
Narrative Information Sheet – Assessment

1. Applicant Identification

Pasco County; 8731 Citizens Drive, New Port Richey, FL 34654

2. Funding Requested

a. Assessment Grant Type “Community-wide”

b. Federal Funds Requested

i. \$ 500,000

ii. Not applicable

3. Location Pasco County, Florida

4. Target Area and Priority Site/Property Information

- Target Area: Lacochee
- Target Area Census Tracts: 12101032402
- Priority Sites:
 - **Site 1** - The former Cummer Sons Cypress Company Sawmill, located at 15486 US HIGHWAY 301. This application seeks to assess a portion of the property, 62 acres in size. The property has been rezoned to I2 (Industrial) and is targeted for redevelopment into a modern industrial center. The site has been vacant since its closing in 1959.
 - **Site 2** - Adjacent to site #1, an abandoned housing authority property (15.63 acres) located at 20732 Doshia Drive.
 - **Site 3** - A former sewer package plant located on Doshia Drive, adjacent to site #2, is 16.65 acres in size and previously serviced the housing authority property. Package plants are pre-manufactured treatment facilities used to treat wastewater in small communities or on individual properties.

5. Contacts

a. Project Director David Engel, Economic Growth Director, Officer of Economic Growth, 8731 Citizens Drive, Suite 350, New Port Richey, FL 34654; dengel@mypasco.net (727) 815-7092 ext. 8274

b. Chief Executive/Highest Ranking Elected Official Ron Oakley, Chairman, Board of County Commissioners, 8731 Citizens Drive, New Port Richey, FL 34654; roakley@pascocountyfl.net (352) 521-4111

6. Population: 553,947 Pasco County (2019 estimate, US Census)
3,505 Target area (Census Tract 12101032402)

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	
The reuse of the priority site(s) will incorporate energy efficiency measures.	2
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.	

8. State Environmental Acknowledgement Letter Attached
9. Releasing Copies of Applications Not Applicable



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

October 19, 2021

Cindy Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
nolan.cindyj@epa.gov

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports Pasco County's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-21-04, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the County's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the Pasco County consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The County is also encouraged to contact Yanisa Angulo, P.E., the Southwest District Brownfields Coordinator, at (813) 470-5757 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Crain".

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

KC/jc

cc:

David H. Engel, Pasco County – dengel@pascocountyfl.net

Sally Sherman, Pasco County – ssherman@pascocountyfl.net

Yanisa Angulo, P.E., DEP Southwest District – yanisa.angulo@dep.state.fl.us

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. i. Background and Description of Target Area Pasco County, Florida is part of the Tampa Bay Metropolitan Statistical Area (MSA), which consists of four counties, Hernando, Pasco, Pinellas, and Hillsborough, and has a growing population of 2.5 million. Until the late 19th Century, the region was a Seminole Tribe stronghold. Pasco provided the pathways between a series of forts at Tampa, Egmont Key and Ocala, which eventually paved the way for settlers, particularly farmers. Citrus was an important industry when the county was formed, but a decline followed the freeze of 1895. Several large sawmills operated in Pasco in the early 1900s. Pasco today is home to sensitive eco-systems including lakes, inlets, rivers, and the Gulf of Mexico, the County's western border. West Pasco is now considered a suburb of Tampa; yet, the area was once well-known for its sponge harvesting, agricultural production, and phosphate mining. East Pasco has largely transitioned from a forested, agricultural to suburban landscape. **Pasco County is applying for \$500,000 in EPA Brownfield Assessment Grant funds as seed money to expand the County's brownfield redevelopment efforts in Ladoochee, a target area of critical need in the rural easternmost portion of the county.**

Historically, **Ladoochee** (target area) was a farming town that exported citrus and strawberries until the freeze of 1895, which wiped out the crops and affected the local economy. **In 1922, the Cummer family established an electric cypress sawmill and box factory in Ladoochee.** The town became prosperous, and at its height contained a 30-room hotel, four churches, two bakeries and two drugstores. The town also had three garages, two service stations, two department stores, three barbershops, several restaurants, two doctors, two train depots and more than 1,000 registered voters by 1930. Cummer Sons Cypress Company employed 1,100 individuals at its height; but by 1959 the cypress forest available to the mill had been all but depleted and economic development came to a standstill. While many communities cannot pinpoint the moment in time when the tide changed, Ladoochee can. The last timber was milled on June 5, 1959 and the mill closed. Without the business or prosperity the mill had brought to the community, surrounding businesses slowly and steadily closed for business. Unemployment and poverty rates within the community skyrocketed. The Ladoochee area has witnessed a gradual decline in its economic and physical environment. **The 130-acre site of the former mill lies immediately adjacent to the site of the Community Center and Ladoochee Elementary School. It remains vacant, in disrepair and is included as a priority site for this application.** This area is considered the hub of Ladoochee. The community represents the Census Tract of greatest need within the County (CT 324.02). Ladoochee is the most economically-disadvantaged area of the County. This portion of the County has suffered tremendously during Covid-19 with the highest rates of unemployment in the devastated service industries.

ii. Description of the Priority Brownfield Site(s) The landscape of Ladoochee is marred by brownfield properties, which surround the former mill at the center. The community has numerous dilapidated buildings and vacant properties dotting the perimeter. Based upon the associated contaminants of historical industry and prior assessment and cleanup activities on the community center, the primary contaminants of concern include Benzo(a)pyrene (a PaH), arsenic, and barium - **all were found at an adjacent site at levels above residential direct exposure cleanup criteria.** Additionally, lead and asbestos are likely present given the age of existing structures. Together with its citizens and stakeholders, the County has prioritized three priority sites within the target area, which would address the most pressing community needs identified through significant community involvement and research; workforce housing and living wage job creation. The former Cummer Sons Cypress Company Sawmill (**Site #1**), located at 15486 US HIGHWAY 301. This application seeks to assess a portion of the property, 62 acres in size. The property has been rezoned to I2 (Industrial) and is targeted for redevelopment into a modern industrial center. The site has been vacant since its closing in 1959.

Adjacent to site #1, an abandoned housing authority property (15.63 acres) located at 20732 Dosha Drive (**Site #2**). Potential contaminants include migrated contaminants from the adjacent saw mill property, as well as asbestos containing materials, lead based paint, solvents, and oils. Lastly, a sewer package plant located on Dosha Drive (adjacent to Site #2) is 16.65 acres in size (**Site #3**). Package plants are pre-manufactured treatment facilities used to treat wastewater in small communities or on individual properties. The package plant on Site #3 serviced the now abandoned housing authority complex. Potential contaminants include wastes, plant nutrients, synthetic organic chemicals, inorganic chemicals, microplastics, sediments, and oils, as well as migrated contaminants from the adjacent saw mill property. A portion of Sites 2 and 3 are **designated as FEMA flood ZONE AE**. Site #3 will support the planned industrial center and site #2 will support the development of affordable workforce housing.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans Efforts to revitalize this area have been far reaching. Designated a US HUD Signature Community in 2011, local, state and federal partners have worked with Lacoochee residents to establish the Pasco County Lacoochee-Trilby Strategic Master Plan. The Master Plan identified seven specific priorities for the community (Infrastructure, Economic & Business Development, Education, Public Safety, Housing, Community Facilities and Health Services. These efforts culminated in the October 2014 opening of the Lacoochee Community Center, located immediately to the priority sites. The Center was the recipient of USEPA cleanup grant in FY2015, which allowed for significant expansion of services and the installation of a federally qualified health center. This facility provides critical community services. Programmed uses include the Boys & Girls Club (providing before and after school care and programming for 100 low income and at-risk youth), community recreation (soccer and baseball fields, outdoor basketball and an indoor gym opened in February 2015), GED attainment and literacy tutoring services for adults through ABLE (Adult Basic Literacy Education), CareerSource training and resource center, Prodigy art therapy program site, a mobile library post, and a volunteer-run commercial kitchen ,which provides evening meals– about 135 kids eat dinner daily there. In addition, the community center is home to the community’s Officer Friendly Program. Deputy Sherriff David Hink, a local resident and community outreach officer, provides mentorship and assistance to the community’s most at-risk youth from his office at the facility. The proposed grant project will further the efforts of redevelopment, specifically by addressing three sizeable, neighboring priority sites for assessment. All three priority sites are adjacent to the community center, which has become the hub for Lacoochee residents, young and old. The planned development of a modern light industrial center, which would foster living wage job creation is desperately needed in this area of high unemployment and poverty and directly aligned with the Plan. The planned workforce housing component of the project (site #3) would provide safe and attainable housing options in an area where few affordable options currently exist and would implement the seventh and final priority of the master plan. **These outcomes (living wage employment and affordable workforce housing) are the final two pieces in realizing the objectives of the Lacoochee-Trilby Strategic Master Plan.**

ii. Outcomes and Benefits of Reuse Strategy The closing of the sawmill in 1959 was a devastating blow to the Lacoochee community (Video <https://www.youtube.com/watch?v=FgRuCJmI XI>). Not only was the largest provider of employment removed, but the area was left with a significant portion of land that proved difficult to redevelop due to environmental stigma. Over the last ten years, the County has worked collectively within the target area to address significant social and environmental justice ills. A community center has provided a federally qualified health center, food pantry, after school services and other social care to this area of critical need, completely free of charge. This grant project will focus on addressing two community needs, previously unmet; living wage employment and

affordable, quality work force housing. **Proposed outputs and benefits on the priority sites identified include 1,370 permanent, full-time living wage jobs and 100 quality, affordable, energy efficient workforce housing units for families of low-moderate income.**

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse Pasco County has successfully leveraged a number of resources to further the revitalization of the Lacochee community over the past ten years. Planning for the community was funded by a number of state and local resources. Additionally, the community has received tremendous support from the U.S. Department of Housing and Urban Development (HUD) through the area's designation as a US HUD Signature Community in 2011 and the award of a \$300,000 Choice Neighborhoods Planning Grant in 2013. Working with the civic group the Lacochee-Trilby-Trilacochee Steering Committee, the Lacochee Area Redevelopment Corporation (LARC), a grass-roots nonprofit community development corporation, and with business leadership from the area's largest employer, Withlacochee River Electric Cooperative (WREC), the community helped raise \$1.1 million in donations for the Community Center. Other sources included the state and County funds. Private companies have help raised private funds; UPS donated \$30,000 for computers. **The total investment for the community center, including public and private funding: about \$2.5 million.** Investing in infrastructure for target area has been a priority for the County. In FY2015 Pasco Capital Improvement funds provided \$2.4 million for the "Lacochee CDBG Neighborhood Project." This funding included water (including fire hydrants), sewer, storm water and street lighting improvements, but have been exhausted. Florida's brownfield program offers up to 15 financial incentives, 12 regulatory incentives, and four technical assistance incentives (Florida §376.84). Florida Voluntary Cleanup Tax Credits are available to cover a portion of remediation costs with a 25% bonus at issuance of the Florida Brownfields Site Rehabilitation Completion Order (these tax credits are transferrable). The targeted area is located in a CRA, which offers the availability of Tax Increment Financing (TIF) to support redevelopment if taxable values increase as a byproduct of redevelopment efforts. The CRA can access FDEP CERCLA 128(a) Site Specific Activities/Targeted Brownfields Assessment Assistance for source removal activities. This proposal will fill the gap of assessment needs for the pre-development site planning, which is otherwise unmet.

ii. Use of Existing Infrastructure Located along US Highway 301, the targeted priority sites are fortunate to have all necessary infrastructure necessary for productive reuse in place; roads, sidewalks, water, sewer, power and utilities. Recent upgrades to the Lacochee area, as discussed in 1.c.i above through significant, local capital improvement funding has put in place the systems necessary to support the proposed industrial center and housing development.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding Community disinvestment and economic effects of brownfields are not limited to the urban areas of a community. In effect, these impacts have been even more devastating within the more rural parts of Pasco County, specifically the Lacochee target area, where brownfield properties exist in mass. As described above, the economy of this community has been complicated by loss of the industries that once prospered here. Not only did this cause an economic collapse through loss of jobs, revenue and land values, but it has also resulted in numerous underutilized and abandoned buildings. Many of these structures carry the additional environmental stigma of associated petroleum tanks, historic use of contaminants and possible asbestos and lead containment due to their age, which only further inhibits prospective redevelopment. The threat of contamination scares away new investment and has further depressed the local economy. Florida has no personal income tax, so local governments must rely on user fees, sales tax, and primarily property tax revenues for government operations. Compounding the situation, Florida has a \$50,000

“homestead exemption” which reduces the value of property the county can tax. Pasco County is particularly impacted by this exemption since the County contains a significant number of houses valued at or below \$50,000. **According to Pasco County appraisal records, 73% of all housing units within the Lacoochee community are valued below \$100,000, with the median home value at just \$53,000 (less than a third of the average home value statewide). This translates to taxable revenues of \$0.00 for those properties.** Not surprisingly, **Lacoochee also demonstrates prolific and pervasive levels of poverty.** The 2020 median household income in the target area was just \$34,877 with per capita income at \$17,529, a fraction of the state figures (\$55,660 and \$35,675). **Over 44.4% of residents live at or below the federal poverty line**, compared to just 11.3% county and 12.1% state. Children (< 18 years) represent a significant population in the community: Lacoochee- 27.5%, Pasco County 20.3%, and US 24%. Indicators for the youngest residents of this community further demonstrate the fact that the area is lagging economically behind the rest of the nation. **99% of Lacoochee’s elementary school children receive free lunch, compared to 48% nationally (FL DOE May 2021)**, indicating that nearly all of the community’s school children are living at or below the poverty line (the qualifier for the program). While the amount of funding requested in this application is not large compared to an overall county budget, it is significant for one small project in a small but very needy area, and it must compete with other critical priorities including basic services. **COVID-19 has further constrained community resources.** The economic impact to the local Pasco County has been tremendous; **\$728,043 in sales tax revenue losses were realized in FY2020 as a result of the shutdown and economic slowdown.** As the eviction and foreclosure moratoriums lift, the County anticipates an onslaught of home loss, which will likely disproportionately affect lower and middle-income earners. Pasco County officials told Spectrum Bay News 9 they have 30 filings on hold that were filed before the moratorium went into effect. They’ve had 90 filings during the moratorium for a total of 120 on hold. Tom DiFiore, a lawyer with [Bay Area Legal Services](#) which helps out low income residents gave his perspective on what happens to group three cases. DiFiore said the evictions will come though. He said during the Great Recession he dealt with many foreclosures. In this case, COVID-related evictions will outpace what the Recession produced. “Because of the moratorium which has put a stop to on it - kick the can down the road a little bit,” said DiFiore. <https://www.baynews9.com/fl/tampa/news/2020/06/16/are-eviction-filings-increasing-because-of-covid-19>

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations The targeted area of Lacoochee is home to a number of sensitive populations, including children, the impoverished (see 1.a.i.) and minority groups. According to EJScreen demographic indicators, the target area ranks in the following percentiles for the Region: People of Color (68th); Low Income (84th); Linguistically Isolated (89th); Less than High School Education (95th); Population Under 5 (82nd). Other data sources further support the presence of sensitive populations. Census data for CT 12101032402 (target area): Minorities, including Hispanic and African-American residents make up a substantial percentage of the community (59%), Educational attainment also paints a dismal picture. High school graduates represent only 66.6% of the adult population in Lacoochee (91.7% in the County). The target area also has significantly fewer residents with a college education than the County or State. Only 7.2% of Lacoochee residents have a college education. This is in stark contrast to state and county figures, which show college graduates comprise a significantly higher portion of the larger population; 24% countywide and 29.9% statewide (U.S. Census data; accessed November 2021). Health disparities in heavily minority populations exhibit themselves in different indicators, as is shown in the health baseline data below. High rates of poverty and low educational attainment are directly correlated to negative health outcomes.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions According to EJScreen Environmental indicators, the target area ranks in the upper quartile for NATA Cancer Risk (85th);

NATA Respiratory Hazard Index (95th) and Lead Paint Indicator (79th). A close examination of CHARTS data (Florida Department of Health) reveals that the incidences of breast and prostate cancer are higher for the target area than the state. The incidence of chronic lower respiratory disease is also higher in the target area and there is an alarming distinction between the occurrence of stroke and diabetes in black patients within the target area population. Groundwater in this portion of the country is the primary source of drinking water, accounting for 90% of the Florida's supply. About 80% of Florida's residents are served by public water systems covered by the Federal and State Safe Drinking Water Acts. The other 20% receive their water from "limited-use" public water systems and private wells (Florida Department of Health). These water resources are vulnerable to contamination because of the state's large areas of well-drained sandy soils overlying porous limestone. A shallow water table and high rainfall increase the potential for contamination to reach the ground water. These factors in combination exacerbate the threat of contamination to the quality of ground water resources and, in turn, to the quality and safety of drinking water (Florida DEP). In Pasco County, and in particular, within the Lacoochee area, these risks are great. Over 80% of this rural community rely on private wells and septic systems. Many of these wells, the sole source of drinking water, have no treatment systems in place. This presents a direct pathway/risk to the population.

Economic, health and welfare disparities in the Lacoochee community has been a priority for the County for over ten years and a significant amount of research and planning has gone into a revitalization strategy for the area. As part of a Pasco County Coalition Assessment Grant awarded in 2011, a Health Impact Assessment (HIA) was conducted specifically on the target community. This assessment used an array of data sources and analytic methods, and considered input from stakeholders to determine the potential effects of the proposed brownfield policies, plans, programs, and projects on the health of a population and the distribution of those effects within the population. **As concluded in the September 2014 Brownfields Redevelopment Health Impact Assessment (Premier Community HealthCare Group), the residents of the Lacoochee area have historically experienced higher levels of environmental exposure AND poor access to health care, inadequate housing, poor access to healthy food, and lack of safe transportation.** Door-to-door surveys of behavior were conducted, data was collected, in an attempt to correlate these conditions to health outcomes. The community is low income, high minority, and has a high percentage of persons under the age of 18, all considered sensitive populations. The conclusion of the HIA was that there is a strong likelihood of negative health outcomes from the current situation, and recommended actions including environmental cleanup, housing improvements, and the construction of a community health center. The community health center has been completed and now provides completely free health and social services within the target community. **This application would address three immediately adjacent priority sites to address other community needs identified within the HIA and strategic master plan; a modern industrial center offering diversified, living wage employment and job incubation and affordable workforce housing.**

(3) Promoting Environmental Justice This grant (through the provision of assessment funding) would support redevelopment in the Lacoochee target area, a desperately poor, minority-majority community where 44.4% of all persons live below the federal poverty line. The community has a greater percentage of children living in poverty (61.0%) than found in 96.8% of ALL U.S. zip codes according to U.S. Census figures. According to EJScreen indicators, the target area ranks in the upper quartile for the Region in the following categories: Low Income (84th); Linguistically Isolated (89th); Less than High School Education (95th); and Population Under 5 (82nd). With the majority of homes built before 1969 in close proximity to heavy industry, these populations are far more likely than other areas of the County, state or nation to live in older, substandard housing and far more likely to be exposed to hazardous conditions as a result. According to EJScreen Environmental indicators, the target area

ranks in the upper quartile regionally for NATA Cancer Risk (85th); NATA Respiratory Hazard Index (95th) and Lead Paint Indicator (79th) and localized HIA (see 2.a.ii.2) highlights increased exposure and adverse health impacts on the population. Historical industry has complicated the ability to redevelop effectively to provide quality housing and living wage employment. As discussed in 1.b.i. and 1.b.ii, previous projects have addressed the five of the seven priorities laid out in the target area’s Master Plan, including the need for expansions to community facilities, social programs, public safety, health care access and infrastructure improvements. This project would support the final two components of the target community’s plan; quality, affordable housing and living wage employment.

b. Community Engagement

i. Project Involvement & ii. Project Roles

Partner Organization	Point of Contact	Role
United Way	Kelly Steen, ksteen@unitedwaypasco.org ; 727-835-2023	Meeting space, Outreach, Site Selection, Liaison small businesses
Greater Dade City Chamber of Commerce	John Moors, ED; (352) 567-3769 jmoors@dadecitychamber.org ;	Meeting Space, Outreach & Site Identification of potential developers
Pasco Economic Development Council	Tom Ryan; tryan@pascoedc.com ; 888-607-2726	Meeting Space & Identification of Redevelopment Projects
Premier Health Care	Joe Resnick; 352-518-2000	Meeting Space & Community Outreach
Boys & Girls Club Pasco East	Calerie Kendall; 352-583-2994	Meeting Space & Community Outreach
Lacoochee Elementary School	Latoya Jordan; 352-524-5600	Meeting Space, Outreach and community brownfields education
Officer Friendly Program	Nick Kaller; 727- 847-5878	Outreach and community engagement
Pasco Hernando CareerSource	Whitney Johnson	Outreach, Training, Meeting Space
Pasco Hernando State College	Joyce Myers; 727-816-3441	Meeting Space
Withlacoochee River Electric Cooperative	David Lambert; 352-567-5133	Outreach, Site Identification; developer recruitment
Florida Brownfields Association	Christian Wells, President ecwells@usf.edu	Overall Brownfields Education and Environmental Justice Support

iii. Incorporating Community Input During the course of the past ten years, **there has been significant redevelopment planning for the target community, based on public involvement, with the intent of transforming the Lacoochee neighborhood, and to discuss the wishes and goals of the community members on how they wanted the transformation to take place.** The County staff has worked with a diverse group of participants including residents, community stakeholders, civic organizations, business owners, elected officials, and state and federal government representatives to create a realistic plan reflective of the community and stakeholder interests and aspirations. The citizen participation program was built around public workshops, USDA Community Visioning Sessions, and extensive communication through mail, electronic mail, telephone, and articles in local newsletters. **Community participants at the workshops included those from all demographic groups: including young and old, Hispanic, African-American, white, rural landowners, businessmen, and residents living in the public and USDA (migrant worker) housing complexes in Lacoochee.** To reach out to the community, the County partnered with two grassroots community organizations, the Greater Trilby Community Association and the Lacoochee Community Area Task Force (CAT), to get the word out to the members. Stories about the public workshops appeared in the Northeast Pasco Newsletter, door-to-door campaigns and surveys were taken, and multiple email updates were sent to the recipients of the electronic version of the newsletter regarding the workshop dates. In addition, the County coordinated with the CAT and held the first public workshop with the community

at the Lacoochee Elementary School. The Lacoochee Elementary School played a key role in attracting the residents to the public workshops. Through ConnectEd, the school sent out automated messages to the phone numbers of the parents and guardians at the school, providing them information about public workshops.

An aggressive public involvement campaign has continued in this neighborhood with the creation of the Lacoochee-Trilby-Trilacoochee (LTT) Steering Committee being at the forefront. This committee, meeting monthly, has established a centralized forum for residents to remain engaged in the transformation process. In addition, this forum has allowed for residents to discuss grassroots opportunities for grant funding and other methods of maintaining community identity. As part of the recent Coalition Assessment grant, members of the team conducting the Health Impact Assessment (HIA) attended the LTT Steering Committee meetings once per month and presented the current status of the HIA process and brought back feedback to the team. **The plan for involving the targeted community and other stakeholders in this Brownfield Assessment project will be layered on this existing process. A written Community Involvement Plan (CIP) will be prepared as a first step in the execution of the proposed project.** The CIP will outline all planned community engagement activities, schedule, project background, and key stakeholders. Input will be sought on assessment and cleanup site selection, cleanup alternatives, and reuse planning. The CIP for this project will be compatible with and build on ongoing public involvement in the target area. The County will continue to seek input and evaluate its communication plan to be sure it remains appropriate and effective for the target community and is adapted appropriately to COVID-19 health guidance.

As with prior community involvement in the Lacoochee-Trilby revitalization planning, outreach materials will be written in English and Spanish. Pasco County Growth Management multi-lingual staff will be available for those experiencing language barriers, including at the public meeting(s). Fact sheets and meeting notices will be posted where local residents congregate, including the community center, the school, public housing common areas, food shops, laundromats, etc. The Lacoochee-Trilby revitalization efforts already have a page and links on the County web site. Information and events related to this grant will be added. Mechanisms for disseminating information outlined above for the ongoing planning process will be used to communicate with the community on this grant, as these have been effective in the past for this rural community.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task 1: Phase I & II Assessments
i. Project Implementation <i>EPA-funded</i> : A generic Quality Assurance Project Plan (QAPP) will be completed by the contractor for review and approval by EPA. Phase I & II ESA activities of brownfields sites will vary in size and complexity. The County expects to complete 16 hazardous substance and petroleum Phase I Assessments and an anticipated 8 Phase II ESAs based on Phase I ESA results. Before the Phase II work may be initiated a site-specific (SS) QAPP and HASPs as required by the grant and the applicable EPA requirements will be completed and approved by EPA. With consent and agency approval of the SS QAPP, the Phase II work will be initiated and project reports will be developed. (3 of the Phase I and II ESAs at Priority Sites)
ii. Anticipated Project Schedule: Months 3 -24 project period (January 2022 – December 2024)
iii. Task/Activity Lead(s): Qualified Environmental Consultant with Project Director Oversight
iv. Output(s): One generic Quality Assurance Project Plan (QAPP); 16 hazardous substance and petroleum Phase I ESAs; 8 Phase II ESAs and requisite site-specific QAPPs/HASPs
Task 2: Remediation and Reuse Planning
i. Project Implementation. <i>EPA-funded</i> : Development of four Analysis of Brownfield Cleanup Alternatives (ABCA) for three Priority Sites and one additional Brownfield site to include a description of assessment findings, an analysis of remedial methods, and a defensible brownfields redevelopment strategy. Development of four Brownfield Reuse/Concept Plans on three Priority Sites and one additional brownfield site.

ii. Anticipated Project Schedule: Months 15 -30 project period (December 2023 – March 2025)
iii. Task/Activity Lead(s): Qualified Environmental Consultant with Project Director Oversight
iv. Output(s): 4 Analysis of Brownfield Cleanup Alternatives (ABCA) and 4 Brownfields Reuse/Concept Plans
Task 3: Community Outreach
i. Project Implementation. <i>EPA-funded</i> : Community Involvement Plan (CIP), brochure, meetings. The County will maintain strategic partnerships and create a Community Involvement Plan; outreach activities include the disseminate and receipt of information/comments to/from community & stakeholders, meet with stake holders and property owners, host quarterly meetings/workshops, focus groups, and visioning sessions.
ii. Anticipated Project Schedule: Months 1 -36 project period (October 2022 – September 2025)
iii. Task/Activity Lead(s): Project Director with support/assistance from environmental consultant
iv. Output(s): Community Involvement Plan; Brochure; Advisory Committee & Community Group Meetings
Task 4: Programmatic Support
i. Project Implementation. <i>EPA-funded</i> : Cooperative agreement oversight, quarterly and annual reporting, MBE/WBE forms, EPA ACRES database updates. <i>Non-EPA-funded</i> : contractor procurement, Work Plan development, post-grant closure ACRES updates.
ii. Anticipated Project Schedule: Months 1 -36 project period (October 2022 – September 2025)
iii. Task/Activity Lead(s): Project Director with support/assistance from environmental consultant
iv. Output(s): 11 quarterly reports, one close-out/12 th quarter report, ACRES updates, forms and reporting to maintain grant compliance.

b. Cost Estimates The County will consider staff and general office supplies as in-kind leveraged resources. Hourly consultant costs are included at an average rate of \$125/hour. Associated costs for project outputs are outlined in the table and descriptions below.

Budget Categories		Project Tasks				
		Phase I/II Site Assessments	Reuse Planning	Community Outreach	Programmatic Support	Total
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$0	\$6,600	\$0	\$6,600
	Contractual	\$383,000	\$60,000	\$20,900	\$29,500	\$493,400
Total Direct Costs		\$383,000	\$60,000	\$27,500	\$29,500	\$500,000
Total Budget (Total Direct Costs + Indirect Costs)		\$383,000	\$60,000	\$27,500	\$29,500	\$500,000

Task 1 - Assessment – \$383,000 (76.6% of total budget) Contractual: One Generic Quality Assurance Plan (QAPP) @ \$5,000; **Three Priority Sites**: Phase I ESAs \$11,250 (3 @ \$3,750), Phase II ESAs \$123,000 (Site#1 \$63,000; Site #2/3 \$30,000 each), supplemental Phase II ESAs to delineate impacts \$45,000 (3 @ \$15,000). **Additional sites**: 13 Phase I ESAs \$48,750 (\$3,750 each); five Phase II ESAs \$150,000 (3 @ avg. \$30,000); Site Specific QAPPs/H&S Plans costs of \$3,500 each are included in the provided Phase II ESA costs. NOTE: *Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s)*. Phase I/II funds may be used for Asbestos and Lead Based Paint surveys to support existing building demolition or renovation activities on brownfields properties.

Task 2 - Remediation/Reuse Planning – \$60,000 (12% of total budget) Contractual: For three Priority Sites and five additional sites: Four Analyses for Brownfields Cleanup Alternatives (ABCAs) at \$6,000 each for an estimated total of \$24,000 and four Brownfield Reuse Plans \$36,000 (\$9,000 each).

Task 3 - Outreach – \$27,500 (5.5% total budget). Contractual: Brochure development/printing \$3,000, Community Involvement Plan \$3,900, site-specific meetings \$9,000 (6 meetings @ \$1,500), as-needed meetings \$5,000 (40 hours @ \$125). Travel: County staff attendance at national and regional brownfields-related training conferences and workshops is budgeted at \$6,600 Two attendees at 1

National and 1 Regional brownfields conferences each at average cost of \$1,650 (\$400 attendance, \$600 for 3 nights hotel, \$200 for 4 days per diem, and \$450 air and taxi).

Task 4 - Programmatic Support –\$29,500 (5.9% total budget) Contractual: \$22,000 EPA quarterly reports (11 @ \$2,000), \$5,000 Closeout Report (Q12); \$2,500 ACRES updates (20 hours @\$125/hr).

c. Measuring Environmental Results Pasco County will track the following outcome and output measures in the EPA ACRES database & in quarterly reports for progress on a quarterly and cumulative basis: **OUTPUTS** - Environmental activities (# of Phase I's & II's, QAPPs) per quarter and totals at close-out with start and finish dates & costs associated; Associated work products (CIP, health & safety plans); Attendance at brownfields trainings, workshops and conferences; Meetings with brownfield participants; Public/Community Meetings; Presentations. **OUTCOMES** - Results of environmental program and associated activities related to program goals including results of assessments, reuse plans and ABCAs; jobs created at planned industrial park (planned for site #1, 2 and 3); and residents served by workforce housing units created (planned for site #3), as well as resident usage totals; and cleanup status of assessed properties.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Capacity and ii. Organizational Structure and iii. Description of Key Staff Pasco County's staff has extensive environmental project management experience and has successfully managed many state and federal grants, including **more than \$1.5 million in EPA Brownfields grant funds**. The **Brownfields Project Manager** for the County is **David Engel**, Pasco County Economic Growth Director, who has successfully overseen Pasco County EPA grants in the past. Mr. Engel has 30 years of experience in program/project management, communications, PR/marketing and grass roots community organization. **Allan Biddlecomb, P.G.**, Program Administrator for Pasco County Public Infrastructure, will serve as project **technical coordinator**. He is a Florida registered professional geologist with 30+ years of experience in environmental issues, contamination assessment and cleanup, and infrastructure. He has managed teams and projects working on soil and groundwater contamination problems, water supply for public systems and industrial/commercial use, and other environmental investigation and compliance. He has worked and collaborated many times with various agencies including serving on Florida DEP Technical Advisory Committees (TACs) and Water Management District committees. **Development Services Core Accounting Team**, under direction of Jessica Bleser, Fiscal Services Manager for over 4 years, is responsible for the agency's accounting process for its annual operating budget of \$70+ million and **will coordinate all financial functions**. Pasco County ensures compliance by incorporating approved reporting systems, accounting procedures, providing internal audits, and following grant requirements.

The County will secure the services of a professional environmental consultant experienced in brownfields redevelopment projects. Contractor procurement will comply with state requirements and federal requirements (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500). Within two months of consultant on-board the project team will coordinate with its Florida Department of Environmental Protection (FDEP) representative, the EPA Region 4 Project Officer, and the selected environmental consultant for a project kick off meeting. The internal project team and consultant will meet *quarterly* by conference call with FDEP and EPA to review the project's progress and ensure project goals and schedule are met. Project activities will commence within the first three months of award. David Engel, the County's Project Director, will schedule and plan public meetings upon notification of a Brownfields award. Since priority properties are identified (1.a.ii) with site access secured, assessments will start quickly with outputs in the first year. The Community Involvement Plan (CIP) will be completed with public input *by the end of month 4* with meaningful community involvement throughout the 3-year project period. The Generic Quality Assurance Project Plan (QAPP) will also

be submitted for EPA review *no later than month 4*. Site-specific QAPPS (Sampling Plans and Health & Safety Plans) will follow immediately. Reuse and redevelopment planning will be *completed in months 9 through 33* as sites are assessed. The Project Director with support from the experienced Pasco County team and its selected environmental consultant will measure and track project progress, complete quarterly reporting, and ensure schedule and timely expenditure of funds. Timely and accurate ACRES reporting and all activities will be completed within the 3-year project period.

iv. Acquiring Additional Resources As discussed above Pasco County will procure the services of a qualified environmental consultant experienced with the implementation and completion of successful brownfield grants. Procurement procedures will be in full compliance with state and federal procurement requirements, 2 C.F.R. 200 and EPA’s rule at 2 C.F.R. 1500.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

Previous Brownfield Grants				
Type	Original award	Year	Funds Remaining	Accomplishments
Cleanup	\$195,000	2015	\$0	Final phase cleanup at site where Benzo(a)pyrene, Chromium, Arsenic and Barium impacts above residential direct exposure criteria. Site of Federally Qualified Health Center to provide medical, dental, pharmaceutical and vision services to a MUA community.
Community-Wide Assessment	\$400,000	2015	\$7,375	15 Phase I ESAs; 3 Phase II ESAs; 1 generic and 3 site-specific QAPPs have been completed Numerous residential properties assessed provided valuable tools (All Appropriate Inquiry as well as asbestos-containing materials data) to promote the redevelopment of underutilized/abandoned properties, and potential development of affordable housing.
Coalition Assessment	\$1,000,000	2011	\$5,000	Completion of 37 Phase I ESAs; 6 Phase II ESA; a site-specific Quality Assurance Project Plan (QAPP) and associated Health and Safety Plan. The Lacochee Community Center assessment provided valuable environmental and geotechnical assessment data that directly-impacted the successful construction of the highly-anticipated community center. A Health Impact Assessment conducted within the Lacochee Community offered valuable data for future uses of the community center, while also bringing attention to other health-related disparities for consideration as part of this community’s renewal efforts.

(1) Accomplishments As identified in the table above, Pasco County has received three prior USEPA Brownfield grant awards. A summary of accomplishments achieved under of these awards is included above. Outputs and outcomes reported above are reported correctly in ACRES at the time of this submission.

(2) Compliance with Grant Requirements Pasco has a history of timely, accurate and acceptable quarterly performance and grant deliverables. The County has maintained full compliance with workplan documents, project schedule and has a history of complete, accurate, and timely ACRES reporting. However, late in the execution of the most recent FY15 Assessment Brownfield Grant, the County’s then project manager was remiss in submitting timely reports to Region 4 Project Officers on several occasions at the conclusion of the grant period. Recognizing the issue, County management replaced this staffer, and the issue was resolved immediately. Subsequent to this staff change, grant reporting has been maintained accurately and timely.

1. Applicant Eligibility

Pasco County affirms that is a local unit of government under 2 CFR § 200.6 and therefore, is an eligible applicant.

2. Community Involvement

During the course of the past ten years, **there has been significant redevelopment planning for the target community, based on public involvement, with the intent of transforming the Lacooshee neighborhood, and to discuss the wishes and goals of the community members on how they wanted the transformation to take place.** The County staff has worked with a diverse group of participants including residents, community stakeholders, civic organizations, business owners, elected officials, and state and federal government representatives to create a realistic plan reflective of the community and stakeholder interests and aspirations. The citizen participation program was built around public workshops, and extensive communication through mail, electronic mail, telephone, and articles in local newsletters. **Community participants at the workshops included those from all demographic groups: including young and old, Hispanic, African-American, white, rural landowners, businessmen, and residents living in the public and USDA (migrant worker) housing complexes in Lacooshee.** To reach out to the community, the County partnered with two grassroots community organizations, the Greater Trilby Community Association and the Lacooshee Community Area Task Force (CAT), to get the word out to the members. Stories about the public workshops appeared in the Northeast Pasco Newsletter, door-to-door campaigns and surveys were taken, and multiple email updates were sent to the recipients of the electronic version of the newsletter regarding the workshop dates. In addition, the County coordinated with the CAT and held the first public workshop with the community at the Lacooshee Elementary School. The Lacooshee Elementary School played a key role in attracting the residents to the public workshops. Through ConnectEd, the school sent out automated messages to the phone numbers of the parents and guardians at the school, providing them information about public workshops.

An aggressive public involvement campaign has continued in this neighborhood with the creation of the Lacooshee-Trilby-Trilacooshee (LTT) Steering Committee being at the forefront. This committee, meeting monthly, has established a centralized forum for residents to remain engaged in the transformation process. In addition, this forum has allowed for residents to discuss grassroots opportunities for grant funding and other methods of maintaining community identity. As part of the recent Coalition Assessment grant, members of the team conducting the Health Impact Assessment (HIA) attended the LTT Steering Committee meetings once per month and presented the current status of the HIA process and brought back feedback to the team. **The plan for involving the targeted community and other stakeholders in this Brownfield Assessment project will be layered on this existing process. A written Community Involvement Plan (CIP) will be prepared as a first step in the execution of the proposed project.** The CIP will outline all planned community engagement activities, schedule, project background, and key stakeholders. Input will be sought on assessment and cleanup site selection, cleanup alternatives, and reuse planning. The CIP for this project will be compatible with and build on ongoing public involvement in the target area. The County will continue to seek input and evaluate its communication plan to be sure it remains appropriate and effective for the target community and is adapted appropriately to COVID-19 health guidance.



**Pasco County
FY2022 US EPA Brownfields Assessment Grant
Threshold Criteria**

As with prior community involvement in the Lacochee-Trilby revitalization planning, outreach materials will be written in English and Spanish. Pasco County Development Services Branch multi-lingual staff will be available for those experiencing language barriers, including at the public meeting(s). Fact sheets and meeting notices will be posted where local residents congregate, including the community center, the school, public housing common areas, food shops, laundromats, etc. The Lacochee-Trilby revitalization efforts already have a page and links on the County web site. Information and events related to this grant will be added. Mechanisms for disseminating information outlined above for the ongoing planning process will be used to communicate with the community on this grant, as these have been effective in the past for this rural community.

3. Named Contractors and Subrecipients

Pasco County has not named procurement contractors or sub-recipients in this application. The County will procure the services of a qualified environmental consultant experienced with the implementation and completion of successful brownfield grants after award. Procurement procedures will be in full compliance with state and federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500.

4. Expenditure of Existing Grant Funds

Pasco County does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.