Narrative Information Sheet

1. Applicant Identification: Clay County Board of County Commissioners; 477 Houston Street; Green Cove Springs, FL; 32043

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

3. Location
   a) Cities of Orange Park and Middleburg
   b) Clay County
   c) Florida

4. Target Area and Priority Site/Property Information – Community-wide
   o Orange Park and Middleburg FL
   o Census Tracts: 309.02; 309.03; 302.02
   o 1) 1313 Blanding Boulevard, Orange Park; 2) 938 Blanding Boulevard, Orange Park and 3) 3009 County Road 209A

5. Contacts
   Project Director
   Asst. County Manger Troy Nagle; (904) 657-7351; troy.nagle@claycountygov.com; P.O. Box 1366; Green Cove Springs, FL; 32043
   Chief Executive/Highest Ranking Elected Official
   Commissioner Mike Cella, Chair; (904) 269-6352; mike.cella@claycountygov.com; P.O. Box 1366; Green Cove Springs, FL; 32043

6. Population
   Orange Park: 8,734
   Middleburg: 14,111
7. Other Factors

<table>
<thead>
<tr>
<th>Information on the Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
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<td>The priority site(s) is impacted by mine-scarred land.</td>
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<td>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).</td>
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<td>The priority site(s) is in a federally designated flood plain.</td>
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<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
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<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
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<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>8, 9</td>
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<tr>
<td>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.</td>
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8. Letter from the State or Tribal Environmental Authority: See attached

9. Releasing Copies of Applications

The applicant understands that the information included will be treated in accordance with 40 CFR §2.203. No passages are considered confidential.

M. Mosley
October 14, 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 Clay 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 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 Darrin McKeehen, P.G., the Northeast District Brownfields Coordinator, at (904) 256-1545 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

cc:
Megan Mosley, Clay County – megan.mosley@claycountygov.com
Edward Tucker, Clay County – edward.tucker@claycountygov.com
Darrin McKeehen, P.G., DEP Northeast District – darrin.mckeehen@floridadep.gov
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
   a. Target Area and Brownfields
      i. Background and Description of Target Area

Clay County (pop. 218,245) is located in the northeastern section of Florida, inland from Jacksonville and St. Augustine on the western banks of the St. Johns River. The County was created on December 31, 1858, from a section of Duval County and is named in honor of Henry Clay, the famous American statesman and US Senator from Kentucky who later became the US Secretary of State in the 19th century. Clay County was once a popular destination. Steamboats brought tourists because of its hot springs and mild climate, but tourism waned because of Henry Flagler's extension of the Florida East Coast Railway to other destinations, such as Palm Beach and Miami.

The US military played an important role in the more modern development of Clay County. In 1939, Camp Blanding opened on Kingsley Lake in southwest Clay County. The Florida National Guard developed this 28,000-acre complex. During World War II, it trained over 800,000 troops overall with up to 90,000 stationed here at one time. The camp became the fourth-largest "city" in the state. The lumber industry thrived as this and other bases across northeastern Florida and subsequent housing was built.

After World War II, Lee Field, a flight training center, became a base for the mothball fleet. Although Lee Field closed in the early 1960s, Camp Blanding continues to operate today as a base for military and reservist training, yet at a fraction of the former military population remains. Potential contamination from these previous uses are possible across the county as countless acres of runways and training grounds were turned over to the County.

Other industry in the County sprang from predominantly timber production and agricultural land uses. The area lumber industry faded into near oblivion as area forest were greatly depleted as housing needs exploded from the mid-20th Century onwards. The remaining concentrations of forested land remain in conservation areas or state parks. The State of Florida controls 31.1% of total lands in the County.

Additionally, the entirety of the County is covered with palustrine wetlands, which are marsh, fresh water wetlands that are critical habitat and serve as natural flood controls; moreover, these wetlands store rainfall that eventually resupplies ground water aquifers, which are critical to the human water supply in Florida. Preventing the migration of hazardous substances and petroleum from potentially brownfields sites through stormwater to our wetlands is essential for protecting our residents and Florida residents beyond our borders.

The County today has four incorporated areas, one of which is Orange Park, which has the largest single population center in the County and is a target area for this proposed project. The second target area, Green Cove Springs, is the County seat and is located on the southern portion of the County on the St. John River. The third is Middleburg, which lies on the western border of the county and furthest inland.

In recent times, Clay County’s economy has relied heavily on retail, service, and tourism jobs. Since 2020, the targeted areas have suffered significant job losses and business closing, which have been heavily impacted by the Covid-19 Pandemic, which has contributed to both loss of revenue and exacerbated blight through abandoned vacant buildings. The first quarter of 2021 saw the following business closings in the corresponding census tracts in the targeted area: CT 3207: 150 businesses closed; CT 32065: 75 businesses closed; CT 32068: 79 business closed; and CT 32043: 73 businesses closed (County of Clay, 2021). While these service-sector jobs may have kept residents employed in the past, the wages paid created an underclass of working poor who struggled to make ends meet with increasing healthcare, housing, and childcare costs prior to the closings.

With the closing of even these low paying service focused businesses, poverty and homelessness has only increased. A survey of focus groups in Clay County identified housing and
homelessness as major concerns for residents. As a result, the County is seeking to revitalize the targeted assessment sites with suitable and affordable workforce housing, increased mixed-use commercial/professional space for the purpose of living-wage job creation, and recreational facilities for the many families living in the area. Reuse plans for the targeted areas are dependent upon completion of assessment of the targeted area for potential contaminants due to former land uses. The vacant and deteriorating buildings that once housed business are in need of assessment, redevelopment and reinvestment to recapture economic stability and resiliency for the residents of Clay County.

ii. Description of the Priority Brownfield Site(s)
The County with input from our target area communities has identified an assemblage of parcels along and adjacent to Blanding Boulevard in Orange Park and Middleburg FL as the priority for assessment and reuse to meet the above needs. The former uses range from a former gas station and auto repair facility at 1313 Blanding Boulevard (1.184 acres), a blighted and abandoned strip mall at 2620 Blanding Boulevard (6.404 acres), and a vacant drive through fast food restaurant at 938 Blanding Boulevard (.514 acres). Potential contaminants in the above assemblage include petroleum products leached into soil or water table, antifreeze and other toxic chemicals found in the repair and storage of automobiles, possible industrial solvents, lead, and asbestos due to the age of the vacant commercial properties, and underground fuel tanks. The abandoned strip mall creates blight and a space for vandals, petty criminals, and displaced homeless individuals to congregate, contributing to an overall feeling of unease for the local residents. In the past 10 months (1/1/2021-10/24/2021) there were 42 instances of simple assault in this area alone (County of Clay 2021). The redevelopment plan for the above site includes affordable housing for the area’s workforce, as well as mixed use commercial sites to include professional offices and attract 21st Century industries and entrepreneurship in line with Clay County’s Economic Development Plan. The goal is to bring in higher paying jobs and more stable housing for the area’s workforce.

Additionally, 3009 County Road 209A (878.18 acres) is a secondary site for consideration as a recreational area once assessment is conducted. Former uses at the site include lumber processing and manufacture of lightweight aggregate used in the manufacture of masonry and concrete. A facility operated industrial kilns that utilized liquid hazardous wastes as fuel with possible contaminants in this area including resins, solvents, and pesticides containing organic chemicals, such as dioxins and benzenes, which are toxic.

b. Revitalization of the Target Area
i. Reuse Strategy and Alignment with Revitalization Plans
Together, Clay County and their community partners have received input from a broad representation of residents, business owners, community leaders and governmental agencies to create a renewed central corridor area, which will include quality, affordable work force housing, and mixed-use commercial, professional, and incubator business spaces.

In addition to improved residential and commercial areas the plan calls for pedestrian and bike ways, enhanced outdoor open space and park amenities for seniors, families, and children. The framework for such an undertaking was delineated through collaborative discussion, including community visioning.

The redevelopment vision takes its cue from both the Clay County Economic Development Plan and the Clay County Future Land Use Plan and outlines a hopeful and achievable future for the families, neighborhoods, and local businesses that call Clay County their home. These plans establish not only a vision for the future, but also a development implementation framework, for current and new residents of the target area who will want to be
part of a diverse and vital community of new opportunity and enhanced quality of life. The assessment of brownfield properties is one of the first steps to implement this plan to facilitate the redevelopment of the proposed sites into **affordable housing, mixed use commercial properties, and** walk and bike paths with **recreational greenspaces**. This project will work to revitalize and redevelop the neighborhood for the benefit of its residents. It will benefit the community in multiple ways. By developing a network of open spaces, parks, trails, infrastructure, mixed-income residential units, and commercial sites that will create jobs, access to new century businesses, and recreation space.

In addition to redevelopment strategies the *Future Land Use Plan* also calls for the protection of potable water aquifer recharges areas within the County, which cover the Target Areas and the majority of the County. Assessment of the sites will determine if cleanup is necessary to protect these critical natural resources. Protection of natural resources such as wetlands and aquifers are a priority concern for the County.

**ii. Outcomes and Benefits of Reuse Strategy**
Assessment of the sites will determine if cleanup is necessary to protect critical wetlands and groundwater resources for the benefit of residents in the County. The redevelopment of the assemblage will spur economic development and increase affordable housing stock within Clay County. The proposed redevelopment into affordable, energy-efficient housing will create temporary construction jobs and then bring more residents to the area to patronize neighborhood business. Additionally, the redevelopment into mixed use professional office spaces will bring in 21st century businesses, which will pay a living wage and attract and retain a skilled workforce. The redevelopment of County Road 209A will maintain the natural beauty of the County while providing enhanced opportunities for families and seniors to enjoy passive and active recreational activities. Selected properties and proposed end-uses address not only the sites of most critical need, but also the types of redevelopment most desired by the community’s residents. The outcomes from these intended redevelopment projects include: increased access for Clay County to quality affordable housing – a need voiced by focus groups in the *Clay County Health Assessment*. These specific redevelopment plans will also benefit the local economy in terms of job creation and improvement to the local tax rolls. With added services and more affordable housing, residents will be spending their dollars on commodities other than basic needs. Once these services are established, other neighborhood businesses are more likely to return.

**c. Strategy for Leveraging Resources**

**i. Resources Needed for Site Reuse**
The County has invested in acquisition in the project area but needs assessment dollars to move the priority sites towards the next stages of redevelopment. Once assessment is complete, the County and our partners can pursue funding sources for cleanup (if needed), such as EPA Brownfield Cleanup or Revolving Loan Fund grants, and redevelopment, such as New Markets Tax Credit Program, National Institute for Health, HUD affordable housing grants, and private developer funding for reuse and redevelopment of the sites. The County has identified funds in its CIP budget for use in this project. The County will leverage EPA funds to either move these projects forward or seek cleanup dollars. ARPA funds and infrastructure grant opportunities under the Build Back Better bill will also be utilized to support projects in target areas that will better serve the community and local businesses. The County will also pursue Florida, Department of Environmental Protection Recreation Grants to finance the development of public space and parks in line with the *Clay County Future Land Use Plan*. The County applied for infrastructure funding under the Florida Job Growth Grant in 2021 and is waiting to hear about the award determinations. The Florida Job Growth Grants Funds
programs also have grant opportunities both for Workforce Training and Infrastructure Development, which can be used for this project as its goals include increasing employment in the area.

ii. **Use of Existing Infrastructure**

This development capitalizes on an existing infrastructure that would otherwise need to be created. Water, sewer and streets are in place to accommodate redevelopment. The sustainable reuse of existing infrastructure reduces the consumption of raw materials for new development and maximizes previous community investment. These grant activities will help the County and the County to understand the short- and long-term availability of public and private infrastructure servicing the brownfield sites and to identify necessary infrastructure improvements and priority investments to support brownfield reuse, such as to support workforce housing development.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need**

i. **The Community’s Need for Funding**

Clay County is a largely rural county with a concentration of its population in the Northeast quadrant. The targeted area for this assessment grant has less than 10,000 full time residents as per the last census. As such, it has a small tax base from which to draw on for funding. While the median income for the area is consistent with that of Florida as whole, 39% of the residents in the area earn less than $50,000 annually and are identified as working poor (data.census.gov). Focus groups for *Clay County’s Community Health Assessment* identified rising poverty rates and homelessness as growing community concerns. As a largely service and tourism-based economy consistent with Florida as a whole, the Covid-19 Pandemic had a huge impact on the ability of the County to raise its own resources for an assessment project.

With the onset of the Coronavirus outbreak in March 2020, the job market in Florida began an unprecedented contraction when a large part of the state's economy began to shut down, sending workers home to slow the spread of Coronavirus. Employment dropped by nearly 1.2 million jobs in March and April, a decline of 13.0 percent over the two months. Protected by the federal stimulus programs and a partial recovery in consumer demand, some—but not all—of these jobs have returned. While total non-farm payroll employment expanded over the entire period covering May, June and July, the gains in those three months offset less than one-half (48.6 percent) of the jobs lost in March and April. Of the remaining jobs, some may not be restored until the leisure and hospitality industry returns to some semblance of normalcy, and others may not return at all due to the sped-up restructuring towards a more digitized economy (floridajobs.org).

The state's unemployment rate dropped to 2.8 percent in February, which, together with the January 2020 and November 2019 rates, became the lowest unemployment rate since 1976.

With the onset of the Coronavirus outbreak, the unemployment rate spiked to 13.8 percent in April 2020, reaching a new series high. The change was breathtaking. Over the space of two months, the unemployment rate shifted from a near 50-year low to a near 50-year high. By July, the state's actual unemployment rate had dropped back to 11.3 percent, matching the high for the Great Recession and markedly higher than the 10.2 percent for the nation as a whole. The State expects the unemployment rate to peak in early Fiscal Year 2020-21 and then gradually drop to 7.8 percent by the last quarter of the state's fiscal year. Thereafter, the rate continues its slowdown but remains at 8.9% in Clay County (floridajobs.org). This reduction in employment and business has reduced County revenue in taxes. For example, the identified sites have lost a total of $164,571 in tax revenue between 2019 and 2021 (Clay County Tax Assessors Office, 2021). This type of loss is not sustainable and hinders the County’s ability to fund its own Brownfield assessment process.
Clay County, Florida – FY22 EPA Brownfields Assessment Grant

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Clay County contains multiple sensitive populations groups which are disproportionately impacted by environmental concerns. As per the latest census the County has a greater percentage of children under the age of 18, 23.2% than the State of Florida, 19.7% or the US, 22.3%. The EPA’s EJSCREEN places the area in the 85th Percentile of children under 5. There are also a larger portion of individuals with disabilities of all ages than the State with double the amount of children with a disabling condition, 9.2% than the State, 4.5%. Clay County has a similar minority population--22.3%--as the state, but the targeted area has much higher concentration at 41.7%. With 65% of the population in the targeted area classified as low income, the EPA EJSCREEN places the area in the 92nd Percentile for this sensitive population group. The lack of jobs in Clay County causes 41% of workers, many of whom are parents, to commute 35+ minutes to their place of employment. This is a full 5 points higher than the state average. Also, only 23% of Clay residents live within a half mile of a park, compared to 43% in Florida. And only 12.6% of Clay County residents live within a half-mile—or a ten-minute walk—of a healthy food source compared to almost 31% of Floridians (Clay County Community Health Assessment). These facts limit the healthy lifestyle choices for the area residents and lead to chronic health conditions.

These sensitive populations are disproportionately impacted by the environmental concerns and economic realities of living in an impoverished and potentially contaminated area. The assessment and reuse of the targeted sites would reduce potential exposure to petroleum, anti-freeze, industrial solvents, lead, asbestos, dioxins, and benzene all of which have adverse health effects on these sensitive populations. The reuse of these areas as commercial spaces, affordable housing, and recreational spaces can provide access to healthy foods, homes, and jobs as well as healthy activities to help alleviate the negative impacts.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Elevated Public Health risks are found within in Clay County. The leading causes of death in Clay County are Cancer, Heart Disease and Chronic Lower Respiratory Disease. The rates of mortality from these causes are all higher than Florida as a whole (175.8 compared to 151.9 for Cancer; 152.9 compared to 150.8 for Heart Disease and 59.8 to 39.6 for Lung Disease) as per the Health Planning Council of Northeast Florida (2018). Additionally, Clay County’s Mortality rate from Lung Cancer exceeds the State’s. Lastly, Clay County has an unusually high rate of disability in children under 18 at 9.2% it is more than double the State of Florida rate of 4.5%

The hazardous substances found in the targeted area including Petroleum, Anti-freeze, industrial solvents, lead, asbestos, dioxins and benzene are all known to have adverse health effects ranging from Cancers, to Lung irritation and disease, reproductive issues and developmental delays, and damage to the immune system.

(3) Promoting Environmental Justice:

The target area has the following EJ Screen percentiles:
As indicated by EPA EJ Screen, the target area is in an area with greater environmental risk for cancer, lead related illnesses, and respiratory health problems, and drinking water impacts, which correlates with its industrial history and low-income population. Additionally the target area is in elevated exposure to RMP Facilities, Superfund Sites and Cumulative Direct Discharge of Hazardous Substances. Historically environmentally hazardous industries have been placed in low-income communities. With its ranking in the 92nd Percentile for low-income residents, this environmental injustice appears to have certainly been the case in the targeted area. Using brownfield grant funding, Clay County can combat environmental justice issues by completing environmental site assessments and cleanup planning to identify potential contaminants, migration pathways, and containment measures to reduce environmental risks, protecting natural resources and transforming these sites into the prescribed end uses, such as recreational spaces and suitable housing, that will improve through health of the community. Encouraging the reuse of the sites, as outlined, will attract new commercial and residential developments that will create local jobs, new diverse housing opportunities, and healthier communities by drawing much needed 21st Century Employers and recreational areas to a revitalizing economy. Specifically, the redevelopment of the Blanding Boulevard Assemblage priority site will eliminate blight and exposure pathways, and create living wage jobs in new industries, and eliminate acres of potentially asbestos and lead containing building debris, and underground petroleum tanks and the creation of a mixed-used development will provide services, amenities, and affordable housing options for this currently underserved environmental justice area. The addition of new housing and commercial buildings will remove asbestos, lead paint, and other contaminants used in older construction which exist as abandoned structures within the targeted area. Potential cleanup would also potentially improve water quality in the project areas and beyond. Additionally, the creation of employment opportunities will reduce residents’ commute times, bringing them more in line with the rest of the state. The redevelopment of the County Road 209 site will create greenspaces and recreational areas currently lacking in this underserved area addressing the residents’ lack of access to parks and recreational facilities. The redevelopment alternatives will consider extensive input from the local community and contain projects that will improve access to health and healthcare redevelopment (Healthfields).

b. Community Engagement
i. Project Involvement and ii. Project Roles

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<thead>
<tr>
<th>Name of organization</th>
<th>Point of contact</th>
<th>Specific involvement</th>
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<tbody>
<tr>
<td>Clay Economic Development Corporation</td>
<td>Laura J Pavlis, (904)375-9394 [<a href="mailto:lpavlus@chooseclay.com">lpavlus@chooseclay.com</a>]</td>
<td>Outreach to new and communication among community partners</td>
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<tr>
<td>Clay County Habitat for Humanity</td>
<td>Carolyn Edwards, Executive Director</td>
<td>Construction of workforce housing on redeveloped sites in target areas and across the county</td>
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<td></td>
<td><a href="mailto:admin@clayhabitat.org">admin@clayhabitat.org</a> (904)282-7590 Ext 203</td>
<td></td>
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<tr>
<td>The Way Free Medical Clinic</td>
<td>Don Fann, Executive Director</td>
<td>Provide medical services to low income, uninsured individuals or companies that lack funds to insure workers.</td>
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<td><a href="mailto:Don.fann@thewayclinic.org">Don.fann@thewayclinic.org</a> (904) 531-9504</td>
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<td>CareerSource NEFL</td>
<td><a href="mailto:info@careersourcenefl.org">info@careersourcenefl.org</a> (904) 356-5627</td>
<td>Job Training and Placement</td>
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<td>Mercy Support Services</td>
<td>Melissa Whitaker; (904) 701-7650</td>
<td>Linkage and referral to community resources for area residents</td>
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<td><a href="mailto:info@mercysupportservices.org">info@mercysupportservices.org</a></td>
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<td>Food Pantry of Green Cove Springs</td>
<td>Jess Cosby; (904)-284-5470</td>
<td>Provide food to local residents.</td>
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<td><a href="mailto:foodpantryofgcs@gmail.com">foodpantryofgcs@gmail.com</a></td>
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ii. Incorporating Community Input
Clay County has a history of seeking stakeholder input in both its Strategic Planning Documents and Health Assessment Reports which incorporated input and feedback from Multiple Community Stakeholders including elected and nonelected officials, public hearings and community drop-in days at locally convenient public locations. Using this example, the County believes community input and participation are essential components to any project undertaken by the County. The County will continue to build upon the success of these efforts to involve the community stakeholders and property owners in the brownfields project. The County will meet with neighborhood and community groups directly within the Target Areas to further identify and prioritize additional brownfield sites for assessment and planning efforts. As assessments and cleanup plans are developed, the County will solicit input on specific cleanup plans and strategies. The County will then work with community stakeholders to create revitalization plans and property-specific redevelopment concepts that account for site constraints, community and market needs, and potential funding strategies. The County will communicate project updates at least quarterly via County Commissioner briefings, social media, the County’s website, and articles in traditional media. The County’s project team will consider community concerns at their monthly meetings and respond to any questions and concerns raised in a timely manner. Due to the still fluid COVID-19 situation opportunities for community participation via video conferencing, web forums and other non-face to face methods will remain in place as long as necessary to allow for community input while still respecting CDC and local health department guidance.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs:

<table>
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<tr>
<th>Task/Activity 1: Programmatic Support</th>
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<tbody>
<tr>
<td>i. Project Implementation: Project management of EPA-funded activities for the priority &amp; non-priority site(s), cooperative agreement oversight; budget management; scheduling and coordinating of subcontractors; monthly team meeting; conference/workshops travel for purposes of staff development and efficiency improvement.</td>
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<td>Non-EPA grant resources needed: in-kind resources including project team staff effort</td>
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<td>ii. Anticipated Project Schedule: Months 1-33, project activities will commence immediately upon issue of cooperative agreement. The project team will meet bimonthly throughout the program.</td>
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<td>iii. Task/Activity Lead(s): Project Director with support from QEP and project staff</td>
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<td>iv. Output(s): quarterly reports, ACRES data entry; notes from monthly team meetings complete and accurate project information repository</td>
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<td>Notes: Given the pre-emptive community engagement activities and community input on sites, the County expects to complete assessment project activities in 30 months and closeout the grant within 33 months.</td>
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<th>Task/Activity 2: Community Engagement</th>
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<td>i. Project Implementation: Coordination and delivery of active community engagement throughout the project lifetime that builds on previous efforts of the County, including securing site access; community engagement meetings that educate community members on brownfields and the importance of addressing these sites; site selection through community input. Discussion of EPA-funded activities for non-priority site(s), if applicable: A minimum of four community engagement meetings that will include a brownfields education program; community input on site recommendations, suitable reuse and redevelopment of assessed sites; and meeting planning with community partners and members. Updates and presentations given at public meetings – in person or via suitable remote as needed.</td>
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<tr>
<td>Non-EPA grant resources needed: in-kind resources including project team staff effort and efforts of</td>
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community partners who will host and promote participation of community members

| ii. Anticipated Project Schedule: Months 3 through 30, first meeting will happen within 4 months |
| iii. Task/Activity Lead(s): Project Director with support from QEP and project staff |
| iv. Output(s): Community Involvement Plan; meeting summaries; community input for reuse plans |

**Task/Activity 3: Assessments**

i. Project Implementation: *EPA-funded activities for the priority site(s)*: Based on community site recommendations, Phase I ESAs will be completed and Phase II ESAs are appropriate based on Phase I findings. EPA-funded activities for non-priority site(s): Identical work will be completed at sites that are identified in the public engagement and brownfields environmental inventory processes. This will include an environmental inventory to further identify regulatory listed sites for potential redevelopment.

*Non-EPA grant resources needed:* in-kind resources including staff time for oversight of the QEP and review of all findings/reports/technical activities

| ii. Anticipated Project Schedule: Months 2-24, assessment of the priority site initiated prior to month 6 |
| iii. Task/Activity Lead(s): QEP with oversight by the County project director |
| iv. Output(s): site inventories; 14 Phase I and 7 Phase II environmental site assessment reports; Asbestos and Lead Based Paint surveys (as needed); Generic Quality Assurance Plan (QAPP); 7 sites-specific QAPPs |

**Notes:** QEP has been contracted through an open bid process as described in section 4.a.iii, which means that the City is poised to initiate activities upon submission of a work plan and execution of a cooperative agreement. Pre-award services will be specified in the work plan, including the completion of Phase I ESAs relative to the three target sites. (Access agreements are in place).

**Task/Activity 4: Remediation and Reuse Planning**

i. Project Implementation: *EPA-funded activities for the priority site(s):* cleanup planning at a specific site; creation of market feasibility study for target area; further market viability analysis for four specific sites ready for reuse from previous assessment project; conduct infrastructure analysis as needed for priority site reuse.

EPA-funded activities for non-priority site(s): identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes, if warranted and as funds allow.

*Non-EPA grant resources needed:* in-kind resources - staff effort

| ii. Anticipated Project Schedule: Months 3 through 24 |
| iii. Task/Activity Lead(s): project director with assistance from QEP |
| iv. Output(s): Three Analysis for Brownfields Cleanup Alternatives (ABCAs); Market Feasibility Study for the focus the County; an investment/redevelopment funding strategy report; two community planning charrettes. |

### 3.b Cost Estimates:

Costs were estimated with the County’s QEP that has more than 20 years of brownfields project experience. The proposed program will consist of the completion of four tasks:

**Task 1 Project Management:** $5,000 for travel to two EPA National Brownfields conferences and/or regional brownfields events for one County staff member (includes approximate costs of $800 in registration fees; $2,000 for 8 nights @ $250/night in the conference hotel, $1,200 airfare for 2 round trip tickets, $400 ground transportation/parking, and $600 per diem expenses for 8 days @ $75 per day). Any remaining travel funds will be utilized by city staff for travel to meet with local/regional developers or property owners. $15,000 contractual support is also allocated to this
task for the QEP to support city staff in drafting reports, updating EPA ACRES, scheduling meetings and overall project management activities ($125 per hour for 120 hours over the three-year project period) **Total: $20,000**

**Task 2 Community Involvement:** One Community Involvement Plan (CIP) at a set fee of $4,000; five community engagement meetings with contractual support in planning and delivery at $16,000 ($125 per hour for 128 hours of work over the three-year project period). **Total: $20,000**

**Task 3 Brownfield Site Assessment:** 12 ASTM-AAI compliant Phase I ESAs at $3,500 each (total $42,000); one Generic Quality Assurance Project Plan at $5,000; 6 Site Specific Quality Assurance Project Plans (QAPPs) at $4,000 (total $24,000); 6 Phase IIs (total $174,000; cost will vary based on complexity). **Total: $310,000**

**Task 4 Site-specific Cleanup and Reuse Planning:** 6 ABCAs at $5,000 each (total $30,000) & 6 Reuse plans with visual renderings at $5,000 each (total $30,000); 1 GIS-Based Development Opportunities Inventory (total $30,000); and 1 Target Area Brownfields Redevelopment Strategy including infrastructure evaluation or similar eligible planning activities ($60,000). **Total: $150,000.**

<table>
<thead>
<tr>
<th>Project Tasks</th>
<th>Categories</th>
<th>1: Project Management</th>
<th>2: Community Involvement</th>
<th>3: Assessment</th>
<th>4: Planning</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travel</td>
<td>$5,000</td>
<td></td>
<td></td>
<td></td>
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<td>$5,000</td>
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<tr>
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<td>$310,000</td>
<td>$150,000</td>
<td>$500,000</td>
<td></td>
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</tbody>
</table>

3.c. **Measuring Environmental Results:** The Project Director with support from key staff and the QEP will document, track, and evaluate the following outputs and outcomes continually through quarterly progress reports, annual disadvantaged business enterprise reporting, and in monthly communication with the EPA Project Officer. The activities and outcomes are tracked through a project management and invoice management system. **Outputs:** Number of sites assessed (Phase I/II ESAs); Number of ABCAs; Number of formal community meetings, updated Community Involvement Plan; ACRES data entry **Outcomes:** Number of sites for which property title transfers are facilitated; Acres of land redeveloped and square footage of buildings positioned for adaptive reuse; Amount of private investment and other funding leveraged; Jobs created or retained; Increased property and sales tax revenue generated. An overall gauge of success will be the creation of jobs and the improvement in environmental justice conditions. Should the project run into delays or obstacles, the County will work the assigned EPA Project Officer and the QEP to implement countermeasures, such as budget reallocation.

4. **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**
   a. **Programmatic Capability**
   i. Organizational Capacity and ii. Organizational Structure
      The County of Clay and its staff have experience managing Federal grants successfully and efficiently. They will be working with qualified consultants and partners to oversee and manage this EPA Brownfield Assessment Grant. They will also take advantage of any technical assistance and trainings available to enhance their knowledge and skills with regard to this grant when awarded. The following structure has been established to oversee this assessment project through redevelopment: **Project Director**- Troy Nagle, Assistant County Manager; **Technical Coordinator**- Nelson Anderson, County Project Manager and two **Financial Directors**- Megan Mosley, County Grants Manager and Amy Bramlitt, County Finance Officer. The team will participate in monthly project meetings and solicit ongoing input in the decision-making process.
iii. **Description of Key Staff**

The County of Clay has experience with stewardship and management of Federal and State grant funds for a variety of projects. Drawing on this experience the identified staff will continue to provide effective and efficient oversight and management of EPA funds in the following capacities. **Project Director**, Troy Nagle, currently serves as the Assistant County Manager. He has over 12 years’ experience in the position. He is responsible for the oversight of the Budget, Purchasing, Grants, Community Services, the Library, and the Information Services Departments for the County of Clay. **Technical Coordinator**, Nelson Anderson currently serves as the Project Manager for Clay County. He has 2 1/2 years’ experience in that position. He has a PE in Environmental Engineering and has previously worked at St Johns River Water Management District for 2 years. **Financial Director**, Megan Mosley is currently the Grants Manager for the County. She has served in that capacity for 1 1/2 years. She currently supervises the personnel that are responsible for grant application writing, proposals, narratives, funding applications, and all grant related documentation for the County. **Financial Director**, Amy Bramlitt is currently the County’s Finance Officer and has served in that capacity for 2 1/2 years. The team has the oversight, fiscal and technical expertise to bring this assessment and redevelopment project to fruition.

iv. **Acquiring Additional Resources**

The County will be responsible for ensuring the procurement process meets all local, state and federal procurement requirements, including that of retaining a qualified environmental professional (QEP) to conduct all technical activities of the project. Any contracts approved under this grant will be fully consistent with federal procurement requirements. The County has issued an RFQ to procure Brownfields environmental services from a contractor (QEP) 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).

b. **Past Performance and Accomplishments**

**Has Not Received** an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1. **Purpose and Accomplishments**

<table>
<thead>
<tr>
<th>Assistance Program</th>
<th>Awarding Agency</th>
<th>Amount Awarded</th>
<th>Funds Remaining</th>
<th>Date Awarded</th>
<th>Grant Accomplishments</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY16 Staffing for Adequate Fire and Emergency Response (SAFER) Grant</td>
<td>Federal Emergency Management Agency</td>
<td>$2,627,725</td>
<td>$0</td>
<td>7/17/2017</td>
<td>Provide critical staffing funds to add fire/rescue personnel. Grant closeout concluded on 11/17/21.</td>
</tr>
<tr>
<td>DOJ-S COVID-19</td>
<td>U.S. Dept. of Justice (DOJ)</td>
<td>$113,091.00</td>
<td>$98.58</td>
<td>1/20/2020</td>
<td>DOJ-S COVID-19 Coronavirus Emergency Supplemental Funding</td>
</tr>
</tbody>
</table>

2. **Compliance with Grant Requirements**

Clay County was and is in compliance with all grant requirements including established timetables, reporting, acceptable spending items and close out procedures required by funders on the above grants.
1. **Applicant Eligibility**

Clay County is an eligible entity as a county, defined under 2 CFR § 200.64.

2. **Community Involvement**

Clay County believes community input and participation are essential components to any project undertaken by the County. The County will involve the community stakeholders and property owners in the brownfields project. The County will meet with neighborhood and community groups directly within the Target Areas to further identify and prioritize additional brownfield sites for assessment and planning efforts. As assessments and cleanup plans are developed, the County will solicit input on specific cleanup plans and strategies. The County will then work with community stakeholders to create revitalization plans and property-specific redevelopment concepts that account for site constraints, community and market needs, and potential funding strategies. The County will communicate project updates at least quarterly via County Commissioner briefings, social media, the County’s website, and articles in traditional media. The County’s project team will consider community concerns at their monthly meetings and respond to any questions and concerns raised in a timely manner. Due to the still fluid COVID-19 situation opportunities for community participation via video conferencing, web forums and other non-face to face methods will remain in place as long as necessary to allow for community input while still respecting CDC and local health department guidance.

3. **Named Contractors and Subrecipients**

Clay County has not named procurement contractors or subrecipients in our application. If awarded, the County affirms that it will comply with all federal procurement procedures in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.

4. **Expenditure of Existing Grant Funds**

Clay County does not have an active assessment or multipurpose grant.