Commissioners may temporarily act as an interim Brownfields Advisory Committee in the absence of existing advisory committees that include residents or property owners forthcoming to fulfill this requirement.

The following are additional duties of Brownfields Advisory Committees:

1. Review and comment on draft Brownfields Site Rehabilitation Agreements.
 2. Review proposed redevelopment agreement for the project and provide comments to the Board of County Commissioners, if appropriate.
 3. Review of executed Brownfields Site Rehabilitation Agreement for the project.
 4. Review and comment on site assessment report findings or the technical documents containing the proposed course of action following site assessment.
- 3.4 **Brownfields Site Rehabilitation Agreement** - The designation of a Brownfields Area by the County entitles an eligible applicant pursuant to s. 376.82(1) F.S. to negotiate a Brownfields Site Rehabilitation Agreement with the Florida Department of Environmental Protection or an approved local pollution control program. The specific requirements of the agreement are outlined in s 376.80(5) F.S. and s 376.82 F.S., and rule Chapter 62-785 Florida Administrative Code for areas where contamination exists.

4. BOARD OF COUNTY COMMISSIONERS' ACTIONS

4.0 **Board of County Commissioners' Brownfields Actions** - County staff shall prepare agenda items, hearing materials, maps and resolutions for the Board of County Commissioners' consideration as a part of the request for a Brownfields Redevelopment Project designation or for assistance related to a Brownfields Redevelopment Project. County staff shall assist applicants with the review of Brownfields Redevelopment Applications and will facilitate the following activities in a timely manner:

1. County Staff shall notify the Florida Department of Environmental Protection (FDEP) of its decision to designate a Brownfields area for the rehabilitation for the purposes of s. 376.77-376.85, F.S. and provide legible copies of resolutions and maps to the FDEP Southwest District Brownfields Coordinator. Board actions for a Brownfields designation under the Florida Brownfields Redevelopment Act shall be filed with the FDEP in compliance with the Florida Brownfields Redevelopment Act. In instances where a person responsible for Brownfields site rehabilitation has been identified, the County will notify FDEP of the identity of that person.
2. If the proposed Brownfields area is located outside of community redevelopment areas, enterprise zones, empowerment zones, closed military bases, or a designated Brownfields pilot area, the local government must conduct at least one public hearing in the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents considerations, and other relevant local concerns. Notice of the public hearing must be made in a newspaper of general circulation in the area and the notice must at least 16 square inches in size, must be in ethnic newspapers or local bulletins, must be posted in the affected area, and must be announced at a scheduled meeting of the local governing body before the actual public hearing. County staff will arrange, publicize and facilitate the meeting and provide a record of the meeting as a part of the Brownfields application;
3. The County shall adopt a resolution to which is attached a map to clearly delineate exactly which parcels are to be included in the Brownfields area or alternatively a less-detailed map accompanied by a detailed legal description of the Brownfields area. The County shall adopt the resolution in accordance with the procedures outlined in s. 125.66, F.S., except that the notice for the public hearings on the proposed resolution must be in the form established in s. 125.66(4)(b)2, F.S.;
4. The County or persons responsible for the rehabilitation and redevelopment of Brownfields areas must establish an advisory committee or use an existing advisory committee that has formally expressed its intent to address the redevelopment of a specific Brownfields area; and
5. The County may prepare and file project applications for federal and state assistance in conjunction with pending and approved Brownfields Redevelopment Projects, which intend to use the Board's programs.

4.1 **Brownfields Incentives** - The following constitute the recognized incentives available for Brownfields Redevelopment Program Projects under the Pinellas County Brownfields Redevelopment Program:

4.2 **Administrative Incentives**

- The County will sponsor a program for Brownfields designation to establish national, state and local eligibility for an area as a qualified Brownfields.
- The County may utilize the Interdepartmental Brownfields Task Force to facilitate projects on an as needed basis. This task force will serve as a quick response team as authorized by the County Administrator to facilitate and expedite the Brownfields designation application and redevelopment processes.

4.3 **Regulatory Incentives**

- County staff assistance will be provided to qualify Brownfields areas and sites to assist in meeting FDEP regulatory requirements for local governments pertaining to the Florida Brownfields Redevelopment Act.
- A County staff recommendation to the Board of County Commissioners concerning a Board action for Brownfields Redevelopment Project will be made within a target of 90 days from a complete Brownfields Project Application.
- The County may enact institutional controls such as those related to restrictive zoning and land use on property use or access to eliminate or minimize exposure to contaminants and to assist in the risk-based corrective actions necessary for the project.

4.4 **Technical Assistance Incentives -**

- The County will facilitate technical assistance pertaining to approval of Brownfields projects by working closely with the FDEP's Brownfields Redevelopment Program and other agencies as required.
- County staff will provide a County staff-assisted, priority-expedited process to obtain County permits for a qualified Brownfields project.
- The Interdepartmental Brownfields Task Force will serve as a quick response team when authorized by the County Administrator to facilitate and expedite the Brownfields designation application and redevelopment processes.

4.5 **Financial Incentives**

- County staff will take actions and assist applicants to obtain grants, loans, and other assistance for qualified Brownfields projects.
- Funding of Phase I and Phase II Environmental Assessments and other eligible activities for qualifying Brownfields properties may be made available under grants and loans provided by federal, state or other Brownfields or related redevelopment programs.
- County assistance with education and outreach to government, private business and citizens

- to address the economic barriers to Brownfields redevelopment, including property rights, environmental justice and health-related aspects of Brownfields reuse and redevelopment may be made available under grants and loans provided by federal, state or other Brownfields or related redevelopment programs.
- County assistance will be provided to assist applicants with the identification of available Brownfields incentives through federal, state and local sources including but not limited to:
 - The State Voluntary Cleanup Tax Credit
 - The Brownfields Job Bonus Refund
 - Sales Tax Credit on Building Materials
 - State Brownfields Loan Guarantee Program
 - Federal Brownfields Tax Incentive
 - County Staff will provide assistance to qualified applicants to facilitate applications for Brownfields Incentives by providing required documentation including verification letters, County documentation and other requirements of Incentive Programs required to be performed by the local government.
 - This County policy and program may enable business and property owners to qualify for federal, state and local tax treatments and financial programs.

5. BROWNFIELDS PROGRAM ADMINISTRATION

- 5.0 **County Administrator Responsibilities** - The County Administrator is directed to establish and assign responsibilities to carry out the Brownfields Redevelopment Policy as a part of the County Administrator's responsibilities. The County Administrator shall make arrangements for duties of agencies of the County government to undertake program responsibilities through the County's budget process, sufficient to carry out the Board's policy.
- 5.1 **Joint Projects and Programs** - The County Administrator may develop joint projects and programs with federal, state and other local government agencies and non-profit organizations as needed to carry out the Board's Brownfields Redevelopment Program.
- 5.2 **Procedures and Sample Documents** - The County Administrator shall establish and use administrative procedures to carry out the Board's Brownfields Redevelopment Policy. The County Administrator shall prepare outreach material and offer sample documents to establish community awareness and outreach to Brownfields project applicants and citizens.



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PINELLAS COUNTY BROWNFIELDS
REDEVELOPMENT PROGRAM

Individual Requested Brownfields Designation Application and Flowchart

PINELLAS COUNTY BROWNFIELDS REDEVELOPMENT PROGRAM QUALIFICATION PROCEDURES FOR OBTAINING REDEVELOPMENT ASSISTANCE

Individual Requested Designations

Brownfields Definition: Brownfields sites are abandoned, idled or under utilized industrial and commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination. A Brownfields area is a contiguous area of one or more Brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated Brownfields pilot projects.

Pinellas County Brownfields Redevelopment Program: The Pinellas County Board of County Commissioners adopted Resolution 02-259 on September 17, 2002 establishing a Pinellas County Brownfields Program. The intent of the program is to identify, clean up and redevelop Brownfields sites and Brownfields areas that are eligible for participation in the Florida Brownfields Redevelopment Act, Sections 376.77-376.84, Florida Statutes (F.S.). The Board of County Commissioners also determined that establishing a Brownfields program was vital to the public for the purpose of employing Pinellas County citizens and ensuring the County's economic vitality. The redevelopment of Brownfields properties is an effective way to utilize existing infrastructure within Pinellas County and to discourage urban sprawl. The program has been established to encourage the environmental restoration and redevelopment of environmentally impaired properties for Economic Development, Community Development, Residential, Open Space/Green Space, Recreational, Water Quality Improvement, Natural Resource Protection and other viable uses. Qualifying Brownfields Redevelopment projects will be eligible to receive administrative, regulatory, technical assistance and financial incentives appropriate to the needs of the community through a program of Brownfields designations.

Program Qualifications: Qualifying Brownfields projects must meet the minimum requirements of the applicable designation and assistance guidelines under the federal, state or local program for which the project is seeking to qualify. It is not the intent of the Board of County Commissioners to establish any further extent of requirements for qualifications other than those of the Brownfields Redevelopment Program policy and existing Brownfields laws and rules. Brownfields projects must meet the basic definition and intent of Brownfields redevelopment and reuse.

Designation Criteria: For sites where a person who owns or controls a potential Brownfields site is requesting the designation and has agreed to rehabilitate and redevelop the Brownfields site the following qualifications must be met in accordance with the Florida Brownfields Redevelopment Act;

- The rehabilitation and redevelopment of the proposed site will result in economic productivity of the area, along with the creation of at least 10 new jobs, whether full time or part time, which are not associated with the implementation of the rehabilitation agreement or an agreement between the person responsible for site rehabilitation and the County, which contains the terms for the redevelopment of the Brownfields site or Brownfields area;
- Or an agreement between the person responsible for site rehabilitation and the County, which contains the terms for the redevelopment of the Brownfields site or Brownfields area;

- The redevelopment of the proposed Brownfields site is consistent with the local comprehensive plan and is a permissible use under the County land development regulations;
- Notice of the proposed rehabilitation of the Brownfields area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this requirement must be made in a newspaper of general circulation in the area, at least 16 square inches in size, and the notice must be posted in the affected area; and
- The person proposing the area for designation has provided reasonable assurance to the County that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan.

Brownfields Designation Process: The following procedures are required to obtain a Brownfields designation through the Board of County Commissioners:

Brownfields Preapplication Meeting: The Brownfields Designation Applicant shall meet with County staff and other required and interested agencies to discuss the Brownfields redevelopment project applications and compliance with the County program qualifications. The applicant should contact the Brownfields Coordinator with Pinellas County Economic Development at (727) 464-7332 to schedule this meeting.

Application for Brownfields Designation: The County will provide assistance to a Brownfields Designation Applicant who completes a Brownfields Redevelopment Project Application (attached) identifying the project site, the scope of the proposed Brownfields project, and site/project information to establish qualification for assistance under the Florida Brownfields Redevelopment Act or for County Brownfields Redevelopment Program assistance.

Documentation Requirements for Brownfields Area Designation: The following documentation shall be required by the Pinellas County Board of County Commissioners to qualify for designation as a Brownfields site or area.

1. Project application documentation, which includes, at a minimum, the following:
 - A completed application for Brownfields designation including;
 - A letter from the Pinellas County Planning Council stating that the proposed Brownfields area is consistent with Pinellas Countywide Plan;
 - A zoning verification letter from the local government Zoning Department stating that the proposed project is a permissible use;
 - A reasonable assurance statement that sufficient resources are available to the applicant to implement and complete a rehabilitation and redevelopment plan; and
 - Documentation that public notice requirements have been met as outlined below.

Documentation of Public Notice: The Brownfields designation applicant must meet the requirements of the Florida Brownfields Redevelopment Act regarding public notification. Notice of the proposed rehabilitation of the Brownfields area must be provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation shall be afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this requirement must be made in a newspaper of general circulation in the area, at least 16 square inches in size, and the notice must be posted in the affected area. This notice is to be provided by the applicant. Said notifications shall be posted within 10 working days from the submittal of the Brownfields Designation Application. A copy of the newspaper advertisement and a photo of the posted notification(s) shall be provided.

Public Hearing Requirements: All County designated Brownfields Areas must satisfy the requirements of 376.80, (1) F.S. If the Brownfields area is located outside of a community redevelopment area, enterprise zones, empowerment zones, closed military bases, or designated Brownfields pilot area, the local government must conduct at least one public hearing in the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents considerations, and other relevant local concerns. Notice of the public hearing must be made in a newspaper of general circulation in the area and the notice must be at least 16 square inches in size, must be in ethnic newspapers or local bulletins, must be posted in the affected area, and must be announced at a scheduled meeting of the local governing body before the actual public hearing. County staff will attend the meeting. The individual applicant will be responsible to arrange, publicize and facilitate the meeting and provide a record of the meeting as a part of the Brownfields Redevelopment Application.

Staff Report with Recommendation of Approval: County staff will review the Brownfields project application and consult with any federal, state and local agencies as to any Brownfields requirements that may be part of the approval of the Brownfields project. Upon establishing that the Brownfields application has the sufficient information required to qualify for designation and any assistance under the Brownfields Redevelopment Program, County staff will schedule an agenda item with the Board of County Commissioners and prepare a staff report recommending approval of the Brownfields project sponsor's application. The agenda item shall be scheduled within a target of 90 days of the determination of application sufficiency.

Resolution by the Pinellas County Board of County Commissioners: Upon submittal of the required documentation and substantial completion of the Brownfields program application, public notice and meeting requirements above, the County shall adopt a resolution to which is attached a map to clearly delineate exactly which parcels are to be included in the Brownfields area or alternatively a less-detailed map accompanied by a detailed legal description of the Brownfields area. The County shall adopt the resolution in accordance with the procedures outlined in s. 125.66, F.S., except that the notice for the public hearings on the proposed resolution must be in the form established in s. 125.66(4)(b)2, F.S.

Filings with Federal and State Agencies: County staff shall notify the FDEP of its decision to designate a Brownfields area for rehabilitation for the purpose of ss. 376.77-376.85. Board actions for Brownfields designations under the Florida Brownfields Redevelopment Act shall be filed with the FDEP in compliance with the Florida Brownfields Redevelopment Act. The County may prepare and file project applications for federal and state assistance in conjunction with pending and approved Brownfields Redevelopment Projects that intend to use the Board's programs.

Brownfields Site Rehabilitation Agreement: The designation of a Brownfields area by the County entitles the applicant to negotiate a Brownfields Site Rehabilitation Agreement with the FDEP or an approved local pollution control program for areas where contamination exist. The specific requirements of the agreement are outlined in s. 376.80 (5), F.S., and rule Chapter 62-785, Florida Administrative Code.

Brownfields Advisory Committee: The County or persons responsible for the rehabilitation and redevelopment of Brownfields areas must establish an advisory committee or use an existing advisory committee that has formally expressed its intent to address the redevelopment of a specific Brownfields area. The County will recognize the Brownfields Advisory Committee's established on a project-by-project basis but may also establish or utilize existing advisory boards to meet the requirements of the Florida Brownfields Redevelopment Act. Brownfields Advisory Committees are established for the purpose of improving public participation and receive public comments on rehabilitation and redevelopment of the Brownfields area, future land use, local employment opportunities, community safety, and environmental justice. Advisory committees should include residents within or adjacent to the Brownfields area, businesses operating within the Brownfields area and others as deemed appropriate. The Board of County Commissioners may temporarily act as an interim Brownfields Advisory Committee in the absence of existing advisory committees that include residents or property owners forthcoming to fulfill this requirement. The specific requirements for the Brownfields Advisory Committee are outlined in s. 376.80 (4) F.S.

PINELLAS COUNTY BROWNFIELDS REDEVELOPMENT PROGRAM INDIVIDUAL APPLICATION FOR BROWNFIELDS DESIGNATION

Complete this form to request designation by Pinellas County as a Brownfields area. It is important to complete all applicable sections and attach all necessary information. It is required that a Brownfields Preapplication Meeting be held before submitting this application. If you have any questions concerning completion of this application or wish to schedule a Preapplication Meeting, please call (727) 464-7332 and ask to speak to the Brownfields Coordinator. This application is to be completed by a person who owns or controls a potential brownfields site and is requesting designation and has agreed to rehabilitate and redevelop the brownfields site or area in accordance with the Florida Brownfields Redevelopment Sections 376.77-376.84, Florida Statutes.

***Please submit an original and thirteen copies of the application and supporting documentation.**

PROPERTY INFORMATION

Property or Area Name _____

Address _____

City _____ State _____ Zip Code _____

Property Size (acres/square feet) _____ Parcel Number(s) _____

Attach property location map and legal description of property.

PROPERTY DESCRIPTION

Briefly describe property (vacant land, unoccupied, incorporated, etc.):

Zoning _____

Future Land Use Designation _____

Is property located within one or more of the following? (Check all that apply)

____ EPA Brownfields Assessment Pilot/Grant Area

____ Community Redevelopment Area

____ Enterprise Zone

____ Empowerment Zone



Located within one-half mile of an existing major street? ___ Yes ___ No
 Public street access? ___ Yes ___ No
 Existing public water and sewer distribution lines? ___ Yes ___ No
 Outside floodplain area? ___ Yes ___ No (If No) ___ 100 Yr. ___ 25 Yr.

Describe all outstanding property taxes due on the property

APPLICANT INFORMATION

Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____ E-Mail _____

Interest in Property:

CURRENT PROPERTY OWNER(S) (if different from applicant)

Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____ E-Mail _____

Legal Status of the Current Property Owner(s):

_____ Individual/Sole Proprietorship _____ General Partnership _____ State

_____ Limited Liability Company _____ Limited Partnership _____ State

_____ Florida Corporation

_____ Out-of-State Corporation State of Incorporation _____

If the owner is not the applicant a letter or Affidavit of Authorization is required.

ENVIRONMENTAL STATUS

Brief description of the nature and geographical extent of contamination by hazardous substances and/or pollutants, if known:

Brief description of any previous or current remedial action:

If remediation is needed, will you agree to enter into a Brownfields Site Rehabilitation Agreement with the Florida Department of Environmental Protection (or authorized designee)? _____Yes _____No

Attach Phase I or Phase II Environmental Reports, if available.

DESIGNATION CRITERIA

The following information addresses Brownfields Designation Criteria as outlined in s 378.80 F.S. required for projects where an individual who owns or controls a potential Brownfields site is requesting the designation and has agreed to rehabilitate the brownfields site.

DEVELOPMENT PLAN/ECONOMIC PRODUCTIVITY

Provide a general description of the proposed redevelopment plans for the site also describes how the rehabilitation and redevelopment of the proposed Brownfields site or area will result in economic productivity of the area. Attach additional sheets as necessary to complete your response. ***Be sure to attach further illustrative or graphic information, as appropriate.***

Applicant is reminded that the proposed site development is subject to final approval by County Administrator and must be in compliance with all applicable Local Government and County Codes and regulations in effect at the time of permitting.

JOB CREATION

How many new permanent full-time or part-time jobs will the project create, which are not associated with the assessment and remediation of the project site? (Please note that section s.376.80 (20)(b)(2) F.S. requires a minimum of ten (10) new jobs be created?) _____

Does the applicant have an agreement with the County, which contains the terms for the redevelopment of the Brownfield site or brownfield area (provide copy if available)? _____

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Is the proposed redevelopment of the proposed Brownfields site consistent with the local comprehensive plan? _____

Please provide a letter from the Pinellas Planning Council stating that the proposed Brownfields area is consistent with the Pinellas Countywide Plan.

ZONING

Is the proposed project a permissible use under the local land development regulations? _____

Please provide a zoning verification letter from the local government Zoning Department stating that the proposed project is a permissible use.

FINANCIAL RESOURCES

Reasonable assurances must be provided by the applicant that sufficient financial resources are available to the applicant to implement and complete a rehabilitation agreement and redevelopment plan. ***Attach a statement, as well as any other appropriate information, outlining the financial resources available to the applicant for rehabilitation and redevelopment.*** This statement can include financial resources the applicant anticipates to obtain (private loans, equity and assistance) through designation as a Brownfields area. In short, describe your general financial plan for your project.

Documentation of Public Notice

Has the required public notice been given to nearby neighbors and residents of the proposed Brownfields area in accordance the Florida Brownfields Redevelopment Act? _____ ***A copy of the newspaper advertisement and a photo of the posted notification(s) shall be provided by applicant.***

PUBLIC HEARING DOCUMENTATION

If the proposed Brownfields area is located outside of a community redevelopment area, enterprise zones, empowerment zones, closed military bases, or designated Brownfields pilot area, attach the results of at least one public hearing (advertised and held in accordance with the Brownfields Redevelopment Act) in the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents considerations, and other relevant local concerns must be provided prior to the approval of the

application. Public Hearing documentation may be provided after application is submitted but will be required prior to application approval by the BOCC.

Date of Public Hearing _____

Location of Public Hearing _____

SERVICES TO BE PROVIDED

Have you had a Brownfields Preapplication Meeting? ___ Yes ___ No (It is required that applicants have a Preapplication Meeting. Please call (727) 464-7332 for more information.

In order to better assist you, please check the type of designation you are requesting and the type of assistance/incentives you are seeking through this designation (check all that apply):

Type of Designation: _____ Several parcels _____ Single parcel

Type of Assistance/Incentives:

_____ Regulatory Assistance (aid for meeting government agency permitting requirements)

_____ Technical Assistance (aid in obtaining grants, loans, etc.)

_____ Grants (gap financing for Brownfields remediation)

_____ Loans (remediation loan funds)

_____ Tax Credits/Exemptions due to Brownfield Area Designation

_____ Job Creation Credits due to Brownfield Area Designation

_____ Job Training Grants due to Brownfield Area Designation

_____ Other: _____

Please describe in greater detail the services you would like to receive as a participant in the Brownfields program (optional):

What are your goals with respect to the property (i.e., sale, redevelopment, business expansion, etc.)?

The contents of this application shall be considered public records of the County. The undersigned affirms that the information contained in this application is true and accurate.



Applicant:

Signature

Date

Print/Type Name

For Office Use Only

Application Received by: _____ Date: _____

Applicant Contacted on: _____

Date Information Received to Complete Application (if applicable): _____

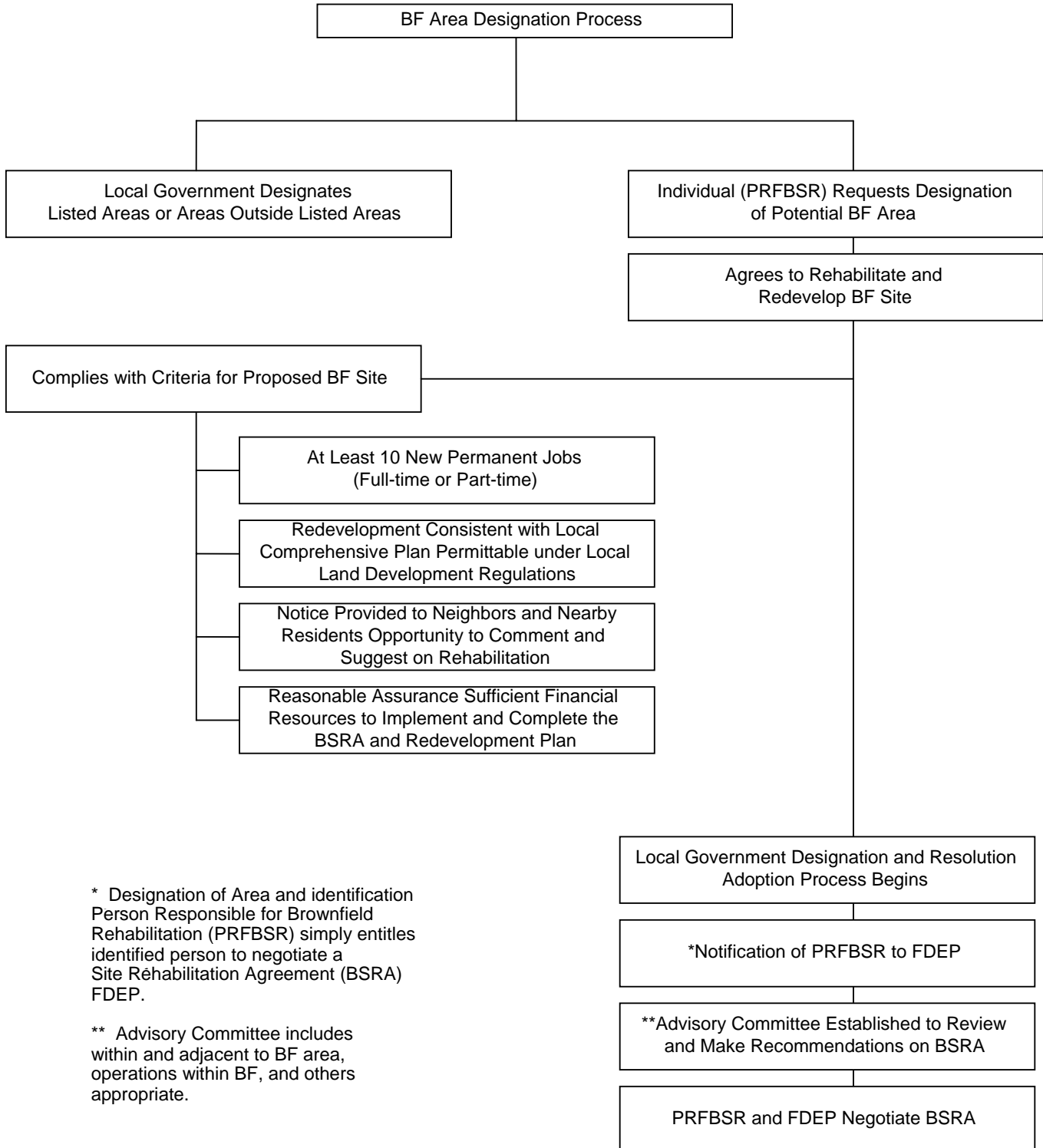
Application Completeness Review Completed by: _____

_____ Application Complete _____ Application Incomplete (Specify reason[s] below):

Signature of Reviewer: _____ Date: _____

BOCC HEARING DATE FOR DESIGNATION OF SITE AS A BROWNFIELDS AREA: _____

**PINELLAS COUNTY
Brownfields (BF) Area Individual Designation**



* Designation of Area and identification Person Responsible for Brownfield Rehabilitation (PRFBSR) simply entitles identified person to negotiate a Site Rehabilitation Agreement (BSRA) FDEP.

** Advisory Committee includes within and adjacent to BF area, operations within BF, and others appropriate.



County Initiated Brownfields Designation Application and Flowchart

PINELLAS COUNTY BROWNFIELDS REDEVELOPMENT PROGRAM QUALIFICATION PROCEDURES FOR OBTAINING REDEVELOPMENT ASSISTANCE

County Initiated Designations

Brownfields Definition: Brownfields sites are abandoned, idled or under utilized industrial and commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination. A Brownfields area is a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated Brownfield pilot projects.

Pinellas County Brownfields Redevelopment Program: The Pinellas County Board of County Commissioners adopted Resolution 02-259 on September 17, 2002 establishing a Pinellas County Brownfields Program. The intent of the program is to identify, clean up and redevelop Brownfields sites and Brownfields areas that are eligible for participation in the Florida Brownfields Redevelopment Act, s. 376.77-376.84, Florida Statutes (F.S.). The Board of County Commissioners also determined that establishing a Brownfields program was vital to the public purpose of employing Pinellas County citizens and ensuring the County's economic vitality. The redevelopment of Brownfields properties is an effective way to utilize existing infrastructure within Pinellas County and to discourage urban sprawl. The program has been established to encourage the environmental restoration and redevelopment of environmentally impaired properties for Economic Development, Community Development, Residential, Open Space/Green Space, Recreational, Water Quality Improvement, Natural Resource Protection and other viable uses. Qualifying Brownfields Redevelopment projects will be eligible to receive administrative, regulatory, technical assistance and financial incentives appropriate to the needs of the community through a program of Brownfields designations.

Program Qualifications: Qualifying Brownfields projects must meet the minimum requirements of the applicable designation and assistance guidelines under the federal, state or local program for which the project is seeking to qualify. It is not the intent of the Board of County Commissioners to establish any further extent of requirements for qualifications other than those of the Brownfields Redevelopment Program policy and existing Brownfields laws and rules. Brownfields projects must meet the basic definition and intent of Brownfields redevelopment and reuse.

Designation Criteria: For sites where the County is the applicant and initiates a Brownfields area designation, the Pinellas County Board of County Commissioners must consider the following criteria prior to designation:

- Whether the Brownfields area warrants economic development and has a reasonable potential for such activities;
- Whether the proposed area to be designated represents a reasonable focused approach and is not overly large in geographic coverage;
- Whether the area has potential to interest private sector in participating in the rehabilitation; and

- Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes.

Brownfields Designation Process: The following procedures are required to obtain a Brownfields designation through the Board of County Commissioners

Brownfields Preapplication Meeting: The County department serving as the applicant shall meet with County Economic Development Staff and other required and interested agencies and parties to discuss the Brownfields redevelopment project applications and compliance with the County program qualifications. The applicant should contact Brownfields Coordinator with Pinellas County Economic Development at (727) 464-7332 to schedule this meeting.

Application for Brownfields Designation: The Pinellas County Economic Development Department will provide assistance to County departments serving as the Brownfields designation applicant who complete a Brownfields Redevelopment Project Application (attached) identifying the project site, the scope of the proposed Brownfields project, and site/project information to establish qualification for assistance under the Florida Brownfields Redevelopment Act or for County Brownfields Redevelopment Program assistance.

Documentation Requirements for Brownfield Area Designation: The following documentation shall be required by the Pinellas County Board of County Commissioners to qualify for designation as a Brownfields site or area.

1. Project application documentation, which includes, at a minimum, the following:
 - A completed County Initiated Application for Brownfields Designation including;
 - Responses to designation criteria; and
 - Documentation of public notice and public hearing requirements as outlined below.

Public Hearing Requirements: All County designated Brownfields Areas must satisfy the requirements of 376.80 (1) F.S. If the Brownfields area is located outside of community redevelopment areas, enterprise zones, empowerment zones, closed military bases, or designated Brownfields pilot area, the local government must conduct at least one public hearing in the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents considerations, and other relevant local concerns. Notice of the public hearing must be made in a newspaper of general circulation in the area and the notice must at least 16 square inches in size, must be in ethnic newspapers or local bulletins, must be posted in the affected area, and must be announced at a scheduled meeting of the local governing body before the actual public hearing. County staff will attend the meeting. The County department serving as the applicant will be responsible to arrange, publicize and facilitate the meeting and provide a record of the meeting as a part of the Brownfields Redevelopment Application.

Staff Report with Recommendation of Approval: County Economic Development staff will review the Brownfields Project Application and consult with other County Departments and any federal, state and local agencies as to any Brownfields requirements that may be part of the approval of the Brownfields

Project. Upon establishing that the Brownfields application has the sufficient information required to qualify for designation and any assistance under the Brownfields Redevelopment Program, County staff will schedule an agenda item with the Board of County Commissioners and prepare a staff report for the County Administrator recommending approval of the Brownfields project sponsor's application. The agenda item shall be scheduled within a target of 90 days of the determination of application sufficiency.

Resolution by the Pinellas County Board of County Commissioners: Upon submittal of the required documentation, the Pinellas County Board of County Commissioners shall pass a resolution designating the proposed area as a Brownfields area under the Florida Brownfields Redevelopment Act. Upon substantial completion of the Brownfields program application and Public Notice and Meeting requirements above, the County shall adopt a resolution to which is attached a map to clearly delineate exactly which parcels are to be included in the Brownfields area or alternatively a less-detailed map accompanied by a detailed legal description of the Brownfields area. The County shall adopt the resolution in accordance with the procedures outlined in s. 125.66 F.S., except that the notice for the public hearings on the proposed resolution must be in the form established in s. 125.66(4)(b)2 F.S.

Filings with Federal and State Agencies: County Staff shall notify the Florida Department of Environmental Protection (FDEP) of its decision to designate a Brownfields area for the rehabilitation for the purposes of s. 376.77-376.85 F.S. Board actions for Brownfields designations under the Florida Brownfields Redevelopment Act shall be filed with the FDEP in compliance with the Florida Brownfields Redevelopment Act. The County may prepare and file project applications for federal and state assistance in conjunction with pending and approved Brownfields Redevelopment Projects that intend to use the Board's programs.

Brownfields Site Rehabilitation Agreement: The designation of a Brownfields area by the County entitles the applicant to negotiate a Brownfields Site Rehabilitation Agreement with the FDEP or an approved local pollution control program for areas where actual contamination exist. The specific requirements of the agreement are outlined in s. 376.80 (5), F.S., and rule Chapter 62-785, Florida Administrative Code. In cases of County initiated Brownfields designations there may be cases where no person responsible for Brownfields rehabilitation has been identified. There also may be cases where multiple persons responsible for Brownfields Site Rehabilitation are identified within the Brownfields area for multiple Brownfields sites over time.

Brownfields Advisory Committee: The County or persons responsible for the rehabilitation and redevelopment of Brownfields areas must establish an advisory committee or use an existing advisory committee that has formally expressed its intent to address the redevelopment of a specific Brownfields area. The County will recognize Brownfields advisory committees established on a project-by-project basis but may also establish or utilize existing advisory boards to meet the requirements of the Florida Brownfields Redevelopment Act. Brownfields advisory committees are established for the purpose of improving public participation and receive public comments on rehabilitation and redevelopment of the Brownfields area, future land use, local employment opportunities, community safety, and environmental justice. Advisory committees should include residents within or adjacent to the Brownfields area, businesses operating within the Brownfields area and others as deemed appropriate. The Board of County Commissioners may temporarily act as an interim Brownfields advisory committee in the absence of existing advisory committees that include residents or property owners forthcoming to fulfill this requirement. The specific requirements for the Brownfields advisory committee are outlined in s. 376.80 (4) F.S.

PINELLAS COUNTY BROWNFIELDS REDEVELOPMENT PROGRAM

APPLICATION FOR COUNTY INITIATED BROWNFIELDS DESIGNATIONS

This application is to be completed by County staff that is serving as the applicant for a County Initiated Brownfields Designation in accordance with the Florida Brownfields Redevelopment Act, Sections 376.77-376.84, and Florida Statutes. It is important to complete all applicable sections and attach all necessary information. It is required that a Brownfields Preapplication Meeting be held before submitting this application. If you have any questions concerning completion of this application or wish to schedule a Preapplication Meeting, please call (727) 464-7332 and ask to speak to the County Brownfields Coordinator.

***Please submit an original and thirteen copies of the application and supporting documentation.**

PROPERTY INFORMATION

Property or Area Name _____

Address _____

City _____ State _____ Zip Code _____

Property Size (acres/square feet) _____ Parcel Number(s) _____

Attach property location map and legal description of property.

PROPERTY DESCRIPTION

Briefly describe property (vacant land, unoccupied, etc.)

Zoning

Future Land Use Designation _____

Is property located within one or more of the following? (Check all that apply)

____ EPA Brownfields Assessment Pilot Area

____ Community Redevelopment Area

____ Enterprise Zone

____ Empowerment Zone

Located within one-half mile of an existing major street? ___ Yes ___ No

Public street access? ___ Yes ___ No

Existing public water and sewer distribution lines? ___ Yes ___ No

Outside floodplain area? ___ Yes ___ No

Describe all outstanding property taxes due on the property

COUNTY APPLICANT INFORMATION

Department Name and Contact _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____ E-Mail _____

Interest in Property

CURRENT PROPERTY OWNER (S) (if different from applicant)

Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____ E-Mail _____

Legal Status of the Current Property Owner(s): ___ County Owned Program

___ Individual/Sole Proprietorship ___ General Partnership ___ State

___ Limited Liability Company ___ Limited Partnership ___ State

___ Florida Corporation

___ Out-of-State Corporation State of Incorporation _____

If the County is not the property owner and property owner(s) within the proposed area are requesting that the County Initiate the Brownfields Designation, provide a request letter from the Property Owner(s).

ENVIRONMENTAL STATUS

Brief description of the nature and geographical extent of contamination by hazardous substances and/or pollutants, if known:

Brief description of any previous or current remedial action: _____

Attach Phase I or Phase II Environmental Reports or environmental summary information if available.

Has a person responsible for Brownfields site rehabilitation been identified that is willing to enter into a Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection (or authorized designee)? _____ Yes _____ No _____ NA (persons responsible to be identified over time for County designated Brownfields area.)

If yes please provide the person responsible for Brownfields site rehabilitation contact information below:

Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____ E-Mail _____

DESIGNATION CRITERIA

The following information addresses Brownfields designation criteria as outlined in the Florida Brownfields Redevelopment Act required for projects where the County initiates the Brownfields area designation process.



ECONOMIC PRODUCTIVITY

Does the proposed Brownfields area warrant economic development and have a reasonable potential for such activities?

REASONABLY FOCUSED APPROACH/GEOGRAPHIC AREA

Does the proposed area to be designated represent a reasonable focused approach and an area that is not overly large in geographic coverage?

PRIVATE SECTOR INVESTMENT

Does the proposed area have potential for private sector redevelopment, rehabilitation and investment?

OTHER USES

Does the proposed area contain sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes?

PUBLIC HEARING DOCUMENTATION

If the Brownfields area is located outside of a community redevelopment area, enterprise zones, empowerment zones, closed military bases, or designated Brownfields pilot area, attach the results of at least one public hearing (advertised and held in accordance with the Brownfields Redevelopment Act) in the area to be designated to provide an opportunity for public input on the size of the area, the objectives

for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents considerations, and other relevant local concerns must be provided prior to the approval of the application. Public Hearing documentation may be provided after application is submitted but will be required prior to application approval by the BOCC.

Date of Public Hearing _____

Location of Public Hearing _____

SERVICES TO BE PROVIDED

Have you had a Brownfields Preapplication Meeting? ___ Yes ___ No (It is required that applicants have a Preapplication Meeting. Please call (727) 464-7332 for more information.

In order to better assist you, please check the type of County designation you are requesting and the type of assistance/incentives that are will be sought through this designation (check all that apply):

Type of Designation: _____ Several parcels _____ Single parcel

Type of Assistance/Incentives:

_____ Regulatory Assistance (aid for meeting government agency permitting requirements)

_____ Technical Assistance (aid in obtaining grants, loans, etc.)

_____ Grants (gap financing for Brownfields remediation)

_____ Loans (remediation loan funds)

_____ Tax Credits/Exemptions due to Brownfield Area Designation

_____ Job Creation Credits due to Brownfield Area Designation

_____ Job Training Grants due to Brownfield Area Designation

_____ Other:

What are the County goals with respect to the property (i.e., sale, redevelopment, business expansion, etc.)?

The contents of this application shall be considered public records of the County. The undersigned affirms that the information contained in this application is true and accurate.



Applicant:

Signature

Date

Print/Type Name

For Office Use Only

Application Received by: _____

Date: _____

Application Completeness Review Completed by: _____

_____ Application Complete _____ Application Incomplete (Specify reason[s] below):

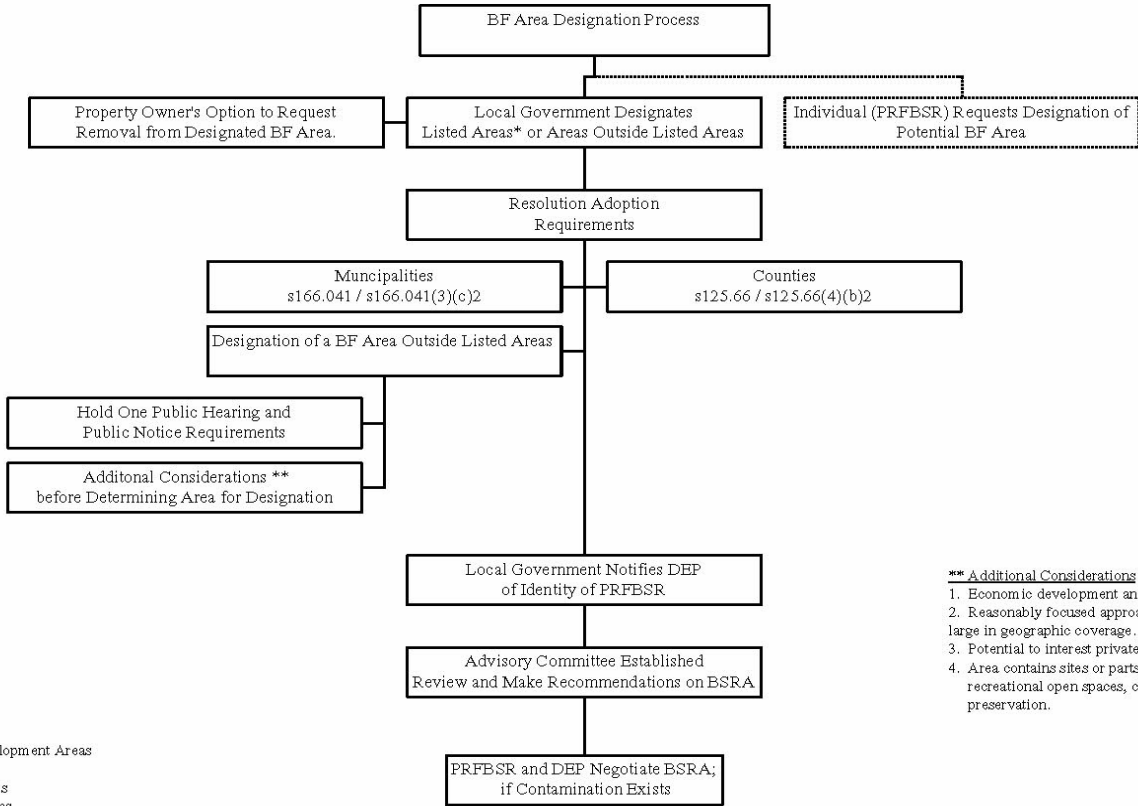
Applicant Contacted on: _____

Date Information Received to Complete Application (if applicable): _____

Signature of Reviewer: _____ Date: _____

BOCC HEARING DATE FOR DESIGNATION OF SITE AS A BROWNFIELDS AREA: _____

**Brownfield Area Designation Process
Local Government**



***** Additional Considerations**

1. Economic development and reasonable potential.
2. Reasonably focused approach and not overly large in geographic coverage.
3. Potential to interest private sector in rehabilitation.
4. Area contains sites or parts suitable for limited recreational open spaces, cultural, or historical preservation.

*** Listed Areas:**

1. Community Redevelopment Areas
2. Enterprise Zones
3. Empowerment Zones
4. Closed Military Bases
5. Designated EPA Pilot Areas