

**MINUTES**  
**BROWNFIELD ADVISORY BOARD**

**August 12, 2014**

**6:00 p.m.**

**City Commission Chambers**  
22 South Beach Street  
Ormond Beach, Florida

**I. ROLL CALL**

Members Present

William McMunn  
Michael Sznajstajler  
Ryck Hundredmark  
Patrick Opalewski  
Thomas MacDonald  
Pat Behnke  
Curtis Burkett (absent)

Staff Present

Richard Goss, Planning Director  
Melanie Nagel, Recording Technician

**II. APPROVAL OF JUNE 10, 2014 MINUTES**

Chair McMunn called for a motion.

**Mr. Sznajstajler moved to approve the minutes. Mr. MacDonald seconded the motion. Vote was called and the motion approved unanimously.**

**III. ADMINISTRATIVE ITEMS**

- A.** Mr. Goss updated the Board members with regard to the contract, stating that six RFP consultants were reviewed, with one coming in better than the rest. The committee recommended Cardno, who provided a proposal, and the proposal and contract will go before the City Commission on August 19, 2014.

About a month ago an article was placed in the News-Journal and the Observer, announcing this public meeting and nominations of potential Brownfield sites. A nomination form was prepared and has been placed on the City web site under News and Announcements on the home page, making it as easy as possible for someone to fill out and either submit by email, or mail it in.

Mr. Goss had spoken to several people about coming to the meeting and nominating sites along the US 1 corridor in particular, and is disappointed that no one from the public came to the meeting. People have until

October 15 to submit their nominations, so some will probably be submitted at a later date.

Mr. Goss stated that as the group moves forward through this process and Cardno prepares the grant application, the Brownfield Advisory Board will review the grant application prior to submitting it to the City Commission for approval. The Board will have a lot of input as to the properties that have been nominated.

Mr. Goss then turned the meeting over to Mr. Tom Lewis, from Cardno. Mr. Lewis stated that Cardno is very excited about the opportunity to assist the City of Ormond Beach to have a successful grant. Board members should not take the lack of participation by citizens at this meeting as a bad thing. It is always very hard initially to get the word on the street and to get property owners interested. But, it is a very important part of the grant, and Mr. Lewis will do his best in the weeks to come, to work with the City and find ways to get citizens involved.

Mr. Lewis explained that he can get a report of all the underground storage tanks in Ormond Beach, and focus on specific roads, plus US Highway 1 and the airport. Also, the Department of Environmental Protection has a great mapping system of sites that are within a cleanup area and can designate some properties of interest. Ideally, it would be great to have 10-15 candidate sites, but what EPA likes to see are sites that, once cleaned up, will turn into potential job success stories.

Mr. Lewis expressed gratitude for Cardno being selected, and stated that they are one of the companies that has written the most grants for the state of Florida, and they will do the best they can working for the City.

Mr. McMunn asked about taking out storage tanks, whether above or below ground, with petroleum or diesel, in our area where there isn't much industry, what would be another type of business that might qualify. Mr. Lewis replied that old dry cleaning operations are notorious for having problems. Also, auto body shops or automobile repair facilities are quite common for metal issues and hydraulic risk type issues. There are also dollars available for asbestos inspections and demolition of these buildings.

Mr. McMunn asked if Halifax Paving was in the city limits, and stated that it would be a perfect candidate for nomination. Mr. Goss stated that it is not in the city limits, but with the US 1 Agreement it could be nominated.

Mr. Sznajstajler asked Mr. Lewis to give some examples of what Cardno has done locally or around the state with some of the grants that have been awarded. Mr. Lewis responded that they are currently working on the old Lloyd Massey Buick dealership by the riverfront, and this is the type of site that no one is going to take on the cleanup dollars that are needed to clean up the site. The company has also done work in the city of Tallahassee and the City of St. Marks.

The City of St Marks only has about 280 people in it, but at one time there was a refinery in the town. Cardno was able to get a \$400,000 assessment grant, which has a petroleum component and a waste component. They were able to demo two very large 250,000 gallon above-ground storage tanks that were filled with sludge, that were standing right at the gateway to the town. There were four \$200,000 cleanup grants that were used to clean up the entire property. After cleaning up the property, the town was then given close to a million dollar grant to put in a boat dock on the St. Marks River. From the success of one Brownfield assessment grant, this small town has successfully redeveloped what was an eyesore in the community.

Mr. McMunn mentioned Yonge Street and Granada, where there are businesses such as Tire Kingdom, the Mercedes repair shop, and many others, that probably would benefit from applying, but don't due to what they see as a huge expense to clean up their properties. Mr. McMunn asked Mr. Goss if there is anything planned to get information to these businesses. Mr. Goss stated that he is planning on talking to the Board of Realtors, Banking Associations, anyone he can seek out, and explain to them about the Brownfield program and what it can do for them. Mr. Goss would also like to do a mailing to businesses along the Rt. 1 corridor that will be part of the Interlocal Agreement.

Ms. Behnke wanted to know what on the airport property, could or would be a problem that would constitute a Brownfield. Mr. Goss stated that the airport was an auxiliary field a long time ago, and the auxiliary fields have a history of having buried items and not knowing what's there. The city is looking to develop the southwest quadrant, and bring in manufacturing jobs related to the aviation business. This would be a great program to find out what is there. We are looking to expand the business park out to Pineland Trail, and we don't know what was there.

Mr. McMunn stated that there are properties where "cattle dipping" was done, using arsenic. Mr. McMunn knows there is a registry that keeps track of where these sites are at, so if there are any within this area, those sites could be looked into for evaluation.

#### **IV. OTHER BUSINESS**

- A. Nomination of sites – No one attended the meeting from the general public.

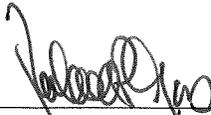
#### **V. MEMBER COMMENTS.**

There were none.

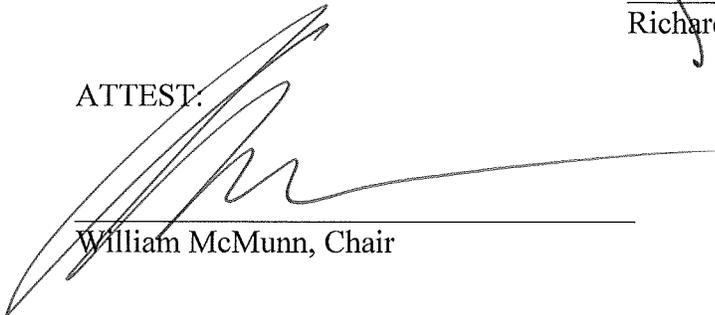
#### **VI. ADJOURNMENT**

As there was no other business, the meeting was adjourned at 6:28 p.m.

Respectfully submitted,

  
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Richard Goss, Planning Director

ATTEST.

  
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William McMunn, Chair

*Minutes prepared by Melanie Nagel*