To: Council Members  AGENDA ITEM 4B6
From: Staff
Date: June 14, 2019
Subject: Brownfields Revolving Loan Fund – Consultant Selection Approval

Introduction

In 2005, the U.S. Environmental Protection Agency (EPA) awarded Council funding to implement a Brownfields Revolving Loan Fund (BRLF) program. Supplemental awards were obtained in order to advance remediation and cleanup activities for the H.D. King Power Plant site in Fort Pierce, Florida. The Fort Pierce Redevelopment Agency repaid their final outstanding loan in 2018. With the repayment of that loan, there is approximately $1,700,000 available in Council’s BRLF to assist with redevelopment of Brownfields sites in our Region.

Background

The purpose of the Treasure Coast BRLF program is to serve as a catalyst for cleanup of petroleum and hazardous substances-contaminated brownfield sites in the Treasure Coast Region. The BRLF program acknowledges that gaps exist in traditional lending markets for funding of brownfields cleanup activities. This program will provide assistance to those property owners by providing low interest rate loans and sub-grants to help public and private sector developers revitalize underutilized properties and protect the environment and public health. The loans and sub-grants will help to fund the remediation required for site cleanup, which will then allow redevelopment projects and job creation to move forward. Contamination notwithstanding, brownfields sites have been recognized as prime opportunities for redevelopment based upon their location, potential target market, and return on investment potential.

In addition to providing funding for sites, Brownfields loans can help alleviate some of the investment risk and provide liability protections through the State Brownfields Program. Brownfields redevelopment provides a unique opportunity for projects that would normally be passed over for development and capital investments to be funded and lead to the creation of community assets such as workforce housing, mixed-use and transit-oriented developments, community gardens, farmers markets, agribusiness enterprises, and neighborhood commercial businesses.
Conclusion

In order to provide loans under Council’s agreement with EPA, professional consultants are needed to perform certain activities and provide technical assistance. On March 16, 2019, Council released a Request for Qualifications (RFQ) to obtain qualified consultants. The RFQ asked for engineering and/or environmental firms registered to do business in Florida to provide proposals containing their qualifications and experience in providing Brownfields-related services such as: environmental site assessments, consultation, clean-up activities, and related services. The purpose of the RFQ was to establish up to three consultants for Council to enter into contracts with on a continuing basis to support Council’s BRLF program. On April 18, 2019, a selection committee reviewed and ranked the submitted proposals. The rankings were as follows:

1. Cardno, Inc.
2. Terracon
3. Geosyntec Consultants
4. Environmental Consulting Technology, Inc. (ECT)
5. PPM Consultants
7. ESciences
8. Nova Engineering and Environmental

It is intended that Council will enter into contracts with the top three ranked firms to provide the technical and professional assistance required under the agreement with EPA for Council’s BRLF. The contracts will become effective for specific services only when a Task Assignment has been issued and signed on behalf of Council. Task Assignments will set forth, among other things, the scope of services to be performed and the compensation to be paid to the Consultant.

Recommendation

Council should: approve the rankings of professional consultants recommended by the Selection Committee; authorize the Executive Director, in conjunction with Council’s attorney, to negotiate and execute consultant agreements with the top three ranked firms; and authorize the Executive Director to issue and sign Task Assignment(s), in conjunction with each consultant agreement, on behalf of and binding upon the Council, for work to be authorized consistent with Council’s Brownfields Revolving Loan Fund program. In the event that the Executive Director cannot reach an agreement with each of the top three ranked firms, then Council staff may choose to contract with fewer firms or begin negotiations with the next highest ranked firm and so on through the rankings list until three agreements are reached.
Council Action – June 21, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner Johnson from the City of Fort Pierce seconded the motion, which carried unanimously.