

# City of Melbourne



Community Development

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## MINUTES

### MEED COMMITTEE

City Hall Council Chamber

March 11, 2014 ♦ 8:00 A.M.

Wendy Brandon, Chairman, MEED Committee, called the regular meeting of the MEED Committee to order at 8:00 a.m.

1. All present gave the Pledge of Allegiance.
2. Roll call for attendance verification; the following members were:

<b>PRESENT:</b>	Wendy Brandon	Chairman
	Jim Ridenour	Vice-Chairman
	Jack Schluckebier	Member
	Elizabeth Huy	Member
	George Alexander	Member
	Cindy Dittmer	Member

<b>ABSENT:</b>	Daniel Narlock	Member (Excused)
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<b>ALSO PRESENT:</b>	Doug Dombroski	Economic and Redevelopment Coordinator
	Kathy Lee	Recording Secretary

### 3. Approval of the February 12, 2013, MEED Advisory Committee Minutes.

Mrs. Dittmer requested the minutes, under approval of the minutes, be amended to reflect the year was 2013 and not 3013.

Moved by (Ridenour/Alexander) to approve the minutes of February 12, 2013 as amended.

Motion carried unanimously.

### 4. Florida Brownfield Program Legislative Changes.

Mr. Dombroski reminded the Board that the Brownfield Program is a two-part program. The first part is through the Florida Department of Environmental Protection (DEP), which provides incentives for Brownfield sites for remediation of contamination. The other part of the program is through Enterprise Florida/DEO, which includes economic development incentives for certain job creation. He advised that in 2013, Senate Bill 406 was passed. This changed the way the Brownfield bonus incentives for economic development are handled. Previously, the Brownfield bonus provided a \$2,500 tax incentive for jobs created within a Brownfield designated area. Now, in order to

receive incentives, the property must be contaminated or adjacent to one that is contaminated. This has created less activity for the MEED Committee; however, the Committee must remain in place by Florida Statute for environmental issues. He affirmed that economic development overall has not slowed to this point. Many programs have been sidelined, but the Governor has been active and utilizes cash infusions through his closing fund and other non-traditional incentives. Staff is seeing some non-traditional grants and efforts by local governments in providing grants and other subsidies.

Mrs. Brandon asked when Senate Bill 406 took effect.

Ms. Huy indicated the bill took effect July 1, 2013.

## **5. Projects Update**

Mr. Dombroski stated there has been a total of 15 projects considered by this Committee since 2010. Of those, only one project was contaminated; however, within the Brownfield designated area, the City has completed three projects with environmental contamination, two of which came before this Board. Many of the economic development projects were canceled or terminated; thus is the nature of economic development. He provided a history of the projects that have come before the Committee. In conclusion, he noted the history represents approximately 800 jobs, averaging \$58,000 in salary, with capital investment estimated at \$37 million.

Mrs. Brandon asked if BlueWare was still in business.

Mr. Dombroski said he was not sure they were still in business, but he affirmed they were not eligible for any incentives through the State, County or City.

Mrs. Brandon questioned which projects were located next to a contaminated site.

Mr. Dombroski recalled Mobility Scooter, which was an actual contaminated site that came before this Committee. This site has been cleaned up with approximately \$100,000 in remediation work, and he believes a monitoring well currently remains on the site.

Mrs. Brandon inquired about the location of the other two contaminated sites referenced earlier.

Mr. Dombroski said the other two sites included Matt's Casbah in downtown Melbourne and the Starbucks on US Highway 1. Both projects facilitated with staff's education of the opportunities and benefits of having a Brownfield designation area.

## **6. U.S. Brownfield Communitywide Assessment Grant**

Mr. Dombroski recollected in 2013, the Committee held a workshop with regards to applying for a US EPA Brownfield Community Assessment Grant. The City was not successful in 2013; however, staff was encouraged to reapply. Many of the first time

applications are not awarded. Staff submitted a new application in 2014 and hopes to hear the results in May. This is for grant funding of \$400,000 that would be available to the City for Phase 1, 2, or 3 of environmental testing. He indicated this is a voluntary program where any property owner within the City of Melbourne could access these funds to perform the testing. The application submitted by the City targets areas within the MEED district; this is an environmental and economic development tool for the City. The US EPA Grant requires the City to have an advisory committee in place, which would serve as an outreach component to let people know the funding is available, and would also be the recommending body for City Council.

Mrs. Brandon felt the \$400,000 would not go very far.

Mrs. Dittmer indicated that Phase 1 environmental testing could cost \$15,000 to \$20,000.

Mr. Dombroski said the cost also depends on the size of the property.

Mrs. Dittmer noted these funds are for the assessment and not for the cleanup.

Mr. Dombroski affirmed that governments applying for these funds are provided a three year period to utilize the money.

Mrs. Dittmer pointed out that the sites that have been cleaned up have not been industrial, but instead commercial sites, such as gas stations and drycleaners.

Ms. Huy said sites adjacent to rail will often have problems as well.

Mr. Dombroski noted that golf courses also have issues due to years of pesticide usage.

Ms. Huy understood the way the EPA set the process up is one-half of the grant funding is allocated to new grant recipients and the remaining half would go to the incumbent or previous recipient.

Mr. Dombroski said this is correct; once the assessment funding has been used, they encourage the application for remediation funding.

## **7. Annual Review**

Mr. Dombroski noted that this committee only provides a report to City Council every other year. The Chair of each committee/Board provides a three to five minute presentation. This is an opportunity to go over any accomplishments, goals, or recommendations the Board may have. He offered to prepare a small presentation for the chair or vice chair. He proposed including some of the information from this meeting to let City Council know why this committee has not seen as many applications as in previous years, and provide an update of the projects and grant

application. He said he would coordinate the presentation and email the information to the Committee for comment. He reminded the Board the presentation is scheduled for April 22 at 6:30 p.m. in the Council Chamber. He encouraged all Committee members to attend and support the chair.

**8. Election of Chairman and Vice-Chairman**

Moved by Alexander/Dittmer to nominate Wendy Brandon as Chairperson for 2014.

Motion carried unanimously.

Mrs. Brandon closed the nominations. By consensus, the Board elected Wendy Brandon as Chairperson for 2014.

Moved by Alexander/Huy to nominate Jim Ridenour as Vice-Chairman for 2014.

Motion carried unanimously.

Mrs. Brandon closed the nominations. By consensus, the Board elected Jim Ridenour as Vice-Chairman for 2014.

Mrs. Brandon asked when a decision would be made as to the Economic Development Commission's public or private categorization.

Ms. Huy indicated a decision could be made anytime.

Mrs. Brandon requested an update on airport project activity.

Mr. Schluckebier advised there are a number of projects, one of which is tied up on the Brownfield issue. Staff would like to see the City's old dump site included in the Brownfield area and have the site remediated. He said there is huge development underway on all sides of the airport. The Melbourne Airport Authority is also making efforts to attract new airlines and to expand the current airlines.

**9. Adjournment**

Moved by (Ridenour/Dittmer) to adjourn at 8:26 a.m.

Motion carried unanimously.

Respectfully submitted,



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Kathy Lee  
Recording Secretary