

# ATTACHMENT 1:

## EPA Region 4 Technical Assistance

The Compound, Palm Bay, FL

November 12, 2024, at 1:00 PM EST

### Kick Off Webinar



# Technical Assistance Team

## **Local Stakeholders**

### **City of Palm Bay, FL**

Luis Nieves-Ruiz

### **Florida Department of Environmental Protection**

Lu Burson

## **USEPA**

### **Region 4**

Derek Street

Alyssa Kuhn

### **Office of Brownfields and Land Revitalization**

Aimee Storm

## **GDIT**

Matt Placky (Project Management)

## **Vita Nuova**

Craig Milburn (Project Manager)

Dave Stebbins (Project Advisor)

Jim Rocco (Reuse Assessment)

Christopher Stienon (Site Design)

Amy Nagy (Market Assessment)

Ashley Geyer (Project Coordination)

Michael Taylor (Principal)

# Technical Assistance Overview

## Project Background:

The total site is approximately 2,300 acres with numerous owners, including the City of Palm Bay. Despite attempting to find or entice developers into the footprint owned by Palm Bay, revitalization has remained allusive. In the case of this site known as The Compound, the developer parceled out the site, set out infrastructure and roads for single family home development, and became insolvent during the recession in 08/09. The site is almost entirely empty and a haven for illegal dumping. Unlike many pre-platted communities, this one has very little, “residential intrusion” and in theory is a blank canvas for reuse.

## Project Insights

- What does the Palm Bay want to achieve through this Technical Assistance?
- Does Palm Bay have a reuse vision for the property?
- Discuss opportunities, barriers and challenges
- Identify project champions, key stakeholders the GDIT/VN team should interview. Who are the large parcel owners?
- What documents and information should the GDIT/VN team be made aware prior to the Site Visit?
- Discuss community sentiment and perspectives



# Technical Assistance Draft Scope

## Draft Scope of Activities

GDIT/Vita Nuova will provide technical assistance that will include:

- Data Review and Collection
- Stakeholder Interviews
- Site Visit and Engagement
- Market Assessment
- Site Reuse Assessment, including an Opportunities and Constraints with mapping and conceptual design options
- Final Reuse Assessment Report with Next Steps Considerations

The Scope of Activities will be dependent on feedback from Palm Bay and evaluation by the GDIT/VN team.

**Webinars will be scheduled to provide project updates and key findings**

# Planned Schedule of Deliverables

Activity	Date	Deliverable	VN Member
Task 1 –Kick-Off Meeting- Webinar 1	November 2024	Webinar 1	Team
Task 2 –Data Review and Collection	Nov-Dec 2024	Draft Presentation	JR/DS/MR
Task 3 – Stakeholder Interviews	Nov-Dec, 2024	NA	CM/JR/DS
Task 4 – Market Assessment	Dec 2024	Summary Memo	MR
Webinar 2- Conceptual Reuse Options/Market Assessment	January 2025	Webinar 2	CS/MR
Task 5 – Site Visit and Engagement	January 2025	Summary Memo	CM/DS
Webinar 3 – Final Reuse Assessment with Opportunities and Constraints/ Conceptual Designs	February 2025	Webinar 3	Team
Task 6 – Final Report	March 2025	Final Report	Team

# Planned Next Steps / Questions?

## Planned Next Steps

- Confirm Technical Assistance Scope
- Identify key stakeholders to be engaged
- Begin initial interviews
- Coordinate Site Visits
- Initiate Market Research
- Refine schedule based on City's project insights
  - Webinar 2: Conceptual Reuse Options/Market Assessment
  - Webinar 3: Final Site Reuse Assessment

## Data Review (GDIT/VN Team)

- A Sharefile link will be emailed to upload documents:  
<https://vitanuova.sharefile.com/r-r42562daf3fb94abeac506f6be874e3ec>
- Provide any related documents that may be helpful
- Environmental Site Assessments (Phase I)
  - Maps, Surveys, Property Title, Deeds, Easements, Subleases (If Applicable)
  - Town or City codes that may impact development
  - Appraisals
  - Prior Cost Estimates, Capital Plans and Budgets