

# BROWNFIELDS PROGRAM



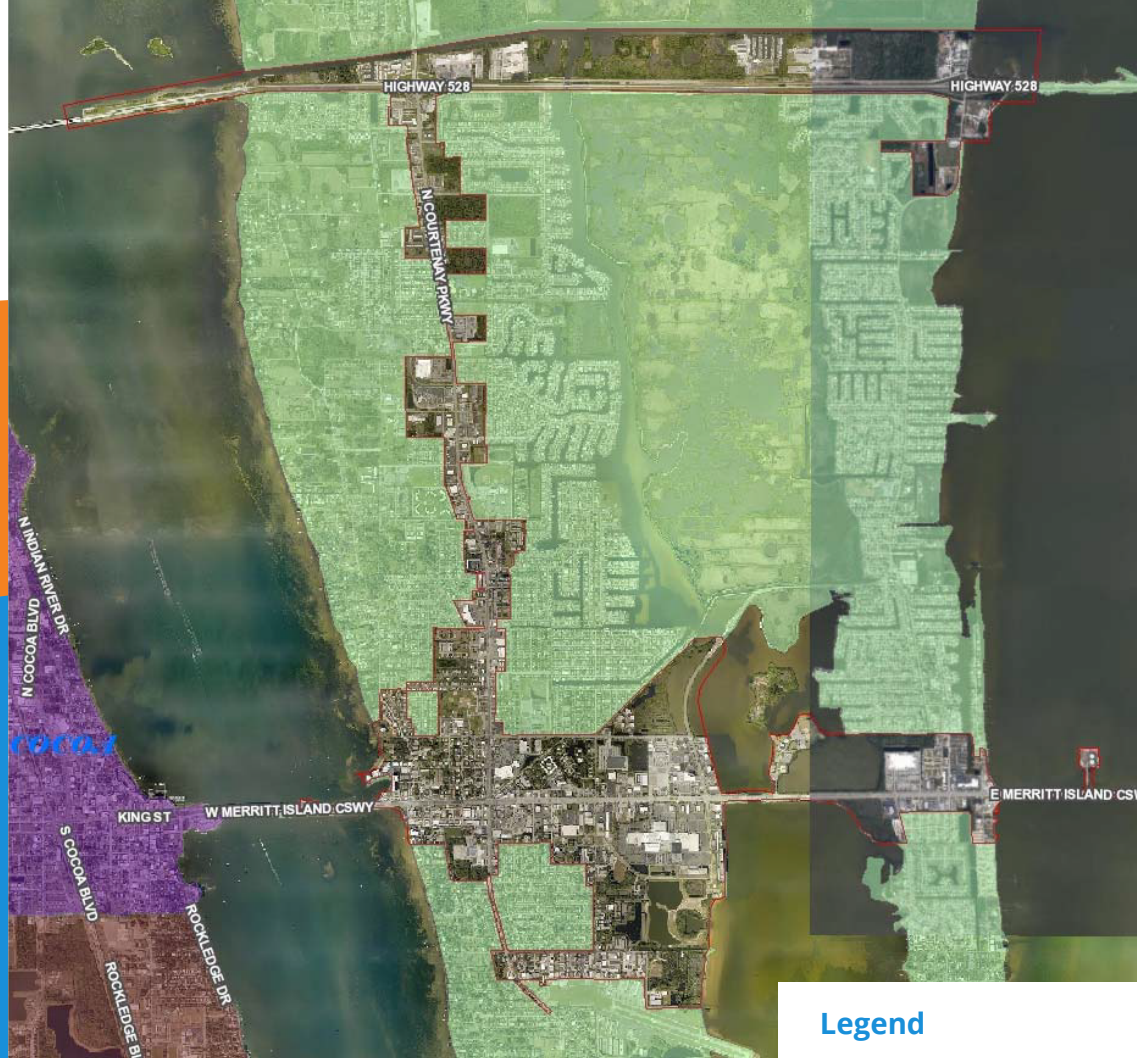
The Merritt Island Redevelopment Agency (MIRA) was awarded a FY2022 Environmental Protection Agency (EPA) Brownfields Assessment Grant. This grant allows MIRA to support environmental and reuse planning activities on eligible public and private properties.

The EPA defines a brownfield as a real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Some common examples include:

-  Industrial facilities
-  Dry cleaning facilities
-  Warehouses
-  Gasoline stations
-  Historic properties
-  Automobile service and repair shops



## Grant funds can be used for:

-  Phase I & II Environmental Site Assessments
-  Site reuse/redevelopment planning
-  Cleanup planning
-  Technical assistance
-  Community engagement
-  Site inventory and prioritization



Merritt Island Redevelopment Agency Aerial

## Legend

-  MIRA Boundary
-  NON- boundary

## What are Phase I & Phase II Environmental Site Assessments?

During a Phase I ESA, a visual inspection and background research are completed on the site and surrounding area to identify potential recognized environmental conditions (RECs). If a REC is discovered, a Phase II ESA may be recommended to confirm or deny environmental impacts by sampling soil, groundwater, surface water, air, and/or building materials.

## What if environmental impacts are found?

Grant funds can be used to delineate the extent of impacts and remediation plans can be completed. Stantec, MIRA's contractor, can help property owners and buyers determine if a site can be enrolled in and benefit from the State of Florida's Brownfield Program which provides limitation of liability, tax incentives, and more.



## Program Benefits

EPA's Brownfields Program can help protect innocent landowners, contiguous property owners, and bona fide prospective purchasers from environmental liability by using a Phase I Environmental Site Assessment to meet the All Appropriate Inquiry ("due diligence") requirement. Environmental Site Assessments are often a prerequisite for property acquisition. Through using the Brownfield Program, these costs are not incurred by the seller or buyer while providing the benefit of identifying or alleviating environmental concerns.

As a seller, a Phase I ESA can help you identify and assess perceived environmental conditions prior to a buyer. This knowledge helps to properly market a site and can help prevent property closing delays.

The Brownfield Program goes beyond environmental assessment to assist projects in becoming a reality, through outreach, cleanup planning, reuse planning, leveraging additional resources, securing liability protection, and more.

## Florida Brownfields Program

### Key Benefits:

- Voluntary Cleanup Tax Credits (see table)
- Liability protection
- Job Creation Bonus – up to \$2,500 per job
- Loan guarantees for primary lenders

### Helpful Websites

[www.epa.gov/brownfields](http://www.epa.gov/brownfields)

[floridadep.gov/waste/waste-cleanup/content/brownfields-program](http://floridadep.gov/waste/waste-cleanup/content/brownfields-program)

<https://mymerrittislandfl.com>

**For a Site Application or additional information, Visit our site:**

<https://mymerrittislandfl.com/brownfieldsprogram>

### Stefani Maduskuie

*Community Redevelopment  
Manager Merritt Island  
Redevelopment Agency (MIRA)*

2575 N. Courtenay Parkway, Suite 214  
Merritt Island, Florida 32953

Phone: 321-454-6610 x69456

Email: [stefani.maduskuie@brevardfl.gov](mailto:stefani.maduskuie@brevardfl.gov)

### Amy Worsham, AICP

*Stantec Brownfield Asset  
Transformation Leader*

Phone: 772-485-4511

Email: [amy.worsham@stantec.com](mailto:amy.worsham@stantec.com)

Tax Credit Type & Application Frequency	Maximum Credit for Costs Incurred and Paid after 12/31/2007
Site Rehabilitation • Annually	50% • \$500,000
Site Rehabilitation Completion Order (NFA) Bonus • Once	25% • \$500,000
Affordable Housing Bonus & Health Care Bonus • Once	25% • \$500,000