

# Brownfields: Federal, State and Regional Incentives

[taken from Terry Manning's (SFRPC) presentation at BC Comp Plan EAR Workshop 1.18.08]

Federal, State and local government financial assistance programs can help fill capital gaps, which is still the greatest barrier to brownfield reuse. Programs can help finance specific parts of a project including: site preparation, or serve to increase a lender's comfort level by offering guarantees that limit the risk of potential losses. Assistance can also ease the borrowers cash flow by plugging certain capital holes or offsetting the extra up-front costs of site clean up.

## **EPA Resources** ([www.epa.gov/ebtpages/cleabrownfields.html](http://www.epa.gov/ebtpages/cleabrownfields.html)) ([www.epa.gov/brownfields/](http://www.epa.gov/brownfields/))

\*primarily for government agencies and cleanup grants for non-profits.

- Grants up to \$200,000 for assessment activities, Grants up to \$1M to capitalize revolving loan funds for cleanup activities, Grants up to \$200,000 for site-specific cleanup activities, Grants up to \$200,000 for job-training programs, Grants to State agencies for brownfield activities, Clarification of liability and cleanup issues.

## **HUD Resources** ([www.hud.gov/](http://www.hud.gov/))

\*public and private funding

- Brownfield Economic Development Initiative (BEDI) Grants, Community Development Block Grants (CDBG), Section 108 Guarantee Loans

## **Federal Income Tax Credit Incentive** ([www.epa.gov/brownfields/bftaxinc.htm](http://www.epa.gov/brownfields/bftaxinc.htm))

\*private funding

- Need to coordinate w/the Governor's Office of Tourism, Trade and Econ Development.

## **State of Florida Resources** ([www.dep.state.fl.us/waste/categories/brownfields](http://www.dep.state.fl.us/waste/categories/brownfields))

\*public and private

- Regulatory Incentives
  - DEP staff, program delegation, use of RBCA, liability protection
- Economic Incentives
  - Voluntary Cleanup Tax Credit, Site-specific activities/ targeted brownfield assessment, Cleanwater State Revolving Loan Fund (contact: Bureau of Water Facilities Funding, 2600 Blair Stone Rd, MS 3505m Tallahassee, FL 32399-2400, 850.245.8358)
- Other Provisions, Resources and Incentives
  - Brownfields Job Bonus Refund – up to \$2,500 for QTI and eligible businesses (end user cannot be developer)
  - Loan Guarantee Program
  - Sales Tax Rebate on building materials for certain housing or mixed use projects
  - Enterprise Florida (EFI) directed to market brownfields
  - Plan amendments directly related to brownfields redevelopment are exempt from the twice per year amendment cap
  - Florida Communities Trust (FCT) will award bonus points on applications for grants that will provide recreational opportunities or open space areas w/in a state designated brownfield area (need to go thru state program)  
([www.floridacommunitydevelopment.org/fct/index.cfm](http://www.floridacommunitydevelopment.org/fct/index.cfm))

## **Assistance from the SFRPC** (<http://www.sfrpc.com/>)

- Technical assistance on brownfield activities, Quarterly meetings of the Eastward Ho! Brownfields Partnership, The Eastward Ho! Brownfields Cleanup Revolving Loan Fund