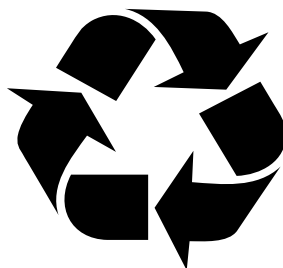
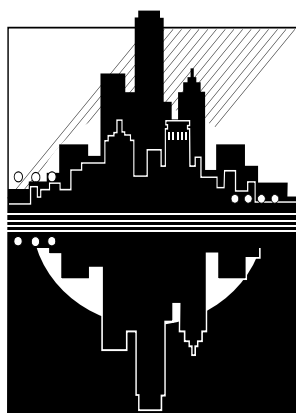


Florida Brownfields Redevelopment Program 2004 Annual Report



“Removing Roadblocks to the Recycling of Lands”



*Prepared by:
Division of Waste
Management
Bureau of Waste Cleanup*

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2004 ANNUAL REPORT

FLORIDA BROWNFIELDS REDEVELOPMENT PROGRAM

EXECUTIVE SUMMARY

In 2004, the Brownfields Redevelopment Program continued to build on the growth and maturity established over the past two years. Growth remained steady in the number of developers, lenders, and other business leaders that entered the brownfields arena. The program's emphasis on rural communities in the second half of 2003 assisted these communities in understanding and participating in the program in 2004, and helped them gain access to state and federal brownfield incentives. The Department of Environmental Protection (DEP), with substantial support from Enterprise Florida, Incorporated (EFI), provided innovation to the Brownfields Redevelopment Program as well as guidance and support to the brownfields community.

The program continues to show growth in the number of designated brownfield areas, executed brownfield site rehabilitation agreements (BSRA), jobs, and amount of capital investment while maintaining steady growth in the number of applications submitted for brownfield properties to receive tax credits pursuant to the Voluntary Cleanup Tax Credit (VCTC) Program.

This year's highlights and milestones include:

- Sixteen municipalities and county governments approved local resolutions that designated seventeen additional brownfield areas. With the passage of these seventeen local resolutions, the program passed a milestone – the 100th designated brownfield area;
- Eleven BSRAs were executed;
- One No Further Action (NFA) Order (i.e., Site Rehabilitation Completion Order, SRCO) was issued for a site that completed clean up of property to

standards protective of human health and the environment. The issuance of this NFA brings the total number of NFAs issued to ten since inception of the program.

- Eight of the nine Voluntary Cleanup Tax Credits (VCTC) issued for 2004 were for site rehabilitation conducted at brownfield sites in designated Florida Brownfield Areas. Of the total amount issued in tax credit certificates, \$876,001 was issued for these eight Brownfield sites. This amount represents 94% of the total amount issued in tax credit certificates in 2004.
- The cumulative totals for new job creation and capital investment attributable to the Brownfield Redevelopment Program from inception of the program until December 31, 2004 are: 4,407 new direct jobs, 2,947 new indirect jobs, and \$396,967,858 of capital investment in designated brownfield areas.
- The 2004 Florida Legislature authorized changes to the Brownfields Redevelopment Program with the passage of Senate Bill 338. The legislation improved a number of the program's administrative steps and redefined the definition of a "brownfield" site to conform to federal law and allow brownfields to include all "real property", not just commercial and industrial property. Another change included the reauthorization of the Brownfield Areas Loan Guarantee Program until 2007.
- The seventh Annual Florida Brownfields Conference was held in Sarasota in October. Attendance remained strong with approximately 275 people representing lenders, real estate professionals, community advocacy

groups, environmental consultants, attorneys and local, state, and federal governments participating during the two and a half day conference.

INTRODUCTION AND HISTORY

Many of Florida's urban areas contain sites with actual or perceived environmental contamination that may present a significant barrier to redevelopment. The Brownfields Redevelopment Act (Act) was passed by the Florida Legislature in 1997 [see sections 376.77 - .875, Florida Statutes, (F.S.)] to assist local governments and persons responsible for site rehabilitation and redevelopment. The Act provided the framework for the Brownfields Redevelopment Program to facilitate redevelopment of properties within designated brownfield areas while also providing for environmental cleanup and protection of the public health and the environment.

The initial step to receive financial and regulatory incentives available from the program is for a local government to designate a brownfield area by resolution. A *Brownfield area* is defined by statute as, "a contiguous area of one or more brownfield sites, some which may not be contaminated, and which has been designated by a local government by resolution ...". The statutory definition of *brownfield sites* is, "sites that are generally abandoned, idled, or under-used industrial and commercial properties where expansion or redevelopment is complicated by actual or perceived environmental contamination". By offering financial and regulatory incentives, local governments and state agencies partner with the private sector to revitalize and provide for sustainable reuse of properties within designated brownfield areas. Key objectives of the program are community economic enhancement through increased capital investment, increased tax base and tax revenue, job creation, better utilization of community resources, and improvements in the quality of life and the environment.

Since July 1997, the DEP has led in the development of the program by placing emphasis on education and outreach to a variety of interest groups including communities, environmental consultants, lenders, local governments, economic redevelopment boards,

and realtors. Several administrative actions were necessary in the early years of the program, including adoption of a brownfields cleanup criteria rule and a voluntary cleanup tax credit incentive rule, and the negotiation of a Memorandum of Agreement with the United States Environmental Protection Agency (USEPA) to address each agency's authority at Florida brownfield sites. For details regarding the previous years' accomplishments, visit the website:

<http://www.dep.state.fl.us/waste/categories/brownfields>.

BROWNFIELDS REDEVELOPMENT PROGRAM STATUS

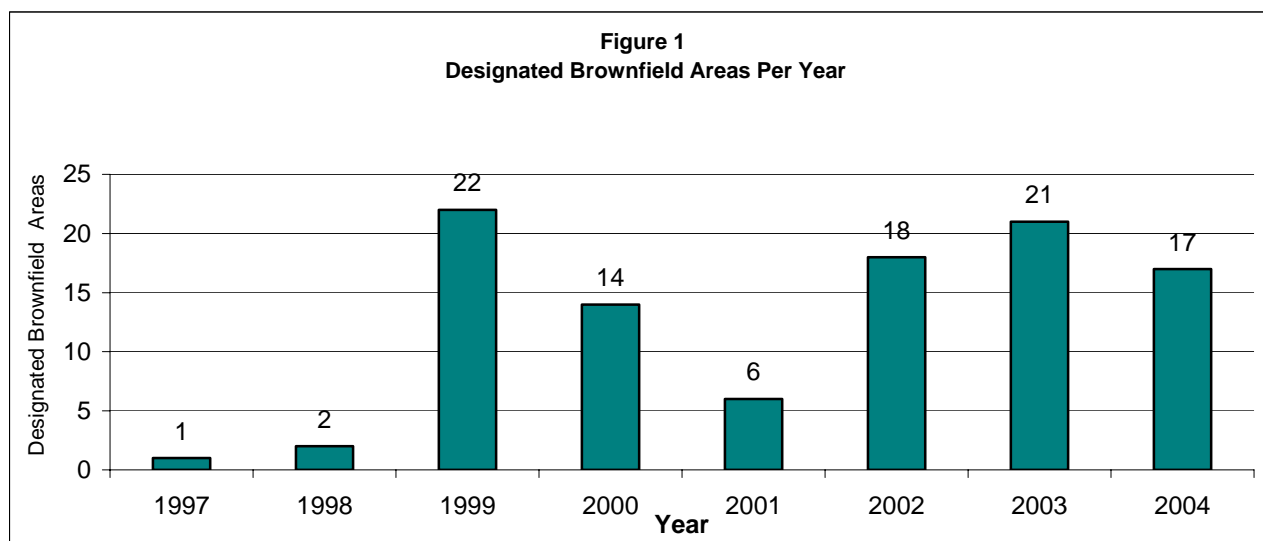
Florida Designated Brownfield Areas

Outreach and public education initiated in previous years laid the groundwork for local governments to designate brownfield areas for revitalization. The designation of a brownfield area and the identification of a person responsible for brownfield site rehabilitation by a local government entitle the identified person to negotiate a brownfield site rehabilitation agreement with the DEP. Also, for properties that are not contaminated, the identified person can participate in the stand-alone economic incentives such as a job bonus refund or sales and use tax exemption for building materials used in a mixed-use project or housing project¹, within a designated brownfield area.

In 2004, sixteen local governments reported approval of seventeen resolutions designating brownfield areas. The number of designated areas reached a milestone in that local governments have identified over 100 brownfield areas (see Figure 1).

The 101 locally designated areas encompass approximately 74,724 acres of contaminated and uncontaminated properties including residential and viable business properties (see Table I).

¹ See Department of Revenue Tax Tip Sheet TIP # 00A01-23, issued 08/11/2000 or visit http://www.dep.state.fl.us/waste/categories/brownfields/pages/economic_incentives.htm#state.



An excellent way for local communities to enhance existing economic incentives with the benefits of the Brownfields Redevelopment Program is to expand the original boundaries of designated brownfield areas or overlay these boundaries with Enterprise Zones or Community Redevelopment Areas. Several local governments have amended their previously existing designated brownfield areas to enhance the benefits and incentives of available programs. (Amended resolutions are not counted as new designated brownfield areas.)

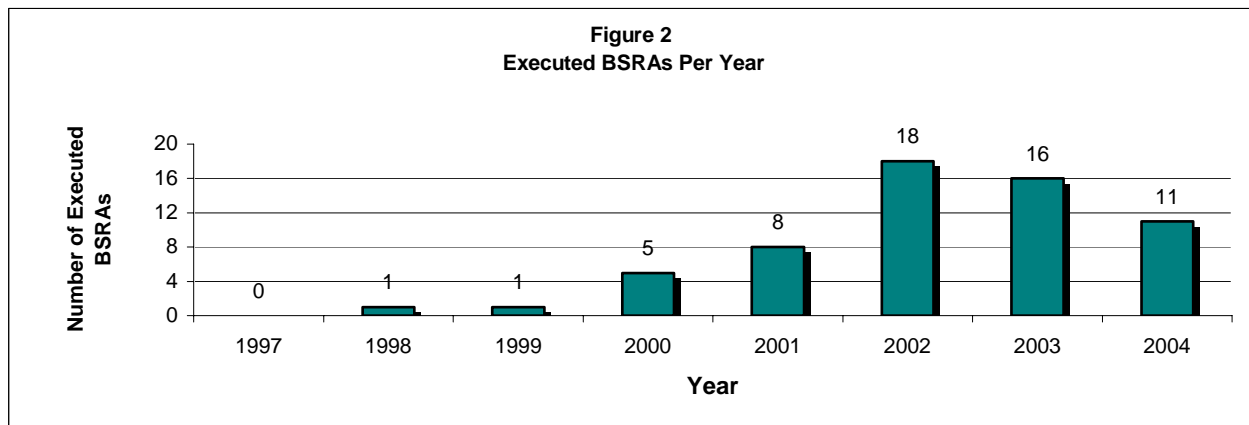
Brownfield Site Rehabilitation Agreements

Another element of the Brownfields Redevelopment Program is the voluntary execution of a "Brownfield Site Rehabilitation Agreement" ("BSRA") between the "person responsible for brownfield site rehabilitation" ("person responsible") and the DEP. For an agreement to be executed a brownfield area must be designated by a local government resolution and a person responsible must be identified by the local government. The identified person responsible then negotiates a BSRA with DEP. The BSRA provides the DEP and the public assurance that site rehabilitation will be conducted in accordance with the statute and the Brownfields Cleanup Criteria Rule; and it provides liability protection for the person responsible. The BSRA contains various

commitments by the person responsible, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans as agreed to by the person responsible and the DEP. It also contains a commitment by the DEP to review technical reports according to an agreed upon schedule. Only sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to the Voluntary Cleanup Tax Credit Program.

Persons responsible have executed sixty agreements with the DEP since inception of the program. See Table II for detailed listings of executed BSRAs. Eleven of the sixty agreements were executed in 2004 (see Figure 2).

Also, persons responsible at some sites within designated brownfield areas have elected not to sign an agreement with the DEP for a variety of reasons including: (1) the site was determined not to be contaminated after performance of a Phase I or Phase II environmental assessment; (2) the site was participating in a state-funded cleanup program; or (3) the responsible person chose to voluntarily perform the cleanup due for business reasons unrelated to the incentives provided under the Act.



NFA Order Issued

One NFA Order (or SRCO) was issued in 2004. The NFA Order issued in 2004 increased the NFA Orders issued since inception of the program from nine to ten. Other sites with executed agreements continue to make progress on site rehabilitation and redevelopment.

Status of State Financial Incentives

The 1998 Florida Legislature created a tax credit applicable to either intangible personal property tax or corporate income tax for taxpayers that voluntarily participate in the cleanup of a brownfield site in a designated brownfield area or the cleanup of a drycleaning solvent contaminated site. Section 376.30781, F.S., is the governing statute. A tax credit of 35 percent is allowed for the cost of voluntary cleanup activity that is integral to site rehabilitation, with a maximum of \$250,000 per site per year. The annual tax credit allocation is \$2 million.

The Voluntary Cleanup Tax Credit program has issued a total of \$3,867,637 in tax credits since inception of the program in 1998. This total equates to a private sector contribution for site rehabilitation of \$11,050,392. Approximately, 80% of the total amount in tax credits issued since 1998 has been for site rehabilitation at Brownfield sites (see Figure 3).

The total amount issued in tax credits for calendar year 2003, was \$1,014,834. Of this total, \$844,633 or 83% was issued for Brownfield sites (see Figure 4).

For calendar year 2004, the total amount issued in tax credit certificates was \$928,042. Of the total, \$876,001 was for eight brownfield sites. This represents 94% of the total amount issued in tax credit certificates in 2004 (see Figure 4).

The Act also provides financial and economic incentives administered by the Governor's Office of Tourism, Trade, and Economic Development (OTTED) that include the Brownfield Redevelopment Bonus Refund (a tax refund, job creation incentive); a revolving loan fund that provides assistance in the funding of low-interest loans; and a limited state loan guaranty. The cumulative totals for new job creation and capital investment attributable to the Brownfield Redevelopment Program from inception of the program until December 31, 2004 are: 4,407 new direct jobs, 2,947 new indirect jobs, and \$396,967,858 of capital investment in designated brownfield areas².

² Data provided by the Governor's Office of Tourism, Trade and Economic Development (OTTED), January 2005.

Figure 3
Voluntary Cleanup Tax Credits Issued
Since Inception of Program in 1998

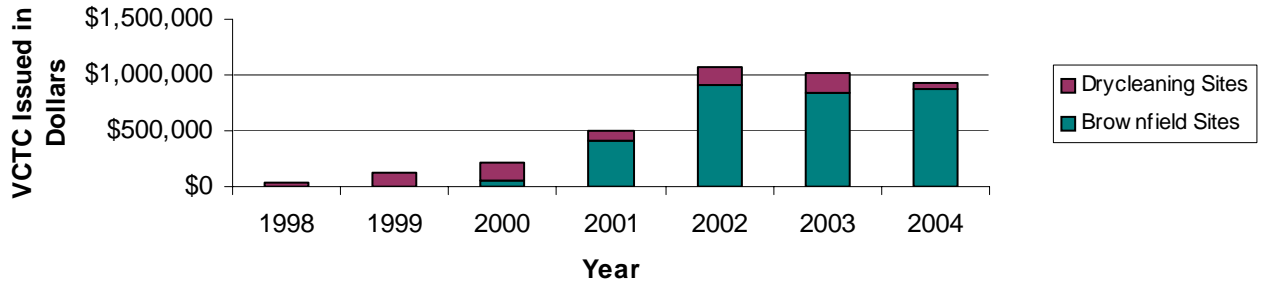
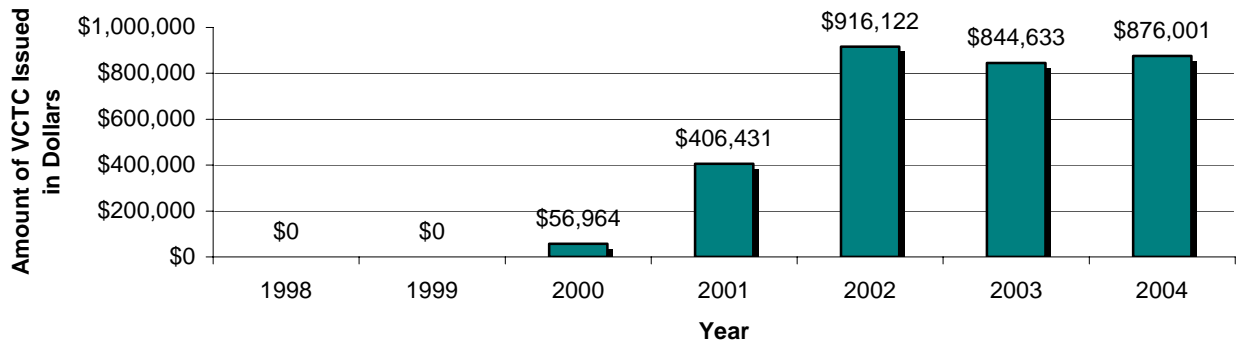


Figure 4
VCTC Issued for Brownfield Sites Only



2004 Legislative Session Brownfield Accomplishments

The 2004 Florida Legislature authorized changes to the Brownfields Redevelopment Program with the passage of Senate Bill 338. The legislation improved a number of the program's administrative steps and revised the definition of a "brownfield" site to conform to federal law and allow brownfields to include all "real property", not just commercial and industrial property. Another change included the reauthorization of the Brownfield Areas Loan Guarantee Program until 2007. Other changes provide immunity from liability for contaminated property that is located within a designated brownfield area, that escheats to the county. To

learn more about the 2004 legislative changes, visit

<http://www.flsenate.gov/data/session/2004/Senate/bills/billtext/pdf/s0338er.pdf>.

Local Pollution Control Program Delegations

One additional county government requested and received approval for delegation to administer the brownfields program on behalf of DEP. Hillsborough County Environmental Protection Commission joined the previously approved programs in Broward and Miami-Dade counties as a local delegated government.

Superfund Memorandum of Agreement

On December 2, 1999, the DEP and the USEPA executed a Memorandum of Agreement (MOA) for the Florida Brownfields Redevelopment Program. The MOA specifies the criteria under which the USEPA will forego its oversight and issue "Comfort Letters" at brownfield sites in Florida. The DEP and USEPA have begun negotiations to expand the existing MOA. A draft MOA has been submitted to the USEPA to expand the types of sites that may be eligible for consideration. When agreement is reached, certain sites subject to corrective action by the Resource Conservation and Recovery Act (RCRA) will be eligible for State economic redevelopment incentives.

Additionally, to be eligible to receive funding under CERCLA³ Section 128(a) authorized by the federal Small Business Liability Relief and Brownfields Revitalization Act of 2002, a state must be a party to a voluntary response program MOA with USEPA or demonstrate that its response program includes, or is taking steps to include, the elements of a response program. All states with response programs must maintain, and make available to the public, a record of sites in accordance with CERCLA 128(b)(1)(C). The State of Florida is one of only nineteen states with an existing SMOA. Therefore, its state response program (Brownfields Redevelopment Program) is automatically eligible for Section 128(a) funding.

Front Porch Communities and Designated Brownfield Areas

The DEP continues to work cooperatively with other state agencies to identify needs of Front Porch Communities and to use Brownfields program resources to assist these communities. Presently, three Front Porch communities overlap or are contained within a designated brownfield area: (1) The Greater South Central Neighborhood, St. Petersburg, Pinellas; (2) Escambia County and Greater Pensacola, Pensacola, Escambia County; and (3) Opa-Locka, Miami-Dade County.

³ Comprehensive Environmental Response Compensation and Liability Act, as amended.

Public Outreach and Education

As an ongoing responsibility of the program, DEP Districts and Tallahassee staff participated in numerous outreach and educational speaking engagements for various city and county organizations, trade shows, and industry groups.

The DEP Brownfields web site, at

www.dep.state.fl.us/waste/categories/brownfields

provides the latest program-specific information and links to web sites for the OTTED, EFI, local governments, U.S. Housing and Urban Development, USEPA's brownfields program, and other federal agencies involved in partnering for the redevelopment of brownfields. The web site also contains map images of all designated brownfield areas, and copies of local government resolutions and executed cleanup agreements.

Annual Florida Brownfields Conference

The seventh Annual Florida Brownfields Conference was held in Sarasota during October. With the theme "Taming Brownfields...From Rural Communities to Urban Areas", approximately 275 people attended. The City of Sarasota, Sarasota County, the Tampa Bay Regional Planning Council, Florida Brownfields Association, OTTED, EFI, and DEP cooperated in organizing a successful conference. Numerous environmental consulting firms, vendors, and law firms provided funds for sponsorship, coordination efforts, and exhibits. The success of this annual conference is due to the many partnerships built among private and public entities.

FEDERAL BROWNFIELDS UPDATE

Small Business Liability Relief and Brownfields Revitalization Act of 2001

Through passage of the Small Business Liability Relief and Brownfields Revitalization Act, policies that USEPA had developed over the years were passed into law. The Brownfields Law expanded USEPA's assistance

by providing new tools for the public and private sectors to promote sustainable brownfields cleanup and reuse. Brownfields grants continue to serve as the foundation of USEPA's Brownfields Program. These grants support revitalization efforts by funding environmental assessment, cleanup, and job training activities. Brownfields Assessment Grants provide funding for brownfield inventories, planning, environmental assessments, and community outreach. Brownfields Revolving Loan Fund Grants provide funding to capitalize loans that are used to clean up brownfields. Brownfields Job Training Grants provide environmental training for residents of brownfields communities. Brownfields Cleanup Grants provide direct funding for cleanup activities at certain properties with planned greenspace, recreational, or other nonprofit uses.

In 2004, Brownfield Competitive Grants were awarded to five eligible Florida recipients that applied during the 2003 grant period. Grants totaling \$1,600,000 were awarded to the cities of Miami (\$400,000), Ocala (\$200,000), and Tampa (\$200,000), Pinellas County (\$400,000) and to the Miami Model City Community Revitalization District Trust (\$400,000). The grants will provide funding to assess or cleanup hazardous substances and petroleum contamination.

The DEP received a state response grant (SRP) in the amount of \$859,683 from the USEPA for Fiscal Year 04-05 to enhance its Brownfields Redevelopment Program. This is the second year that the DEP has received a SRP grant. The total amount awarded over the two years is \$1,815,683. The majority of this year's grant will be used to fund site-specific assessments and limited cleanup of source areas for eligible applicants. A small percentage of the grant will continue to provide USEPA Grant recipient communities a computer application known as WebBRIMS to track and inventory brownfield sites and to report grant

activities to the USEPA and to the DEP via the Internet. WebBRIMS assists brownfield stakeholders in researching potential brownfield sites that are available for redevelopment. WebBRIMS provides a valuable resource for marketing brownfield sites that may be sitting idle due to the lack of visibility to potential redevelopers.

ADDITIONAL INFORMATION AND CONTACTS

For questions or information on the content of this report or the Brownfields Redevelopment Program, contact Mr. Roger B. Register, Brownfields Liaison, Bureau of Waste Cleanup, Department of Environmental Protection, at (850) 245-8927 or at the e-mail address:

roger.register@dep.state.fl.us

For information about the Voluntary Cleanup Tax Credit Program, contact Ms. Elizabeth E. Walker, Bureau of Waste Cleanup, Department of Environmental Protection, at (850) 245-8927 or at the e-mail address:

beth.walker@dep.state.fl.us

For information on the aspects of the Brownfields Redevelopment Program related to economic incentives administered by OTTED, contact Ms. Mary Helen Blakeslee at (850) 487-2568 or at the e-mail address:

blakesm@eog.state.fl.us

For information regarding marketing of the program and job creation incentives or other economic incentives, contact Mr. Steven Birnholz, Enterprise Florida, Inc. at (305) 316-4722 or at the e-mail address:

sbirnholz@eflora.com

Table I

Designated Brownfield Areas

Designated Brownfield Areas

Total: 101

<u>Area ID</u>	<u>Area Name</u>	<u>City</u>	<u>County</u>	<u>DEP District</u>	<u>Resolution Date</u>	<u>**Acreage</u>
BF529701000	Clearwater Area	Clearwater	Pinellas	Southwest	10/17/1997	1,100
BF139801000	Miami Area	Miami	Miami-Dade	Southeast	03/10/1998	3,932
BF429801000	Ocala Area #1	Ocala	Marion	Central	03/24/1998	329
BF139901000	Opa-Locka Area	Opa-Locka	Miami-Dade	Southeast	02/24/1999	1,286
BF369901000	Ft Myers Coal Gasification Area	Ft. Myers	Lee	South	04/19/1999	7
BF209901000	Quincy Area	Quincy	Gadsden	Northwest	04/27/1999	4,890
BF429901000	Ocala Area #2 (N Magnolia Ave)	Ocala	Marion	Central	05/11/1999	1
BF489901000	Orlando-Sunterra Area	Orlando	Orange	Central	05/24/1999	14
BF429902000	Ocala Area #3 (NW 10th Street)	Ocala	Marion	Central	06/08/1999	1
BF139905000	Central Miami Area		Miami-Dade	Southeast	07/13/1999	4,321
BF139913000	Redlands\Leasure City Area		Miami-Dade	Southeast	07/13/1999	4,862
BF139912000	South Dade Area		Miami-Dade	Southeast	07/13/1999	6,081
BF139911000	Perrine Area		Miami-Dade	Southeast	07/13/1999	4,271
BF139910000	Richmond Heights Area		Miami-Dade	Southeast	07/13/1999	642
BF139909000	South Miami Area		Miami-Dade	Southeast	07/13/1999	72
BF139908000	Sweetwater C Area		Miami-Dade	Southeast	07/13/1999	648
BF139906000	Sweetwater A Area		Miami-Dade	Southeast	07/13/1999	454
BF139904000	Model City\Brownsville Area		Miami-Dade	Southeast	07/13/1999	9,308
BF139903000	Dade-Opa-Locka Area		Miami-Dade	Southeast	07/13/1999	3,687
BF139902000	Carol City Area		Miami-Dade	Southeast	07/13/1999	4,098
BF139907000	Sweetwater B Area		Miami-Dade	Southeast	07/13/1999	194
BF179901000	Palafox Corridor Redevelopment Area	Pensacola	Escambia	Northwest	09/16/1999	598
BF529901000	St. Petersburg Area	St. Petersburg	Pinellas	Southwest	10/21/1999	122
BF429903000	Ocala Area #4 (NE 14th Street)	Ocala	Marion	Central	11/09/1999	6
BF069901000	Pompano Beach Northwest Area	Pompano Beach	Broward	Southeast	11/23/1999	3,084
BF060001000	Miramar Area	Miramar	Broward	Southeast	01/05/2000	7
BF530001000	Auburndale Wal-Mart Area	Auburndale	Polk	Southwest	01/17/2000	10

<u>Area ID</u>	<u>Area Name</u>	<u>City</u>	<u>County</u>	<u>DEP District</u>	<u>Resolution Date</u>	<u>**Acreage</u>
BF290001000	Robbins Manufacturing Storage Yard	Tampa	Hillsborough	Southwest	01/19/2000	24
BF010001000	Gainesville Area	Gainesville	Alachua	Northeast	01/24/2000	26
BF060002000	Lauderdale Lakes Area	Lauderdale Lakes	Broward	Southeast	01/25/2000	21
BF420001000	Ocala Area #5 (NW 1st Street)	Ocala	Marion	Central	02/15/2000	1
BF370001000	Cascade Park MGP and Landfill	Tallahassee	Leon	Northwest	03/22/2000	23
BF370002000	Gaines Street Corridor	Tallahassee	Leon	Northwest	03/22/2000	457
BF160001000	Pilot Project Area	Jacksonville	Duval	Northeast	03/24/2000	11,520
BF130001000	Potamkin Properties	Miami Beach	Miami-Dade	Southeast	06/07/2000	7
BF420002000	Ocala Area #6 (Silver Springs Blvd)	Ocala	Marion	Central	10/24/2000	1
BF050001000	Village Green Area	Rockledge	Brevard	Central	12/06/2000	10
BF290002000	WRB at Old Hopewell Road	Tampa	Hillsborough	Southwest	12/06/2000	9
BF060003000	Uniweld Products Area	Dania Beach	Broward	Southeast	12/12/2000	3
BF420101000	Ocala Area #7 (817 North Pine Avenue)	Ocala	Marion	Central	01/02/2001	2
BF290101000	Tampa Port Authority	Tampa	Hillsborough	Southwest	01/04/2001	600
BF170101000	Strategic Crossings Corporation	Pensacola	Escambia	Northwest	01/25/2001	2
BF160101000	Southside Generating Station (SGS) Area	Jacksonville	Duval	Northeast	04/03/2001	37
BF530101000	CSX Railyard - Lakeland	Lakeland	Polk	Southwest	04/20/2001	99
BF500101000	Former Palm Beach Lakes Golf Course	West Palm Beach	Palm Beach	Southeast	06/25/2001	96
BF060201000	US 441/SR 7 Corridor	Lauderhill	Broward	Southeast	03/11/2002	504
BF290202000	Wal-Mart Buckley-Shuler Area		Hillsborough	Southwest	03/20/2002	40
BF480201000	Winter Garden Downtown CRA	Winter Garden	Orange	Central	04/11/2002	726
BF290203000	Washington Street Crossing Area	Tampa	Hillsborough	Southwest	04/25/2002	1
BF300201000	Chipley Industrial Park Area	Chipley	Washington	Northwest	05/14/2002	NR
BF090201000	Wal-Mart Inverness	Inverness	Citrus	Southwest	07/09/2002	40
BF160201000	Riverplace Boulevard Area	Jacksonville	Duval	Northeast	09/05/2002	4
BF060202000	Liberia / Oakwood Hills Area	Hollywood	Broward	Southeast	09/18/2002	148
BF160202000	Phillips Highway	Jacksonville	Duval	Northeast	09/30/2002	43
BF410201000	Manatee Avenue West Area	Bradenton	Manatee	Southwest	10/04/2002	3
BF230201000	Port St. Joe Area	Port St. Joe	Gulf	Northwest	11/05/2002	168
BF290204000	North 56th Street Area		Hillsborough	Southwest	11/07/2002	8
BF480202000	DEEDS Orlando	Orlando	Orange	Central	11/21/2002	21
BF130201000	Biscayne Commons Area	North Miami Bch	Miami-Dade	Southeast	12/03/2002	12
BF160203000	Raven Transport Holding Area	Jacksonville	Duval	Northeast	12/05/2002	NR

<u>Area ID</u>	<u>Area Name</u>	<u>City</u>	<u>County</u>	<u>DEP District</u>	<u>Resolution Date</u>	<u>**Acreage</u>
BF160204000	Advantus Transport Area	Jacksonville	Duval	Northeast	12/12/2002	13
BF160205000	Sunbeam Hill Area	Jacksonville	Duval	Northeast	12/16/2002	NR
BF170201000	Pensacola Mainstreet Area	Pensacola	Escambia	Northwest	12/19/2002	3
BF120301000	MidTown BF Redevelopment Area	Pensacola	Escambia	Northwest	01/23/2003	NR
BF290301000	Tampa Heights Brownfield Area	Tampa	Hillsborough	Southwest	01/30/2003	10
BF580301000	Former Workman Electronics Area	Sarasota	Sarasota	Southwest	02/26/2003	9
BF290302000	Ameristeel Brownfield Area	Tampa	Hillsborough	Southwest	04/24/2003	63
BF620301000	Taylor County Brownfield Area	Perry	Taylor	Northeast	05/05/2003	20
BF500301000	Belle Glade Brownfield Area	Belle Glade	Palm Beach	Southeast	05/19/2003	1,091
BF130301000	Beacons Lake Brownfield Area		Miami-Dade	Southeast	05/20/2003	436
BF060301000	Dania Motocross Brownfield Area	Dania Beach	Broward	Southeast	05/28/2003	12
BF060302000	MABB Dania Beach Brownfield Area	Dania Beach	Broward	Southeast	05/28/2003	4
BF580302000	Fruitville Brownfields Area		Sarasota	Southwest	07/23/2003	122
BF570302000	Milton Brownfield Redevelopment Area	Milton	Santa Rosa	Northwest	09/09/2003	NR
BF160301000	Cecil Brownfields Area	Jacksonville	Duval	Northeast	09/17/2003	NR
BF290304000	12th Street Operations Yard	Tampa	Hillsborough	Southwest	10/02/2003	NR
BF290303000	Centro Asturiano Place Brownfield Area	Tampa	Hillsborough	Southwest	10/02/2003	7
BF130302000	City of Hialeah Brownfield Area	Hialeah	Miami-Dade	Southeast	10/28/2003	NR
BF570301000	Santa Rosa Brownfield Redevelopment Area		Santa Rosa	Northwest	11/13/2003	NR
BF170302000	3415 Barrancas Avenue BF Area	Pensacola	Escambia	Northwest	11/17/2003	1
BF360301000	Ft. Myers Wellfield Area	Ft. Myers	Lee	South	11/17/2003	870
BF500302000	W.P.B. Downtown Northwood/Pleasant City CRA Areas	West Palm Beach	Palm Beach	Southeast	11/24/2003	NR
BF050301000	Kirby Industrial Park 1 Brownfield Area	Palm Bay	Brevard	Central	12/04/2003	36
BF500303000	Westgate/Belvedere Homes CRA Area		Palm Beach	Southeast	12/16/2003	NR
BF050401000	Cocoa Brownfield Area	Cocoa	Brevard	Central	01/13/2004	NR
BF520401000	Young-Rainey Star Center Area		Pinellas	Southwest	03/09/2004	96
BF110401000	Immokalee Airport Area	Immokalee	Collier	South	03/24/2004	211
BF640401000	Daytona Beach Area	Daytona Beach	Volusia	Central	04/07/2004	NR
BF240401000	Hamilton County EZ Area		Hamilton	Northeast	04/20/2004	NR
BF170401000	1123 West Scott Street		Escambia	Northwest	05/06/2004	1
BF580401000	Marion Anderson Place Ubraculture Area	Sarasota	Sarasota	Southwest	05/06/2004	NR
BF500401000	Lake Worth CRA District	Lake Worth	Palm Beach	Southeast	06/01/2004	NR

<u>Area ID</u>	<u>Area Name</u>	<u>City</u>	<u>County</u>	<u>DEP District</u>	<u>Resolution Date</u>	<u>**Acreage</u>
BF060401000	Harbour Cove Brownfield Area	Hallandale Beach	Broward	Southeast	06/15/2004	NR
BF130401000	Aguaclara Brownfield Area	Miami	Miami-Dade	Southeast	06/24/2004	NR
BF520402000	Sod Farm Site	St. Petersburg	Pinellas	Southwest	07/15/2004	122
BF500402000	W.P.B. Downtown Northwood/Pleasant City CR Expanded Area	West Palm Beach	Palm Beach	Southeast	07/19/2004	NR
BF480401000	DEEDS Orlando Expanded	Orlando	Orange	Central	10/11/2004	NR
BF080401000	Enterprise Charlotte Airport Park		Charlotte	South	10/26/2004	2,820
BF350401000	Eustis Downtown & East Town Brownfield Area	Eustis	Lake	Central	11/18/2004	NR
BF370401000	Former Bayliner Facility Area	Tallahassee	Leon	Northwest	12/14/2004	31
BF520403000	Alps Brownfield Area		Pinellas	Southwest	12/21/2004	NR
<i>Total Approximate Acreage**:</i>						74,724

***** Total approximate acreage includes actual contaminated and perceived contaminated properties, viable business properties, residential properties, green spaces, and parks etc. Total approximate acreage is not representative of the number of areas that may require cleanup due to contamination but properties (acres) that may be eligible for economic and regulatory incentives pursuant to the Brownfields Redevelopment Act. The determination and designation of a brownfield area is the responsibility of the municipality or county government.***

NR = Not Reported by Local Government in Resolution

Table II

Brownfield Sites with Executed Brownfield Site Rehabilitation Agreements

**Brownfield Sites with Executed
Brownfield Site Rehabilitation Agreements
Total: Sixty (60)**

<u>Area ID</u>	<u>Site ID</u>	<u>Site Name</u>	<u>City</u>	<u>County</u>	<u>DEP District</u>	<u>BSRA Executed Date</u>	<u>SRCO Issue Date</u>	<u>Acreage</u>
BF139801000	BF139801001	Wynwood Site	Miami	Miami-Dade	Southeast	07/27/1998	*	3
BF489901000	BF489901001	Sunterra Site	Orlando	Orange	Central	06/29/1999	11/5/1999	14
BF529701000	BF529701001	Community Health Center	Clearwater	Pinellas	Southwest	01/18/2000	7/28/2000	1
BF290001000	BF290001001	Robbins Manufacturing	Tampa	Hillsborough	Southwest	08/28/2000	8/14/2002	40
BF050001000	BF050001001	Village Green Shopping Center	Rockledge	Brevard	Central	12/22/2000		10
BF290002000	BF290002001	WRB - Old Hopewell Road	Tampa	Hillsborough	Southwest	12/28/2000		10
BF130001000	BF130001001	Potamkin Properties	Miami Beach	Miami-Dade	Southeast	12/29/2000		7
BF010001000	BF010001001	Gainesville Regional Utilities/Poole Roofing Site	Gainesville	Alachua	Northeast	01/29/2001		2
BF369901000	BF369901001	City of Ft Myers Coal Gasification Site	Ft. Myers	Lee	South	03/09/2001		7
BF170101000	BF170101001	Strategic Crossing Corp. CSX Property	Pensacola	Escambia	Northwest	06/07/2001		1
BF529701000	BF529701002	Dimmit Parcel B	Clearwater	Pinellas	Southwest	07/31/2001		3
BF160101000	BF160101001	Southside Generating Station (SGS) Area	Jacksonville	Duval	Northeast	08/01/2001		42
BF179901000	BF179901001	Weatherford McIntyre Property	Pensacola	Escambia	Northwest	10/03/2001	7/01/2002	3
BF290101000	BF290101001	Port Ybor	Tampa	Hillsborough	Southwest	10/29/2001		59
BF500101000	BF500101001	BrandsMart	West Palm Beach	Palm Beach	Southeast	12/27/2001		17
BF290202000	BF290202001A	Wal-Mart Buckley-Shuler Parcel A	Tampa	Hillsborough	Southwest	04/22/2002	5/15/2002	1
BF290202000	BF290202001B	Wal-Mart Buckley-Shuler Parcel B	Tampa	Hillsborough	Southwest	04/22/2002	6/14/2002	1
BF290202000	BF290202001C	Wal-Mart Buckley-Shuler Parcel C	Tampa	Hillsborough	Southwest	04/22/2002	11/23/2004	2
BF290202000	BF290202001D	Wal-Mart Buckley-Shuler Parcel D	Tampa	Hillsborough	Southwest	04/22/2002	12/16/2002	2

<u>Area ID</u>	<u>Site ID</u>	<u>Site Name</u>	<u>City</u>	<u>County</u>	<u>DEP District</u>	<u>BSRA Executed Date</u>	<u>SRCO Issue Date</u>	<u>Acreage</u>
BF290202000	BF290202001E	Wal-Mart Buckley-Shuler Parcel E	Tampa	Hillsborough	Southwest	04/22/2002	7/22/2002	2
BF160001000	BF160001001	Ware Family Realty, LLC	Jacksonville	Duval	Northeast	06/03/2002	12/8/2003	1
BF500101000	BF500101002	DR Lakes Multifamily Northside	West Palm Beach	Palm Beach	Southeast	07/08/2002		13
BF500101000	BF500101003	CFC Multifamily Northwest	West Palm Beach	Palm Beach	Southeast	07/08/2002		45
BF290002000	BF290002002	CSX Spur at Old Hopewell Road		Hillsborough	Southwest	07/22/2002		1
BF429903000	BF429903001	Former White's Meats Packing Facility	Ocala	Marion	Central	07/26/2002		6
BF290101000	BF290101002	Tampa Bay Shipbuilding and Repair Company	Tampa	Hillsborough	Southwest	07/31/2002		53
BF500101000	BF500101004	DR Lakes, Inc. Parcel II	West Palm Beach	Palm Beach	Southeast	08/30/2002		16
BF290202000	BF290202001	Wal-Mart Gunn Highway Site	Tampa	Hillsborough	Southwest	11/07/2002		28
BF530001000	BF530001001	Auburndale Wal-Mart	Auburndale	Polk	Southwest	11/07/2002		10
BF010001000	BF010001002	Former-CSX Property	Gainesville	Alachua	Northeast	11/14/2002		25
BF090201000	BF090201001	Inverness Wal-Mart Site	Inverness	Citrus	Southwest	12/23/2002		40
BF160001000	BF160001002	The Shipyards	Jacksonville	Duval	Northeast	12/31/2002		41
BF160201000	BF160201001	St. Johns Center Site	Jacksonville	Duval	Northeast	12/31/2002		4
BF230201000	BF230201002	Former-Port St. Joe Kraft Papermill	Port St. Joe	Gulf	Northwest	01/27/2003		125
BF230201000	BF230201001	Former-St. Joe Site Surface Impoundment	Port St. Joe	Gulf	Northwest	01/28/2003		11
BF160202000	BF160202001	Phillips Highway Site	Jacksonville	Duval	Northeast	02/24/2003		43
BF160205000	BF160205001	4502 Sunbeam Road	Jacksonville	Duval	Northeast	03/13/2003		225
BF130201000	BF130201001	Biscayne Commons Brownfields Site	North Miami Bch	Miami-Dade	Southeast	04/07/2003		12
BF160001000	BF160001003	2100 Dennis Street Remediation Trust	Jacksonville	Duval	Northeast	05/01/2003		1
BF290101000	BF290101003	Tampa Bay Scrap Processors Site	Tampa	Hillsborough	Southwest	05/09/2003		16
BF060201000	BF060201001	McArthur Dairy Brownfield Site	Lauderhill	Broward	Southeast	06/11/2003		10
BF179901000	BF179901002	2500 North Palafox Street	Pensacola	Escambia	Northwest	07/25/2003		1

Area ID	Site ID	Site Name	City	County	DEP District	BSRA Executed Date	SRCO Issue Date	Acreage
BF160001000	BF160001004	Ford Assembly Redevelopment	Jacksonville	Duval	Northeast	09/17/2003		23
BF160001000	BF160001004	Ford Assembly Redevelopment	Jacksonville	Duval	Northeast	09/17/2003		23
BF529701000	BF529701003	Former Clearwater Sun Property	Clearwater	Pinellas	Southwest	09/17/2003		1
BF290301000	BF290301001	Riverfront Brownfields Site (BOA)	Tampa	Hillsborough	Southwest	10/01/2003		12
BF170201000	BF170201001	Pensacola Mainstreet, Inc.	Pensacola	Escambia	Northwest	10/03/2003		3
BF529901000	BF529901001	Peoples Gas System (Former TECO Complex)	St. Petersburg	Pinellas	Southwest	12/16/2003		5
BF139801000	BF139801002	FEC Buena Vista	Miami	Miami-Dade	Southeast	12/18/2003		51
BF139904000	BF139904001	Siegel Gas and Oil Corp	Miami	Miami-Dade	Southeast	02/11/2004		2
BF290303000	BF290303001	Centro Asturiano Place	Tampa	Hillsborough	Southwest	03/10/2004		7
BF170302000	BF170302001	Sunray Enterprises, Inc. (Keck)	Pensacola	Escambia	Northwest	03/17/2004		1
BF060301000	BF060301001	Dania Mortorcross	Dania Beach	Broward	Southeast	04/12/2004		12
BF480201000	BF480201001	Former Gray Truck Line Property	Winter Garden	Orange	Central	04/19/2004		5
BF139801000	BF139801003	Wagner Square (Former Civic Center)	Miami	Miami-Dade	Southeast	08/13/2004		3
BF290204000	BF290204001	The Place at Channelside	Tampa	Hillsborough	Southwest	11/04/2004		2
BF290304000	BF290304001	12th Street Operations Yard	Tampa	Hillsborough	Southwest	11/22/2004		
BF060401000	BF060401001	Harbour Cove Associates	Hallendale	Broward	Southeast	12/17/2004		7
BF139904000	BF139904002	Corinthian Multifamily Apartments (Liberty City Holdings, LLC)	Miami	Miami-Dade	Southeast	12/17/2004		6
BF139801000	BF139801004	Los Suenos Multifamily Apartments (Dreamers, LLC)	Miami	Miami-Dade	Southeast	12/20/2004		1

Total Approximate Acreage: 1251

Special Notes:

* PRFB SR chose to voluntarily terminated BSRA and the BSRA was terminated in October 2001 by mutual consent

BSRA = Brownfield Site Rehabilitation Agreement (Sites Under Remediation)
SRCO = Site Rehabilitation Completion Order ("No Further Action")

Table III

Brownfields Funding -- State and USEPA Programs

Brownfields Funding
State and Federal EPA Programs

	State Funding			Federal Funding								Total Amount
	<u>OTTED Grant</u>	<u>Other #</u>	<u>VCTC****</u>	<u>ADP</u>	<u>BCRLF</u>	<u>BEDI</u>	<u>JTDDP</u>	<u>Other</u>	<u>ShowCase</u>	<u>SubTitle A</u>	<u>TBA</u>	
Blountstown (SE Fiberboard)											\$53,492	\$53,492
Broward County	\$140,000					\$1,000,000						\$1,140,000
Chipley											\$133,346	\$133,346
Clearwater*	\$500,000	\$1,136,000		\$200,000	\$500,000		\$141,364	\$250,000		\$400,000	\$40,383	\$3,167,747
Cocoa										\$200,000		\$200,000
Escambia County	\$140,000			\$200,000	\$500,000			\$250,000				\$1,090,000
Ft. Lauderdale				\$200,000								\$200,000
Ft. Myers				\$169,000							\$100,456	\$269,456
Gainesville	\$200,000	\$111,000		\$200,000								\$511,000
Hillsborough County				\$200,000	\$500,000						\$53,549	\$753,549
Indian River County											\$39,953	\$39,953
Jacksonville**	\$200,000	\$411,000		\$200,000	\$500,000					\$200,000	\$48,459	\$1,559,459
Lake Wales											\$64,255	\$64,255
Miami	\$500,000			\$100,000		\$1,000,000		\$296,000		\$400,000		\$2,296,000
Miami Model City Community Revitalization District Trust										\$400,000		\$400,000
Miami-Dade County**	\$200,000	\$300,000		\$200,000		\$1,750,000	\$200,000	\$65,000			\$50,184	\$2,765,184
North Florida Education Development Corp. (Quincy Wellsprings)											\$45,441	\$45,441
North Miami Beach											\$32,390	\$32,390
Ocala	\$140,000			\$200,000						\$200,000	\$96,346	\$636,346
Opa-Locka	\$140,000			\$200,000				\$50,000			\$97,759	\$487,759
Pensacola											\$40,633	\$40,633
Phoenix Place, LLC											\$38,222	\$38,222
Pinellas County										\$400,000		\$400,000
Pompono Beach						\$500,000						\$500,000

	State Funding			Federal Funding								Total Amount
	OTTED Grant	Other #	VCTC****	ADP	BCRLF	BEDI	JTDDP	Other	ShowCase	SubTitle A	TBA	
Quincy											\$59,597	\$59,597
Sarasota				\$200,000							\$37,018	\$237,018
Seminole Tribe of Florida***								\$200,000				\$200,000
SFRPC (Eastward Ho!)				\$200,000	\$2,000,000			\$380,000	\$500,000			\$3,080,000
St. Pete Beach											\$80,239	\$80,239
St. Petersburg	\$500,000	\$111,000		\$200,000	\$350,000	\$1,000,000		\$100,000		\$200,000		\$2,461,000
State of Florida DEP										\$1,815,683		\$1,815,683
Tallahassee	\$200,000	\$111,000		\$191,000								\$502,000
Tampa				\$200,000						\$200,000	\$180,666	\$580,666
Treasure Coast Regional Planning Council										\$200,000		\$200,000
Turner Envirologic											\$44,919	\$44,919
West Palm Beach											\$4,182	\$4,182
Zigfield Foundation for the Performing Arts											\$28,048	\$28,048
Tax Certificates Issued			\$3,098,751									\$3,102,151
Total Amount:	\$2,860,000	\$2,180,000	\$3,098,751	\$3,060,000	\$4,350,000	\$5,250,000	\$341,364	\$1,591,000	\$500,000	\$4,615,683	\$1,369,537	\$29,216,335

Federal EPA Programs:

ADP--Assessment Demonstration Pilot
ShowCase—ShowCase Community

JTDDP--Job Training and Development Demonstration Pilot
BCRLF--Brownfields Cleanup Revolving Loan Fund

TBA--Targeted Brownfields Assessment / Site Specific Activities
BEDI-Brownfields Economic Development Initiative
**** \$200,000 funding set aside in an Interagency Agreement between EPA and the U.S. Army Corp of Engineers to perform brownfield related activities.*

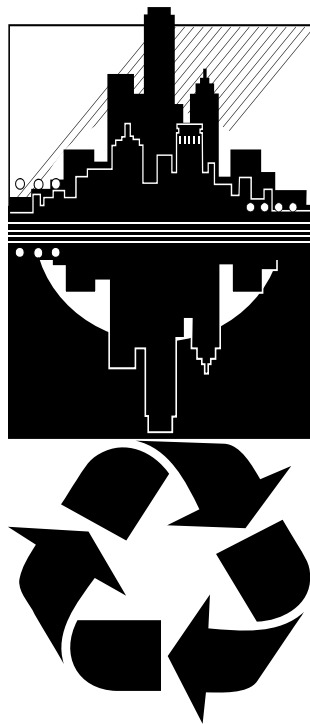
Federal Other--Includes Greenspace, Supplemental Assistance and other federal funding sources.

State

Fiscal Year 2000-2001 Includes appropriations of \$111,000 for each of the following communities: Clearwater, Jacksonville, Gainesville, Miami, St. Petersburg, and Tallahassee.

** Specific Appropriations: 1395A, WQATF (1998-1999); 1272A, IPTF (1999-2000); 1608A, IPTF (2000-2001)*
*** Specific Appropriations: 1727, GRF (1998-1999)*
***** Voluntary Cleanup Tax Credit Program. The total amount shown is for tax credit certificates issued only for brownfield sites in fiscal years from 1998 to date.*

Florida Brownfields Redevelopment Program



“Removing Roadblocks to the Recycling of Lands”