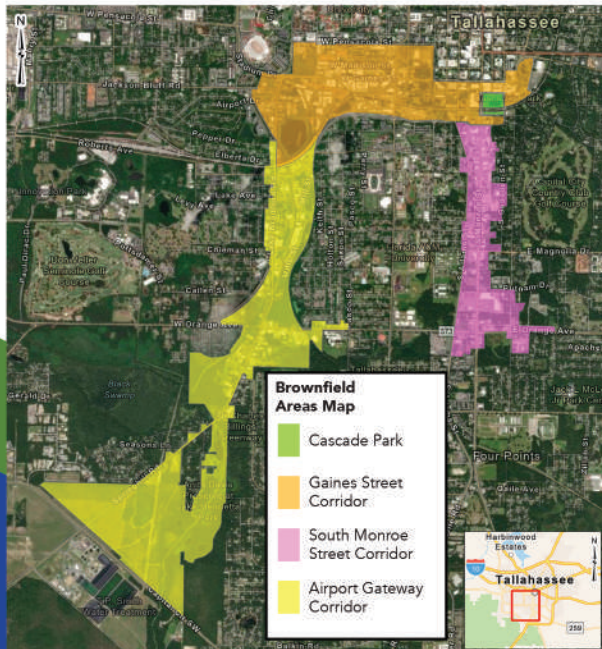


## City of Tallahassee Designated Brownfield Areas:

Brownfield Areas can be designated by local governments, through resolution, to incentivize redevelopment within those areas. A Brownfield Area Designation is a tool that provides the community with access to state and federal incentives that allow environmental assessments and possible cleanup of properties. These designations pave the way for economic development through financial and regulatory incentives that encourage redevelopment of properties that are idle or blighted by perceived or actual contamination.

The City has designated four state Brownfield Areas including Cascades Park, the Gaines Street Corridor, the South Monroe Street Corridor and the Airport Gateway Corridor.



**CITY OF  
TALLAHASSEE**



**Environmental Services  
Department**  
**Brownfields@Talgov.com**

**City of Tallahassee  
Brownfields Program**



## City of Tallahassee Brownfields Assessment Grant:

In 2022, the City of Tallahassee received a \$500,000 Brownfields Assessment Grant from the U.S. Environmental Protection Agency (EPA). These funds are being used to support environmental assessments across the community. Property owners, developers, and prospective buyers can use the grant to perform due diligence, such as Phase I and II Environmental Site Assessments, on eligible commercial and industrial properties.

### Types of services provided:

- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Analysis of Brownfield Cleanup Alternatives
- Lead-based Paint and Asbestos Containing Materials Surveys
- Re-use Planning Assistance

Phase I and Phase II Environmental Site Assessments are conducted in accordance with standards set by the American Society for Testing and Materials (ASTM) to meet the U.S. EPA's All Appropriate Inquiries (AAI) Rule. AAI is the process of evaluating a property's environmental condition and potential contamination to assess liability risks. Completing this process can help property owners and buyers qualify for liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

### Want to learn more?

Contact [Brownfields@Talgov.com](mailto:Brownfields@Talgov.com)  
or visit [Talgov.com/Brownfields](http://Talgov.com/Brownfields)

## What are Brownfields?



**Brownfield Sites:** real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.



### Success Story: Cascades Park

Once a contaminated site, Cascades Park is now a thriving urban green space thanks to coordinated efforts by the City of Tallahassee, Blueprint Intergovernmental Agency, the U.S. Environmental Protection Agency (EPA), the Florida Department of Environmental Protection (FDEP), and other community partners.

Brownfield sites and brownfield areas are not necessarily contaminated. Industrial or underutilized properties are often perceived as contaminated; however, whether the site or area is contaminated cannot be determined until some form of environmental investigation is undertaken.

## State of Florida's Brownfields Redevelopment Program:

The Florida Legislature enacted the Brownfields Redevelopment Act in 1997 to reduce public health and environmental hazards on commercial and industrial sites that are abandoned or underused and to create financial and regulatory incentives to:

- Promote voluntary cleanup.
- Prevent the premature development of greenspace.
- Reduce public cost for installing infrastructure in greenspaces.
- Encourage the highest and best use of blighted properties.
- Minimize or eliminate the need for environmental enforcement or state-funded cleanup.
- Encourage community revitalization.

### Brownfields Financial and Regulatory Incentives:

- Voluntary Cleanup Tax Credits
- Job Bonus Tax Refund
- Sales Tax Refund
- Liability Protection
- Expedited Technical Review
- Technical Assistance
- Grant Funding Opportunities

Through the City's Brownfields Program, we have completed environmental assessments and remediation on various projects throughout our community, cleaning up our environment and making way for economic development with an increased local tax base. At the 2019 National Brownfields Conference, the City of Tallahassee received an award for "greatest dollars leveraged" among cities with a population under 200,000.