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1.1 PURPOSE:

To establish guidance criteria that will assist decision-makers in selecting properties for admission into Escambia County's Brownfields Program. The basic questions addressed by this policy are 1) what are the health and environmental advantages of the assessment and cleanup to the neighboring community, and 2) what is the benefit to Escambia County.

2.0 DEFINITION:

A brownfield is defined as "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." Cleaning up and reinvesting in brownfields takes development pressures off undeveloped, open land, and both improves and protects the environment.

3.0 USING THE CRITERIA:

The criteria in section 4.0 of this policy are intended to provide guidance for site selection and to allow a degree of flexibility for case-by-case situations in making the final site selection. The criteria are to be used by the Escambia County NESD/CRA staff in conjunction with input from Brownfields Redevelopment Committees, when applicable.

4.0 CRITERIA FOR SELECTING SITES:

The criteria listed below will be used in selecting properties for admission to the Escambia County Brownfields Redevelopment Program (additional criteria may be considered at the discretion of the NESD Director). Each criterion should be scored 1, 2, 3, 4, or 5 with 1 the lowest score and 5 the highest:

- a. Availability of funds for assessment and cleanup
- b. Probability the site is contaminated (past uses)
- c. Surrounding community's desire for, and acceptance of, the project
- d. Assessment and cleanup must have a positive outcome on the health of the surrounding community members through the elimination, or reduction, of exposure to contamination

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- e. Assessment and cleanup must have a positive outcome on the soil, water, and air environments of the County through the elimination, or reduction, of exposure to contamination through the various pathways
- f. Preference will be given to a “bona fide prospective purchaser”
- g. Preference may be given to a site that is located in one of the five existing designated Community Redevelopment Areas in Escambia County, Florida
- h. Preference may be given to a site that is located in a designated Brownfields Area of Escambia County
- i. Preference may be given if the property is also located in a County, State, or Federal designated area such as an Enterprise Zone, Historically Underutilized Business Zone, Front Porch Area, or Weed and Seed Area
- j. Redevelopment plans for the property and current planning stage (how far the plans have advanced through the planning process). Redevelopment plans are required
- k. Type of redevelopment proposed. Preference may be given to a development that has the potential to create a greater number of jobs and/or higher wage jobs. The need for the product or service in the community must also be considered
- l. Availability of water and sewer if necessary
- m. Site connectivity and access to major thoroughfares and/or rail
- n. Size of the development project will be considered.
- o. Potential for generating tax revenue for Escambia County
- p. Project must be consistent with current and proposed zoning in the area,
- q. Owner’s willingness to participate in cost sharing for environmental assessment and cleanup (see, Cost Sharing Policy)
- r. County’s ability to leverage additional resources for the project
- s. Owner’s willingness to execute a Brownfields Site Rehabilitation Agreement with the Florida Department of Environmental Protection
- t. Use of ecologically friendly construction materials and methods in the construction related to the redevelopment (green building and design)