



# CHARLES RAY

## Community Outreach Specialist



### AREA OF EXPERTISE

Brownfield program management  
Community outreach  
Regulatory and client liaison  
Economic Development

### HIGHLIGHTS

23 years of experience in  
environmental regulations  
Community outreach for dozens  
of communities  
Brownfield expert

### EDUCATION

Bachelor of Science, Business  
Administration: Albany State  
University

### PROFESSIONAL SUMMARY

Mr. Ray serves as PPM's Community Outreach Specialist. Mr. Ray has significant experience assisting cities, counties, Indian tribes and regional economic development agencies with establishing and/or implementing their brownfield programs. This technical assistance includes identifying federal and other grant opportunities, ensuring grant administration and regulatory requirements are met, and guidance with environmental projects that are funded in whole or part by Housing and Urban Development (HUD) Community Development Block Grant program. Technical support includes comprehensive planning, economic development and redevelopment planning, grant management and compliance, grant writing, and community organizing.

Mr. Ray's professional career began in the corporate sector as a cost accountant, costs control analyst and contract administrator. After leaving the private sector, he began his government career as an internal auditor. Prior to joining PPM, Mr. Ray served as Economic Development Coordinator for the City of St. Petersburg, Florida, for 19 years. His responsibilities involved residential, commercial and industrial project management, project design, project cost allocation, city council presentations, neighborhood revitalization planning and organizing, grant writing, and credit underwriting (Industrial Revenue Bonds and micro-enterprise loans). Since 1996, he has concentrated on business retention and expansion of brownfield sites and areas and has facilitated the creation of over 550,000 square feet of commercial/industrial construction and several hundred new value-added jobs. Mr. Ray is a charter member of the Florida Brownfield Association Board of Directors and has served as adjunct speaker with the American Bar Association/Environmental Law Institute on the topic "The City as Pre-developer of Brownfield Properties". The following projects further support Mr. Ray's experience and capability to serve as a Community Outreach Specialist for this contract.

### RELEVANT EXPERIENCE

**East Central Florida Regional Planning Council** Is a member of the Comprehensive Economic Development Strategy Committee (CEDS). The committee examines regional economic trends, measures the region's innovation capacity, identifies competitive industry clusters and discusses the importance of place-based communities. The East Central Florida Regional Planning Council (ECFRPC) is designated by the U.S. Economic Development Administration (EDA) as the region's Economic Development District (EDD).

**City of Pahokee, Florida.** Brownfields Specialist. Assisted the city with all facets of the brownfields program including site marketing, coordinating brownfields outreach with Pahokee Chamber of Commerce, development of EPA Brownfields Cooperative Work Plan, site inventory development, attending stakeholder meetings, coordinating community outreach events, FDEP and EPA interfacing and negotiation, and quarterly reporting.

**City of St. Petersburg, Florida.** Economic Development Coordinator (23 years). In this role, the responsibilities involved project management and technical support for commercial, industrial and housing development projects involving multiple business stakeholders. Project management included from the construction permit stage to project completion. **Outreach** to area residents, lending institutions, non-profits, the Florida Department of Environmental Protection (FDEP), and the U.S. Environmental Protection Agency (EPA), with interest in the planning and development of brownfields sites is implemented on all projects. Outreach tasks included technical support to businesses seeking to relocate or expand their existing operations, thereby creating job opportunities and expanding the local tax base. Additional responsibilities involved management of all state and federal grants and loans.

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**St. Petersburg, Florida: Brownfields Program Manager;** from the inception of the city's Brownfields program in 1997 to 2006. The Program obtained \$5,750,000 in Brownfields project funding within the City of St. Petersburg. The Brownfields Program facilitated several business expansion and relocation transactions. From 1997 through 2006, the Brownfields Program received \$1,750,000 in Federal and state brownfields grants and a \$4,000,000 HUD Section 108 Loan for brownfields redevelopment projects. This funding has facilitated the creation 1000 plus jobs, approximately 400,000 square feet of new private construction, and a 150,000 square foot Region Job Corps Center.

**EPA Technical Assistance to Brownfields Communities Program Project Manager,** the EPA TAB Program, (May 2008-April 2013) provided hands-on technical assistance to local governments and not-for-profit organizations in Florida and throughout EPA Regions IV and VI. The assistance ranged from brownfields program management, grant writing assistance, community involvement plan development and implementation and grant compliance. During this EPA contract period, technical assistance was provided to over 160 governmental entities.

**Public Outreach Coordinator and Brownfields Specialist** with PPM Consultants, Has organized and coordinated public outreach meetings with stakeholders in community brownfields programs and provided grant writing technical assistance provided to 18 cities in Florida, Alabama, Mississippi, Louisiana, and Texas.

**Project Manager: the Atherton Oil Brownfields (Florida Brownfields site)** obtained funding from the EPA and State of Florida Brownfields programs. This facilitated, removal of 13 petroleum storage tanks, 8 underground storage tanks and 5 above ground storage tanks, with the largest being 20,000 gallons. The project included demolition of two commercial structures on site, along with lead and asbestos testing. In addition, facilitated Phase I and Phase II and supplemental testing of groundwater, resulting in groundwater contamination and delineation of the plume.

**Project Manager: the Mercy Hospital (St. Petersburg)** this site received the 2005 EPA Region 4 Brownfields Phoenix Award. The role in project was facilitating an adapted reuse of an abandoned hospital within the minority community in St. Petersburg. The old hospital was converted to the Johnnie-Ruth Clarke Health Center, which currently employees 80 people and servicing 300 patients per month. Project included testing and remediation with the contamination coming from an offsite source. The tasks facilitated collaboration between the state, the city and the owner to remove the leaking underground storages tanks to stop the continuing source of contamination.

**Plant City, Florida: Brownfields Program Brownfields Specialist.** Assisted the city with all facets of the brownfields program including grant writing, development of EPA Brownfields Cooperative Work Plan, inventory development, attending stakeholder meetings, coordinating community outreach events, FDEP and EPA interfacing and negotiation, and quarterly reporting.

**Eustis, Florida: Brownfields Program.** Brownfields Specialist. Assisted the city with all facets of the brownfields program including contact with potential developers, grant writing, development of EPA Brownfields Cooperative Work Plan, inventory development, attending stakeholder meetings, coordinating community outreach events, FDEP and EPA interfacing and negotiation, and quarterly reporting.