

**BROWNFIELDS ADVISORY BOARD MEETING MINUTES
CITY OF CLEARWATER**

December 3, 2018

Present: Chair Joseph DeCicco, Vice-Chair Barbara Green, Board Member Matt Crum, Board Member Thomas Hinson, Jr., Board Member Mark Parry, Board Member Julie Phillips, Board Member Eleanore Lyda, Board Member Leedrilla Jenkins

Absent: Board Member Phyllis Franklin,

Also Present: Denise Sanderson –Director of Economic Development & Housing, Chuck Lane – Assistant Director of Economic Development & Housing, Diane Hufford - Economic Development Coordinator, Nicole Sprague – Official Records & Legislative Services Coordinator
Awaiting approval

The Chair called the meeting to order at 5:30 p.m. at City Hall.

To provide continuity for research, items are in agenda order although not necessarily discussed in that order.

2 – Introductions

Members introduced themselves.

Assistant Economic Development & Housing Director Chuck Lane reported Economic Development Coordinator Diane Hufford was retiring and he would be the Board's new liaison.

3 – Approval of Minutes

3.1. Approve minutes of the October 5, 2017 Brownfields Advisory Board meeting as submitted in written summation.

Member Parry moved to approve minutes of the October 5, 2017 Brownfields Advisory Board meeting as submitted in written summation. The motion was duly seconded and carried unanimously.

4 – Background Information

4.1. EPA Grant Assessment Application

Mr. Lane said the City planned to apply for a \$300,000 EPA (Environmental Protection Agency) assessment grant that could be used anywhere in Clearwater. In preparing the application, staff identified properties with known or perceived pollution in the prime US 19 redevelopment corridor. US 19 completed construction impacted access to many properties along the corridor. As a result, the types of business that would succeed on US19 had changed. The City wanted to provide developers as many resources as possible.

Mr. Lane said staff had thought about designating the US 19 corridor as a Brownfields Area to provide a streamlined opportunity to obtain clean-up funds for polluted properties. However, with the negative stigma attached to Brownfields, staff instead chose to set up the program requiring

applications for site specific grants. The Brownfield assessment grant application was due in January. Grant funds could be used for assessment only and would allow the City to provide funding for Phase I and Phase II environmental analyses.

Mr. Lane said staff was working with Cardno, Inc. which will submit the application on the City's behalf. Previously, Cardno reviewed the US 19 corridor and provided the City a list of parcels with known or perceived contaminants. Staff will report to the board when grants are approved.

In response to questions, Director of Economic Development & Housing Denise Sanderson said use of the funds was restricted to new or potential property owners; parties responsible for pollution were not qualified. Banks often would only provide financing for "clean" dirt projects. As the State was interested in cleaning up petroleum sites, interested parties could apply to the State for clean-up funds. Mr. Lane said the City would prefer office tower development rather than a gasoline station on US 19. As the grant was for a community wide program, a developer could approach the City and discuss access to the grant money. Economic Development Coordinator Diane Hufford said Phase II costs varied.

4.2. Presentation - US 19 Zoning District & Development Standards

Ms. Sanderson provided a PowerPoint, previously presented to the City Council, on updates on development standards in the US 19 zoning district.

It was stated the goal for new standards was to jump start development along the corridor by increasing the development potential to 1.5 FAR (Floor Area Ratio). Mr. Lane said the Planning & Development department had developed a fantastic plan for growth along the US 19 corridor with predictable development costs and outcomes.

Ms. Sanderson said industrial uses would be restricted to industrial parks and not permitted along the corridor. Staff wanted tools in place to address Brownfields and pursue opportunities in the US 19 zoning district. Currently, lower wage jobs attracted employees from other counties, causing significant wear and tear on Clearwater's infrastructure. The City wanted to encourage employees to live along the US 19 corridor in affordable and workforce housing close to jobs. It was hoped a broad mix of development permitted by the US 19 plan would reduce the number of people migrating into and out of the City. The assessment grant was an important tool to help redevelop the US 19 corridor.

6 - Board Member Comments

Member Hinson noted the US 19 corridor had a significant number of automotive dealerships and questioned how the City controlled new development that charged high rents and instead provided housing opportunities that young people could afford.

Ms. Sanderson said automotive dealerships were notorious for creating Brownfields. US 19 dealerships were on the Cardno list of potential redevelopment sites. She hoped the properties would be converted to terrific residential and commercial sites. It was noted the abandoned Kenyon Dodge site was in pre application mode.

Mr. Lane said it was difficult to meet Clearwater's demand for affordable housing. The City helped fund affordable housing programs with strictly enforced income levels. Two 80-unit

affordable housing projects were underway in downtown and in the Lake Belleview neighborhood. The City encouraged development of affordable housing along the US 19 corridor. Market rate rents had increased faster than many renters' incomes. Workers could not afford to live on the beach; many commuted from Citrus County where housing was affordable.

Member Jenkins questioned if the City was accommodating disabled residents who needed affordable housing.

Ms. Sanderson said federal funds assisted Brownfields clean up and affordable housing development in the City. The low income tax credit program underwrote development costs, allowing developers to charge affordable rents for those who met income thresholds of 60% of AMI (Area Median Income) and below based on household size. Some affordable ADA (Americans with Disabilities Act) compliant units were available. While the City worked with nonprofit organizations that provided services and housing to assist the disabled population, it could not meet all demand.

Ms. Sanderson said Penny for Pinellas 4 would set aside 8.3% of sales tax revenues, estimated at \$165 million over 10 years from 2020 to 2029, for economic development and housing. About half the money would be set aside for affordable and workforce housing, which required incomes of no more than 80% to 120% of AMI. She hoped Penny for Pinellas funds and Brownfield Assessment grant money would permit the City to layer its subsidies. The City hoped the whole spectrum of housing would be developed along the US 19 corridor.

6 - Adjourn

The meeting adjourned at 6:20 p.m.

Chair
Brownfields Advisory Board

Attest:

Board Reporter