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R04-22-A-009

282 Avenue D Port St. Joe, Florida 32457

Narrative Information Sheet

1. Applicant Identification

Pioneer Bay Community Development Corporation
282 Avenue D.
Port St. Joe, FL 32456

2. Funding Requested

- a. Assessment Grant Type Community-wide Assessment Grant
- b. Federal Funds Requested
 - i. \$500,000
 - ii. Not Applicable.

3. Location

North Port St. Joe Community
City of Port St. Joe, Gulf County, Florida

4. Target Area and Priority Site/Property Information

- o **Target Area** North Port St. Joe Community, a compact, historic African-American neighborhood within the incorporated City of Port St. Joe. Using EPA's EJSCREEN to create a polygonal location for the community, it covers approximately 326 acres, or 6% of the City's total acreage. The community is surrounded by vacant industrial land and railroad rights of way, and bordered by Avenue A on the south; Royal Street on the east; the former Apalachicola Northern Railroad on the north, and; U.S. Highway 98 (US 98) between Avenue A and Kenny Mill Road to the west.
- o **Census Tracts within the Target Area** CT 9602
- o **Priority Sites**
 - Priority Site 1 The "Sock"
Battle Street and Bay Street (multiple)
 - Priority Site 2 George Washington High School
414 Kenny Street, Port St Joe 32456
 - Priority Site 3 The Martin Luther King business corridor
Martin Luther King Boulevard, Port St Joe 32456

5. Contacts

a. Project Director

John Hendry, Executive Director
Pioneer Bay Community Development Corporation
282 Avenue D.
Port St. Joe, FL 32456
604.880.2347 [REDACTED]



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282 Avenue D Port St. Joe, Florida 32457

b. Chief Executive/Highest Ranking Elected Official

John Hendry, Executive Director
 Pioneer Bay Community Development Corporation
 282 Avenue D.
 Port St. Joe, FL 32456
 604.880.2347 [REDACTED]

6. Population City of Port St. Joe, Florida (3,357) 2020 Census

7. Other Factors

Other Factors	Page #
Community population is 10,000 or less.	5
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).	2
The priority site(s) is in a federally designated flood plain.	2
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.	4
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.	8
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. Letter from the State or Tribal Environmental Authority 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 12, 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 the Pioneer Bay Community Development Corporation'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 Corporation'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 Corporation consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The Corporation is also encouraged to contact Sally Cooley, P.G., the Northwest District Brownfields Coordinator, at (850) 595-0558 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:

John Hendry, Pioneer Bay Community Development Corporation – [REDACTED]
Sally Cooley, P.G., DEP Northwest District – sally.cooley@floridadep.gov

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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area The City of Port St. Joe is located on St. Joseph’s Bay in Gulf County, along the forgotten coast of Florida: a stretch of coastline on the Gulf of Mexico panhandle at the intersection of US Highway 98 and State Road 71 between Mexico Beach and St. Marks. For most of the twentieth century, Port St. Joe was known to locals and visitors for one thing; its “smelly” paper mill, which operated continuously for some 60 years. **The target area for this application is North Port St. Joe**, a compact, historically African-American neighborhood within the incorporated City of Port St. Joe, immediately next door to the site of the former mill. Using EPA’s EJSCREEN to create a polygonal location for the community, it covers approximately 326 acres, or 6% of the city’s total acreage. The community is bounded by vacant industrial land and railroad rights of way (all directly associated with the former mill). The community is bordered by Avenue A on the south; Royal Street on the east; the former Apalachicola Northern Railroad on the north, and; U.S. Highway 98 (US 98) between Avenue A and Kenny Mill Road to the west.

For decades, the path to the middle class in Port St. Joe was a job at the St. Joe Paper Company mill and its associated industries. It was a company town. The mill opened in 1938 after “Joe” acquired tens of thousands of acres of timber in the area, bought a nearby railroad, and extended its lines into Port St. Joe. The mill provided thousands of union jobs over the decades—for whites and African Americans—but with a declining market, the company sold the plant in 1996. By then, the St. Joe Company had moved into land development. Final closure of the local paper mill was completed in 1998, after a lengthy downturn in the paper industry. It was adjacent to the target community and was its main provider of jobs. Economic decline took a strong hold on the target area over the next decade. Unemployment rates soared to well over 20% and the town lost half of its population. Vacancy rates skyrocketed. Abandoned properties comprised 16% of all parcels and 52 acres of the total land area within the target community. By 2008, conditions within the target area had deteriorated to such an extent that the City commissioned a Finding of Necessity Study, which concluded: *‘The information summarized in (our) report is sufficient for the City of Port St. Joe to acknowledge the described conditions and to adopt a resolution that declares the rehabilitation, redevelopment and conservation of the study area (North Port St Joe) is in the interest of public health, safety, morals and welfare.’* The City adopted a resolution declaring North Port St. Joe a qualified redevelopment area in early 2008.

With the foul smelling industries gone (it was called “the smell of money” by locals) and beach development now an option, the community had its hopes raised when St. Joe announced plans for WindMark Beach, a high-end resort community. However, in September 2009, with the real estate market in ruins, the promise of redevelopment dwindled. The Great Recession had quashed sales, and the St. Joe Company put the project on the market, downsized, and moved its headquarters from Jacksonville to Panama City. In the wake of WindMark’s demise, and largely as a result of a decimated tax base and the paucity of available funding in the years following the Recession, little has been done to improve conditions in the target area and North Port St. Joe remains blighted. By the end of 2019 vacancy rates had risen to 133 parcels (23%), all of which had been vacant prior to Hurricane Michael (a category 5 storm), which devastated the community in October 2018. The 2020 pandemic exacerbated social and economic issues, impacting most those that could least afford it through job loss, food scarcity and the interruption of education.

Port St. Joe has a number of advantages working for it: a deep-water port that one day may attract cargo and small cruise ships; a developable coastline that has been hailed as the most beautiful beach in America; community leaders with a vision for the economic future; and a community college that bring people together from across the community to address economic and workforce needs. However, the City as a whole is still almost entirely segregated, and the target

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area has always been on the losing side of the coin, subjected to decades of systemic racism and environmental injustices that continue to this day. Community leaders and local residents across the targeted North Port St. Joe neighborhood have organized over the last six years and collaborated to create the foundational framework to begin redevelopment. The North Port St Joe Project Area Coalition (NPSJ-PAC) was founded in 2015 by target area residents. Pioneer Bay Community Development Corporation (the applicant) is a 501(c)3 nonprofit organization, established as the implementation arm of the grass roots NPSJ-PAC. It spent 2016 leading a series of workshops with the residents, the Port St. Joe City Commission and consultants, creating a new redevelopment master plan for North Port St. Joe. In 2017 the City adopted the Master Plan and two further elements: an Implementation Plan and a Detailed Redevelopment Plan for Martin Luther King Boulevard. This application is born of this planning process. Given the industrial nature of the target area (it is bordered on ALL sides by heavy industry sites), no redevelopment can occur without environmental assessments.

ii. Description of the Priority Brownfield Site(s) There are three multi-parcel priority sites targeted by this application, identified and detailed below. The community, located *immediately next door* to industry (paper mill, defunct chemical plant, seaport, railroads) and constructed specifically to segregate African American residents is quite possibly comprised entirely of brownfield properties. Surrounded on all sides by heavy industry and historical railroad tracks in a community prone to flooding, the neighborhood has been subjected to decades of environmental injustices and no efforts have ever been made to quantify the extent of environmental damage. The sites highlighted below are merely a sampling of the brownfields within North Port St Joe, ranked the highest priority by community stakeholders. All priority sites are located within floodplains and complicated by the underground portion of the Chicken House Branch Creek (a creek which runs parallel to the gulf from the army corps canal to the bay). The creek goes underneath the railroad and several roadways. It is bounded by active and former industrial sites along its entire route.

Priority Site 1 “The Sock” The housing blocks located within the “sock” along Battle and Bay Streets, which are bisected by Chicken House Branch. The portion of creek bed in the “sock” area was improperly filled 50 years ago by the paper company with industrial waste product (hot liquor) and timber wastes. After decades of waste disposal, the land was leveled and subdivided. The housing lots created were exclusively marketed and subsequently sold to unsuspecting African Americans in the 1980’s. Many were financed through USDA. Purchasers built homes. However, as buried debris and waste product degraded over time, sinkhole and subsidence occurred to varying degrees. This was exacerbated by the wash out from the buried creek bed, which still flows underground, particularly during hard rains and storm events. The creek is bounded on all sides upstream by industrial properties and railroads and likely carries contaminants into this residential neighborhood. Environmental Concerns: Subsidence and sinkhole activity, contaminants carried by creek downstream, vapor intrusion from solvents associated with industrial waste disposed here; methane production from degradation of organic wastes (timber waste). Proposed End Use: Relocation of housing and productive reuse of property as an active recreational amenity that incorporates natural stormwater systems to alleviate the frequent flooding that occurs in this natural floodplain during storm events. **Priority Site 2 - George Washington High School** was a segregated facility constructed in 1940 with an entirely African American student and faculty population. When Freedom of Choice passed in 1970, one third of the student body transferred to Port St Joe High school amid a tumultuous integration. The school closed later that year amid a dwindling student body. Although idle for decades, today the school building functions as a much needed and much utilized community center in North Port St Joe for a number of nonprofit organizations that serve the target community (all active, committed participants in this grant project and detailed in section 2 below). Contaminants of Concern: The northern boundary of the school property lies directly along railroad tracks, which serviced the paper and timber industry.

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For decades these lines were sprayed with herbicides containing heavy metals to curtail vegetative overgrowth. Suspected contaminants include creosote from railroad ties, diesel and petroleum, herbicide contamination, and other contaminants from industrial waste products that may have been disposed on the property prior to construction of the school. Potential waste products from industrial arts instruction are also possible contaminants. Heating oil tanks are present and the status of such is unknown. Lead Based Paint (LBP) and Asbestos (ACM) are extremely likely components of the structure given its age. Assessment Needs: The property has not been previously assessed. End Use: Community Center. **Priority Site 3** – The Martin Luther King business corridor is the historical center of the African American businesses within North Port St. Joe. As the crow flies, the corridor is 1,000 feet from a 33 acre, deconstructed chemical plant, which was operated by the Arizona Chemical Company until its closure in 2009. One discharge reported to FDEP (May 2005) was known to contain Tall Oil, Biphenyl, total recoverable petroleum hydrocarbons (TRPH), and 4-nitrophenol. As with the location of housing offered to black residents, options were limited for black businesses. The MLK corridor comprises 103 lots, or 18% of the community's total lots. The corridor has 43 vacant lots which amount to almost 42% of the lots in or around MLK Boulevard. These vacant lots account for almost half of its 7.8 acres of privately owned land. Environmental Concerns: Petroleum hydrocarbons, Tall Oil, solvents, migrated contaminants from the adjacent chemical plant. No environmental work has been completed to date within the corridor. End Uses: Commercial redevelopment.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans Beginning in 2015, the residents of the targeted community (fatigued from the inability or unwillingness of City leaders to affect meaningful change and public involvement within North Port St Joe) worked diligently to organize themselves and forge their own path ahead. Two community based nonprofits formed by a group of property owners in North Port St. Joe; the North Port St. Joe Project Area Coalition (NPSJ-PAC) and the Pioneer Bay Community Development Corporation (PBCDC), led this effort. NPSJ-PAC and PBCDC spent 2016 leading a series of workshops with the residents, the Port St. Joe City Commission and consultants, creating a new redevelopment master plan for North Port St. Joe. In 2017 the City adopted the Master Plan and two further elements: an Implementation Plan and a Detailed Redevelopment Plan for Martin Luther King Boulevard. The City of Port St. Joe acted on the latter Plan with the help of the NPSJ-PAC throughout most of 2018, modernizing the zoning code to allow for greater density and variation of permitted uses. The organizations also worked with the Florida Department of Health during their engagement with the community in the Protocol for Assessing Community Excellence in Environmental Health (PACE-EH) Taskforce. In total, 161 households in North Port St. Joe were represented in the Survey and its follow-up activities. The overwhelming priority areas of concern were: 1. Abandoned/run down structures, 2. Affordable housing and 3. Jobs. The Community Priorities and Goals within the resulting plan addressed: Jobs, Housing, Open Space and Heritage. The proposed project will align to implement projects in all four priorities: **Jobs/Heritage:** This project will assess the Community's commercial corridor, MLK - the heart of the community. Both economically and symbolically this corridor is enormously powerful. As part of the extensive planning process, this corridor has been rezoned so that it has enhanced density allowances and greater flexibility in permitted uses. Given the legacy of the community, no redevelopment can occur until environmental contamination is quantified and remediated. A restoration of this corridor would provide jobs and a renewed sense of pride for the target community. **Housing & Open Space:** This project will assess properties within "The Sock" to quantify the issues with existing housing and address the flooding and likely contamination issues with Chicken Branch Creek (see 1.a.ii).

ii. Outcomes and Benefits of Reuse Strategy The target area has substantial socioeconomic need, particularly in terms of access to living wage employment, safe, affordable housing, and accessible

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community goods and social services. The proposed project will provide assessment funding to 1.) Quantify the level of environmental damage within the community, 2.) Provide reuse and remediation planning and 3.) Enable redevelopment of priority brownfield sites, producing outcomes and benefits that directly meet community needs while addressing environmental contamination that impacts the health and economic prosperity of the target area. The following outcomes are anticipated. **Jobs** residents will have more employment options within their neighborhood and in other developments. CareerSource Gulf County will aid in resident job placement. **Safe, Affordable Housing** The PBCDC is working with affordable housing partner Florida Housing Coalition to provide for safe, quality, affordable housing options within the community. **Access to Commercial Goods & Services** Access to basic services (including fresh food grocers, health care facilities & medical offices) is enhanced through redevelopment of the MLK corridor, the historic African American business district. **Education & Community Services** are expanded and enhanced through the assessment and remediation of additional community center space at the George Washington High School. **Renewable Energy & Energy Efficiency & Enhanced Climate Resiliency** Priority site redevelopment will include energy-efficient and climate resilient building practices through implementation of enhanced building standards that prioritize hazard resiliency and energy efficiency. An active-use storm water park within the “Sock” (site #1 – see 1.c.i) in collaboration with the SUNS program would provide an additional measure of flood proofing within the community. **Greenspace & Expanded Recreational Opportunities within the target community** the SUNS program project described in 1.c.i. would provide recreational opportunities directly within the target area.

c. Strategy for Leveraging Resources

i. **Resources Needed for Site Reuse** Over the last six years, the NPSJ-PAC and PBCDC have worked in tandem to begin the process of redevelopment within the target area of North Port St. Joe. Admittedly, the target area needs significant investment and the community itself has little in the way of financial resources. This project leverages the donation of technical assistance of **four major Florida public Universities (UWF, FAMU, USF and UF)** and the generosity of the **Jesse DuPont Foundation**, all of whom assisted the community with master and redevelopment planning activities. The PBCDC was notified on November 3, 2021 that it has been awarded an **EPA Environmental Justice Collaborative Problem Solving Grant** to complete health monitoring activities. The community is actively working to address ongoing flooding issues within the community, which both contribute to (migration of contaminants during flooding events) and are part of the neighborhood’s brownfield story (improper filling of the chicken house branch creek). The PBCDC has partnered with **The Nature Conservancy’s SUNS (Scaling Up Nature Based Solutions)** program, which is funded National Fish and Wildlife Foundation’s Coastal Resilience Fund and operates with support from the Northwest Florida Water Management District (NFWFMD) for creative solutions that would add a recreational amenity to the community while addressing storm water management needs. Once assessments are complete the PBCDC will apply for **Community Development Block Grant from Gulf County**, which will be used to make necessary improvements to roads, sidewalks, and lighting. Additionally funds from **CDBG-Disaster Relief (HUD through DEO)** could provide funds to address flooding and remediation of chicken branch creek (site #1). Based on the results of the assessments conducted under this project, PBCDC will apply for state funding (via Section 128(a) resources) and federal funding (EPA) for cleanup. The PBCDC will also work with developers to take advantage of Florida’s Voluntary Cleanup Tax Credit program, which provides significant incentives (\$10 million annually for the program) for redevelopment with a BSRA required and bonus credits when an SRCO/NFA is issued. The community has already garnered interest and support from other non-profits to assist with the low-moderate income housing component of this project.

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ii. Use of Existing Infrastructure The targeted priority sites are fortunate to have all of the necessary, basic infrastructure for productive reuse in place; roads, water, sewer, power and utilities. The target area would benefit from enhancements to lighting and the installation of continuous sidewalks. These upgrades can be integrated to redevelopment once sites are ready. Additionally, the PBCDC is actively working to address stormwater solutions for this flood prone area in partnership with the local water management district and several other agencies (see 1.c.i.).

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding North Port St Joe (target area) is a small, limited resource community that lacks the funds necessary to carry out the environmental assessment it needs to redevelop itself. The proposed grant award would provide critically important assessment funding to quantify the extent of suspected environmental impacts to the target area. Given the legacy of heavy industry immediately adjacent to the community, firsthand resident accounts of concerning practices within North Port St Joe and the disproportionate impacts exhibited by residents and properties, no redevelopment can occur until assessments are conducted. The proposed project will build upon existing planning activities that community residents have developed in collaboration with grass roots community non-profit, foundation and university support. The most critical needs within the community identified through extensive planning and resident engagement are safe, affordable homes, quality, living wage employment and an expanded community center that offers social, educational and recreational programs. With an engaged community, a clear vision, solidified goals and increasing resources for investment and development of the area, North Port St. Joe is poised for positive change. The proposed grant will provide the gap funding necessary for assessment activities at priority properties and proceed with redevelopment.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations This grant would facilitate the identification and reduction of threats (through assessments of suspect priority sites) within North Port St. Joe, which is home to a number of sensitive populations. These groups include a minority majority population (80%) with a high percentage of elderly, children and impoverished persons. The table below highlights available Census data for the target area, which represents a small portion of CT 9602.

	Target Area	City	Gulf County	Florida
Population	1,385	3,357	14,192	21,538,187
People of Color Population	1,124 (80%)	1,138 (33.8%)	20.3%	22.6%
Percent Children/Elderly	25.3%; 19.7%	21.9%;19.2%	16.3%; 20.7%	19.7%; 20.9%
Median Household Income	\$33,601	\$52,092	\$47,712	\$59,227
Poverty Rate	15.3%	6.5%	12.9%	12.7%

EJSCREEN, accessed 10/8/2021; US Census, 2019 ACS 5 year estimate

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions An EJSCREEN polygonal search revealed that the target area is in the upper percentiles by Region for the following indices: Particular Matter (76th); Ozone (75th) NATA Air Toxics (73rd); NATA Respiratory Hazard (74th); Lead Paint (95th); Superfund Proximity (73rd) and RMP Proximity (95th). The primary contaminants of concern associated with the industries that immediately surrounded the North Port St Joe community include turpentine, chlorine and chlorine based materials, sulfur, hydrogen sulfide, sulfur dioxide and dioxins. Historical paper mill plants produced significant quantities of dioxins, persistent and very toxic organic pollutants. Frequently associated health impacts from exposure to these contaminants include elevated risks of cancers, birth defects and developmental damage in children. Health data for the target community indicates elevated incidences of cancers of all types. Cancer Incidence for Black residents (the majority of the target area) are 20% higher than state averages (539.8 NPSJ; 454.3 FL). The target area presents a 300% higher rate of breast cancer (359 NPSJ; 123.4 FL) and a 1300% higher death rate from the disease when compared to state figures (254.1 NPSJ; 19.5 FL). Lung cancer incidence

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rates are more than twice as high in the target area than in the state as a whole (136.2 NPSJ; 55.9 FL). Colorectal incidence and death rates are also dramatically (400%) higher than state numbers (50 NPSJ; 12.5 FL). <https://flhealthcharts.com>

(3) Promoting Environmental Justice By comparing North Port St. Joe’s 326 acre polygon with a 3,283 acre polygon of ‘South’ Port St. Joe, it is possible to assess disparities between two widely contrasting districts within the same town. According to Census data, North Port St Joe has a population of 1,385 residents, of whom 80% are people of color. In comparison, ‘South’ Port St. Joe comprises a population that is 94% white alone. About 30% of the homes in North Port St Joe were built before 1950. Only 14% of homes in South Port St. Joe fall into this category. High School and College (no degree) rates in North Port St. Joe both exceed South Port St. Joe’s by 10 percentage points. Income disparities are also stark. The target area’s median household income is 40% lower than in South Port St. Joe. The EJSCREEN Report for North Port St. Joe shows two EJ Indexes that exceed the 90th percentile for the State, EPA Region and the USA. These are Indexes for the Lead Paint Indicator and for Risk Management Plan Proximity. Furthermore, ten of the eleven North Port St. Joe Indexes have significantly higher percentiles when compared to the ‘South’ Port St. Joe EJSCREEN Report, reflecting the respective Demographic Indexes of 67% in the case of North Port St. Joe and 27% for ‘South’ Port St. Joe. Black residents in Port St. Joe were systematically excluded from purchasing property outside of North Port St. Joe, both by the community’s largest land owner (the paper company) and private individuals. Properties previously listed for sale would suddenly be off the market to prospective purchasers of color. Instead black purchasers were deliberately and exclusively offered property within the target area, which was rimmed on all sides by heavy industry, prone to flooding and in many cases directly impacted by improper offsite disposal of industrial waste products (site #1). The socioeconomic and human health impacts are evidenced by the data presented above in 2.a.ii (1) and (2).

b. Community Engagement

i. Project Involvement & ii. Project Roles Pioneer Bay CDC is fortunate to have the committed support of a number of local organizations that will provide assistance in the performance of the proposed grant project. In addition we are extremely grateful to have a number of regional, academic partners who have donated their time and talents to our cause.

Name of Organization	Point of contact	Specific involvement & assistance
North Port St. Joe Project Area Coalition (NPSJ PAC)	Dannie Bolden 706-987-4120 cell	Community Outreach; Provide resources and manpower in seeking additional grant funding
Philadelphia Primitive Baptist Church	Chester Davis, Pastor 850-229-6692	Meeting Space & Community Outreach
North Port St Joe Community Youth Initiative	Minnie Likely, Executive Director 850-866-4704; [REDACTED]	Community Outreach; Social Program Provider
CareerSource Gulf Coast	Kimberly Bodine, Exec. Director (850) 227-9670 ext. 5504	Career Training; Summer Youth Leadership Program, Ladder Program
Gulf Coast State College	Al McCambry, Workforce Development Gulf-Franklin Campus amccamb1@gulfcoast.edu 850-625-5037	Workforce Training partner
Gulf County Federally Qualified Health Center	Sean Golder, Regional Manager 850-747-5599	Assistance with community health assessment data and outreach
Jesse Ball DuPont Foundation	Katie Ensign; 904-544-9533 kensign@dupontfund.org	Community Funding Partner
University of West Florida (UWF)	Dr. Kwame Owusu-Daaku kowusudaaku@uwf.edu 850-474-3314	Technical Assistance; Grant writing assistance; Community Survey & Health Assessment
University of South Florida’s Center for Brownfields Research and Redevelopment	Christian Wells, PhD, Director ecwells@usf.edu ; 813-974-2337	Technical Assistance; Grant writing assistance; Community Survey & Health Assessment

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iii. Incorporating Community Input The PBCDC team (staff and consultant), with public input, will develop a written Community Involvement Plan (CIP) that will document and formalize the process to share information and seek public input on decision-making. Input will be sought on project planning, site selection and cleanup/reuse planning. Periodic reviews will be done to determine whether additional activities are warranted or if changes to the CIP are necessary. The goals of the project’s community engagement and partnership efforts are: 1) Assist the public in contributing to and understanding the decision-making process during project planning, assessment phases and cleanup 2) Give the public accessible, accurate, timely and understandable information on project process. 3) Ensure time and opportunity for the community to provide informed, meaningful participation and for that input to be considered. 4) Reflect community concerns, questions and information needs. 5) Respect and fully consider public input throughout the process as the project moves forward. PBCDC will use the following strategies to communicate with the public. Maintain Point of Contact: PBCDC’s **Ms. Akosua Gyamfuah Duah (“Nana”)**, **Public Outreach & Technical Coordinator** will be the designated point of contact. Nana’s contact information will be provided on all written and electronic information. Brownfields Advisory Committee (BAC): PBCDC, and its qualified environmental consultant will meet quarterly in conjunction with PBCDC’s public Board Meetings. At the onset of the project, a representative group of target area residents and local organizations will be selected to serve as a Brownfield Advisory Committee. Residents and stakeholders will be invited to join (in person or virtually) and be active. The BAC will be responsible for actively prioritizing sites, communicating project process, and determining if a site will receive grant funding. The quarterly meeting will alternate between daytime and evening for ease of resident attendance and recordings are available. The BAC will be responsible for soliciting and considering input. Project staff will be responsible for communicating the BAC’s response through the following methods. Maintain Communication with Local Officials, Agencies, Stakeholders, & Community Residents & Organizations: Project staff will include community partners and residents in all meetings (virtual and in person, as advised by local health guidance) to provide updates on project activities, as well as answer questions. John Hendry, Project Director, will communicate with local FDEP Brownfield Contact, Sally Cooley, to keep the state agency apprised on projects. Prepare and Distribute Fact Sheets, Newsletters, Social media updates and Site Updates: Updates summarizing information about the project and upcoming activities (including meetings) will be distributed by traditional and electronic mail, as well as on the target community’s Facebook and Instagram pages. PBCDC will add brownfields projects to its existing website used to update the public on projects. Information will be non-technical and will coincide with project milestones. Residents will be able to provide input digitally through social media and the project website.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs Within the proposed three-year grant period, the PBCDC requests a total of \$500,000 in grant funds as outlined in the detailed budget table in 3.b. below. A portion of project grant funds will be used to support project staff time (project manager and community support leader) and associated personnel costs. Remaining grant funds will support contractual services, meetings/workshops, printing costs, and travel costs for project team members. To accomplish this plan, the PBCDC has identified the following four tasks that will be implemented as part of the project.

<p>Task 1: Phase I & II Assessments</p> <p>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. PBCDC 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</p>
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project reports will be developed. (3 of the Phase I and II ESAs at Priority Sites)
ii. Anticipated Project Schedule: Months 1 - 30 project period (October 2022 – March 2025)
iii. Task/Activity Lead(s): Qualified Environmental Consultant with Project Director Oversight
iv. Output(s): 1 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 eight Analysis of Brownfield Cleanup Alternatives (ABCA) to include a description of assessment findings, an analysis of remedial methods, and a defensible brownfields redevelopment strategy (all three priority sites and five additional sites). Development of eight Brownfield Reuse/Concept Plans on three Priority Sites and five additional brownfield sites. Market Study for Site #3. Development of a comprehensive Community Health Impact Assessment is also planned.
ii. Anticipated Project Schedule: Months 15 -30 project period (December 2023 – March 2024)
iii. Task/Activity Lead(s): Qualified Environmental Consultant with Project Director Oversight
iv. Output(s): 8 Analysis of Brownfield Cleanup Alternatives (ABCA;) 8 Brownfields Reuse Concept Plans
Task 3: Community Outreach
i. Project Implementation. <i>EPA-funded</i> : Community Involvement Plan (CIP), brochure, meetings, conference attendance. The PBCDC 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 community meetings/workshops, focus groups, and charrettes/visioning sessions within the 36 month project period. Attendance at the EPA national/ regional brownfields-related training conferences/workshops is planned.
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 & Outreach materials; Advisory Committee Meetings; Community Group Meetings, Conference Attendance
Task 4: Programmatic Support
i. Project Implementation. <i>EPA-funded</i> : Cooperative agreement oversight, quarterly and annual reporting, MBE/WBE forms, project period EPA ACRES database updates. <i>Non-EPA-funded</i> : contractor procurement, Work Plan development, post-grant closure ACRES updates. Administrative reporting, overseeing contractors for consistency with contractual obligations, and conformance with their plans. The PBCDC will directly oversee grant implementation and administration with strict adherence to federal procurement standards, program regulations, and guidance. PBCDC staff with the support of the environmental consultant will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support.
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): ACRES reporting; Quarterly and Closeout Reports

b. Cost Estimates

Budget Categories		Project Tasks				Total
		Phase I/II Site Assessments	Reuse Planning	Community Outreach	Programmatic Support	
Direct	Personnel	\$10,000	\$10,000	\$25,000	\$5,000	\$50,000
	Travel			\$6,600		\$6,600
	Contractual	\$262,000	\$140,000	\$18,400	\$23,000	\$443,400
Total Direct Costs		\$272,000	\$150,000	\$50,000	\$28,000	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget (Total Direct + Indirect Costs)		\$272,000	\$150,000	\$50,000	\$28,000	\$500,000

Task 1 - Assessment –\$272,000 (54.4% of total budget) Contractual: One Generic Quality Assurance Plan (QAPP) @ \$4,000; **Three Priority Sites**: Phase I ESAs \$10,875 (3 @ \$3,625), Phase II ESAs \$75,000 (3 @ average cost \$25,000). Site Specific QAPPs/H&S Plans costs of \$3,500 each are included in the provided Phase II ESA costs. **Additional sites**: 13 Phase I ESAs \$47,125 (\$3,625 each); five Phase II ESAs \$125,000 (5 @ avg. \$25,000); 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

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Planning – \$152,000 (30% of total budget) Contractual: Eight Analyses for Brownfields Cleanup Alternatives (ABCAs) at \$6,750 each (all three priority sites and five additional sites) and Brownfield Reuse Concept Plans for each of the three priority sites and five additional sites at \$6,375 each for an estimated total of \$105,000. Market Study for Site 3 estimated @ \$20,000 (\$15,000 contractual; \$5,000 personnel) and Community Health Impact Assessment @ \$25,000 (\$20,000 contractual; \$5,000 personnel). The estimated total for Task 2 = \$150,000 *Task 3 - Outreach – \$50,000 (10% total budget) Contractual:* Brochure development/printing \$2,400, Community Involvement Plan \$4,000, meetings \$4,500 (3 meetings @ \$1,500), as-needed meetings \$7,500 (60 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). *Personnel costs total \$25,000 in this category for project staff time on quarterly meetings and outreach efforts to develop/maintain strategic partnerships, create Community Involvement Plan and disseminate information/comments. Task 3 = \$50,000. Task 4 - Programmatic Support –\$28,000 (5.6% total budget)* The PBCDC will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance. \$5,000 in personnel costs and \$23,000 contractual program support (EPA quarterly reports (11 @ \$1,500), \$4,500 Closeout Report (Q12); \$2,000 ACRES updates (16 hours @\$125/hr)).

c. Measuring Environmental Results The PBCDC 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, ABCAs) 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; residents served by community center, 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 The PBCDC is a 501(c)3 not-for-profit organization served by an all-volunteer Board of Directors, comprised entirely of local, target area residents intent on reversing the deterioration of North Port St Joe. It is supported by two staff members and a dedicated network of community volunteers. In addition, several Florida universities, businesses and professionals provide technical support to the organization without fee. The **Brownfields Project Director** for the PBCDC is **John Hendry**, Executive Director, who has successfully overseen multiple grant programs in this role. Mr. Hendry (BA in economics, University of Sussex; MBA, Cranfield University) has served as a real estate executive for 35 years. Notably, he is former Vice President and General Manager of the St. Joe Paper Company and has spent considerable efforts over the past decade to address the environmental impacts of the paper mill's activities in North Port St. Joe. **Ms. Akosua Gyamfuah Duah ("Nana")**, Program Director for the PBCDC, will serve as **Public Outreach & Technical Coordinator**. Ms. Duah holds a master's degree in Environmental Science from the University of West Florida. A native of Ghana, she has worked internationally with environmental justice communities. Connected with North Port St Joe through her extensive graduate work in the community, Ms. Duah is an invaluable resource to residents and provides technical expertise to the PBCDC. **Frank Seifert, CPA**, is responsible for PBCDC's accounting processes and will serve as **Financial Director, coordinating all financial functions for the grant**. PBCDC ensures

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compliance by incorporating approved reporting systems, accounting procedures, internal audits, and following grant requirements.

iv. Acquiring Additional Resources The PBCDC 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). 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 by month 2 of the project period and 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. 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 its selected environmental consultant and Finance Director, 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.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Assistance Agreements

(1) Purpose and Accomplishments As illuminated in the table below, the PBCDC has successfully administered and expended a number of previous grant awards. The table provided documents the three most recent non-federally funded assistance agreements that PBCDC has performed. In all cases, grant funds were expended in a timely and efficient manner and accomplish the intended outcomes of each funded project. As detailed above under section 3 the organization has carefully calculated its project activities and project tasks to align and allow for steady and measurable progression through its expected outcomes and outputs, as well as its budgeted costs. Deliverables and budget expenditures will be tracked quarterly to ensure the grant is on track to be completed and expended within the three-year grant period.

Grant Award	Grant Program Description & Accomplishments	Award Amount & Project Period
FY2021	USEPA Environmental Justice Collaborative Problem Solving Grant	\$200,000 Awarded November 2021
FY2019 - 2021 Jesse Ball DuPont Fund	Covid-19 Pandemic Relief Program funding Home Food Delivery, which served 170 North Port St Joe Households The Skill Center – community based training and job creation program	\$81,820: March 2020 - Sept 2021 \$55,810 May 2019-Feb 2020
FY 2016 Jesse Ball DuPont Fund	Community Planning Grant Award. Funded three community workshops and the North Port St. Joe Master Plan & North Port St. Joe Implementation Plan	\$50,000 May 2016 – Dec 2016

(2) Compliance with Grant Requirements The Pioneer Bay Community Development Corporation has a history of successfully managing previous grant award agreements. The PBCDC has maintained adequate and timely reporting, tracking and measuring progress of the expected outputs and outcomes and acceptable final technical reports under all of its previous grant agreements.

1. Applicant Eligibility

The Pioneer Bay Community Development Corporation is a nonprofit organization. Documentation demonstrating tax-exempt status under section 501(c)(3) of the Internal Revenue Code has been provided by attachment.

2. Community Involvement

The PBCDC team (staff and consultant), with public input, will develop a written Community Involvement Plan (CIP) that will document and formalize the process to share information and seek public input on decision-making. Input will be sought on project planning, site selection and cleanup/reuse planning. Periodic reviews will be done to determine whether additional activities are warranted or if changes to the CIP are necessary. The goals of the project's community engagement and partnership efforts are: 1) Assist the public in contributing to and understanding the decision-making process during project planning, assessment phases and cleanup 2) Give the public accessible, accurate, timely and understandable information on project process. 3) Ensure time and opportunity for the community to provide informed, meaningful participation and for that input to be considered. 4) Reflect community concerns, questions and information needs. 5) Respect and fully consider public input throughout the process as the project moves forward. PBCDC will use the following strategies to communicate with the public. Maintain Point of Contact: PBCDC's Ms. Akosua Gyamfuah Duah ("Nana"), Public Outreach & Technical Coordinator will be the designated point of contact. Ms. Duah's contact information will be provided on all written and electronic information. Brownfields Advisory Committee (BAC): PBCDC, and its qualified environmental consultant will meet quarterly in conjunction with PBCDC's public Board Meetings. At the onset of the project, a representative group of target area residents and local organizations will be selected to serve as a Brownfield Advisory Committee. Residents and stakeholders will be invited to join (in person or virtually) and be active. The BAC will be responsible for actively prioritizing sites, communicating project process, and determining if a site will receive grant funding. The quarterly meeting will alternate between daytime and evening for ease of resident attendance and recordings are available. The BAC will be responsible for soliciting and considering input. Project staff will be responsible for communicating the BAC's response through the following methods. Maintain Communication with Local Officials, Agencies, Stakeholders, & Community Residents & Organizations: Project staff will include community partners and residents in all meetings (virtual and in person, as advised by local health guidance) to provide updates on project activities, as well as answer questions. John Hendry will communicate with local FDEP Brownfield Contact, Sally Cooley, to keep the state agency apprised on projects. Prepare and Distribute Fact Sheets, Newsletters, Social media updates and Site Updates: Updates summarizing information about the project and upcoming activities (including meetings) will be distributed by traditional and electronic mail, as well as on the target community's Facebook and Instagram pages. PBCDC will add brownfields projects to its existing website used to update the public on projects. Information will be non-technical and will coincide with project milestones. Residents will be able to provide input digitally through social media and the project website.

3. Named Contractors and Subrecipients

Not Applicable - no contractors or sub-recipients are named in this application. Pioneer Bay Community Development Corporation pledges full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 in the selection of all consultants and contractors.

4. Expenditure of Existing Grant Funds

Pioneer Bay Community Development Corporation does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.