1. Applicant Identification
   The City of Tallahassee
   300 South Adams Street
   Tallahassee, FL 32301

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

3. Location
   a) City of Tallahassee b) Leon County c) Florida

4. Target Area and Priority Site/Property Information
   Target Area: Census Tract 10.02 (CT 12073001002)
   Priority Sites:
   • Early Learning Center Site - 2813 South Meridian Street, Tallahassee, Florida 32301
   • Orange Avenue Community Park/Orange-Meridian Placemaking Project - 212-326 Orange Avenue, Tallahassee Florida 32301

5. Contacts
   a. Project Director
      Alissa B. Meyers, J.D.
      Environmental Regulatory Compliance Administrator
      (850) 891-8854
      Alissa.Meyers@talgov.com
      300 South Adams Street, Box A-10
      Tallahassee, FL 32301

   b. Chief Executive/Highest Ranking Elected Official
      John Dailey, Mayor
      (850) 891-2000
      mayor@talgov.com
      300 South Adams Street
      Tallahassee, FL 32301
6. Population  

7. Other Factors

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>NA</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>NA</td>
</tr>
<tr>
<td>The priority site(s) is impacted by mine-scarred land.</td>
<td>NA</td>
</tr>
<tr>
<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>
<td>NA</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>NA</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>NA</td>
</tr>
<tr>
<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>NA</td>
</tr>
<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>
<td>NA</td>
</tr>
</tbody>
</table>

8. Letter from the State or Tribal Environmental Authority
See Attached Letter from State Authority

9. Releasing Copies of Applications
Not Applicable
October 13, 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 City of Tallahassee’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 City’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 City consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Sally Cooey, P.G., the Northwest District Brownfields Coordinator, at (850) 595-0558 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

KC/jc

cc:
Alissa Meyers, City of Tallahassee – alissa.meyers@talgov.com
Srinivas Tammisetty, City of Tallahassee – srinivas.tammisetty@talgov.com
Sally Cooey, P.G., DEP Northwest District – sally.cooey@floridadep.gov
1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

a. **Target Area and Brownfields**

i. **Background and Description of Target Area**: The City of Tallahassee (population 191,279), one of the oldest cities in Florida, is located in the rolling pine- and oak-covered hills of Florida’s central panhandle region.\(^1\) As of 2020, Tallahassee has grown to 103.1 square miles and is home to the Prime Meridian Marker, originally set in 1824 as the beginning point for all land surveys in the state of Florida and the original southeast corner of Tallahassee’s first town boundary. This marker is now preserved as part of the Cascades Park, a superfund alternative site that was remediated and redeveloped into a world-class park, stormwater system, and entertainment venue residents enjoy today. Serving as the capitol city of the state of Florida, Tallahassee is also home to two major universities, and therefore it is also a leading-edge, high-tech community, pushing the envelope with world-class research, innovative start-ups, and a sophisticated and flexible workforce.\(^2\) Unfortunately, these opportunities are often unavailable for the residents of the South City community, a historic African-American community located south of downtown Tallahassee that borders the promising commercial district known as SoMo (South Monroe Street). One of Tallahassee’s oldest sections, the **South City Community**, is characterized as a low income and high minority population embedded with many former industrial-use properties such as historic rail corridors, chemical warehousing, petroleum distribution centers, light industry, animal stockyards, a former City-owned coal gasification plant, an incinerator, and a dump site. South City consists of underutilized properties, vacant and decrepit buildings, and brownfield sites with very few magnets left to attract developers, visitors, or neighboring residents.

Despite being 16 blocks south of the State Capitol Building, South City is a persistently impoverished area that has failed to attract significant recent redevelopment that other portions of the City have enjoyed. South City, the southern gateway of the City’s Greater Frenchtown/Southside (GFS) Community Redevelopment Areas (CRA) was created in 2000 to revitalize and enhance the residents’ quality of life near the heart of downtown Tallahassee. The overall GFS District contains some of Tallahassee’s oldest industrial, commercial and residential areas, as well as major thoroughfares, carrying traffic into Downtown from area suburbs. The main target area for this brownfield assessment project is in the **GFS**, Census Tract 10.02 (CT 10.02). This target area comprises mixed commercial and residential portions of the historic South City neighborhoods that form the southern gateway into downtown Tallahassee.\(^3\) The area is home to a large sensitive population (89% African Americans) living with a number of economic disadvantages such as high unemployment (9%) and low income ($17,019 per capita income)\(^4\) Target area residential structures are intermixed with vacant commercial and industrial sites inhibiting redevelopment and posing potential environmental dangers to the residents. These sites are in desperate need of assessment for the City to move forward with planned redevelopment.

ii. **Description of the Priority Brownfield Site(s):** As the COVID-19 economic impacts continue to cause more blight throughout lower income communities, the need for brownfield assessment and redevelopment has become critical. The goal of the FY22 budget was to include “funding that will directly impact our community, equip our facilities to better respond to post-pandemic needs, progress toward economic recovery and address housing and human service needs.”\(^5\) The City has preliminarily identified **25 potential brownfield sites** which include former fueling stations, automobile service facilities, and dry cleaners. The City has confirmed access to three sites and

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\(^1\) US Census: 2015–2019 American Community Survey


\(^4\) [https://msc.fema.gov/arcgis/rest/directories/arcgisjobs/nfhl_print/mscprintb_gpserver/j113b3d892d7426878c296ad553b43/scratch/FIRMETTE_02622d19-975b-42da-992e-3d2785762c40.pdf](https://msc.fema.gov/arcgis/rest/directories/arcgisjobs/nfhl_print/mscprintb_gpserver/j113b3d892d7426878c296ad553b43/scratch/FIRMETTE_02622d19-975b-42da-992e-3d2785762c40.pdf)
has several partners to assist with access for the remaining sites. Additional properties will be identified and prioritized with input from target-area residents and project partners during a thorough site inventory process. The City has identified two priority sites for this application, as their redevelopment is key to redevelopment in the target area.

The first priority site, **Orange Avenue Community Park**, is a forthcoming community improvement project located in the target area that includes development of a neighborhood park, multi-use path, community gathering space, improved stormwater drainage, and development of a bus transit center at the gateway to South City. To accomplish this, several contiguous parcels, (multiple parcels already acquired by the City and Leon County) totaling over 30 acres will need to be assessed. Previous operations on these parcels include fueling stations, potential dry cleaners, warehousing, and auto repair, several of which are abandoned. Contaminants associated with this type of possible legacy uses include petroleum products, solvents/volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs), total recoverable petroleum hydrocarbons (TRPH), polychlorinated biphenyls (PCBs), and metals. The site redevelopment will require demolishing older buildings constructed prior to 1979 that may have lead-based paint (LBP) and asbestos-containing materials (ACM) in them. The site, adjacent to lower income housing, is potentially posing physical and chemical health risks to the community.

The second priority site, **2813 South Meridian Street**, is a 9-acre vacant elementary school built in 1947, which will be the future site of a state-of-the-art early learning center. Past land-use concerns include an adjacent gas station/automobile repair facility that could have impacted groundwater at the downgradient school site and a former onsite large heating oil tank dating back to the 1940s. Contaminants associated with past gas station and repair operation and heating oil tanks include petroleum products, solvents/VOCs, SVOCs, PAHs, TRPH, and lead, chromium, arsenic, and barium. The site redevelopment will also entail demolishing portions of the school building that may contain LBP and ACM. The City has **secured site access**.

**b. Revitalization of the Target Area**

i. **Reuse Strategy and Alignment with Revitalization Plans:**

   The City understands the need to address the blight and brownfield issues throughout the target area. As natural disasters continue to negatively impact the target area and priority sites as they are located in a FEMA designated AE flood plain, sensitive populations suffer from the contaminants traveling through the stormwater during flooding events and the subsequent blight that ensues. Both priority-site development plans account that past land-use of petroleum products and hazardous wastes creates brownfield issues that must be addressed for safe redevelopment to occur. In fact, as part of the Orange Avenue Community Park neighborhood improvement project, improving and making stormwater drainage safer is a key component to the park development and usage. In March 2021, the CRA released a new GFS Community Redevelopment Plan with 6 Priority Goals of creating a thriving economic environment, giving residents access to resources which lead to opportunities for wealth accumulation, creating a place where residents and visitors feel safe, promoting a healthy and culturally rich community, providing residents with improved infrastructure, and encouraging residents to partake in the civic process.

   The City recognizes a need for safe green spaces, improved public transport and vibrant early education centers throughout the impoverished areas. The 2030 City of Tallahassee–Leon County Comprehensive Plan, a dynamic document amended annually, has objectives covering many worthy causes. Those that directly relate to the redevelopment of the two priority sites and the target area are found in chapters V and IX, and XI. **Chapter V: Parks and Recreation Element**

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5https://msc.fema.gov/arcgis/rest/directories/arcgisjobs/nfhl_print/mscprintb_gpserver/j113b3d3892d47424d87b8c9fca083b6b3scratch/FIRMETTE_02622d19-975b-42da-992e-3d7287576240.pdf
states its first goal is “Provide, manage and fund adequate recreational and cultural facilities to encourage a physically and mentally healthy lifestyle for all citizens of Tallahassee-Leon County.” The potential redevelopment of the Orange Avenue Community Park meets this goal and will provide a neighborhood park for the citizens of South City. Additionally, aligning with Chapter IX Capital Improvements Element, the Orange Avenue Community Park has major components to “ensure adequate public facilities concurrent with, or prior to development” including improved and safer stormwater conveyance, a community gathering space, improved pedestrian pathways and connectivity, and a community public bus transit center. Finally, Chapter XI: School Facilities states one of its goals as “to ensure that existing deficiencies and future needs are addressed, provide mitigation alternatives that are financially feasible.” To meet these objectives and goals, the South City Foundation intends to redevelop the 2813 South Meridian Street site into a state-of-the-art early learning center located on the southeast corner of South Meridian Street and Orange Avenue. This early learning center is one of three components of the City’s comprehensive community revitalization strategy supporting housing initiatives while simultaneously addressing the community’s wellness and educational needs. The site is in a designated Florida Brownfield Area and can take advantage of FDEP Voluntary Cleanup Tax Credits for removing legacy petroleum or hazardous wastes should they be encountered from historical heating oil tanks or other historical uses. With the two priority sites, redevelopment can accomplish these goals and similar goals in the 2021 GFS District CRA by providing a safe park area, public transport improvements, better pedestrian walk routes, improved stormwater conveyance and an early learning center for the South City community.

ii. Outcomes and Benefits of Reuse Strategy: The assessment and remediation of brownfields throughout the target area (Opportunity Zone CT 10.02) will further the City’s redevelopment goals by removing the blight and environmental stigma surrounding potential sites greatly benefiting the disadvantaged community living within the target area. The proposed redevelopment at the priority sites aligns with the City’s Comprehensive Plan and the 2021 GFS District CRA Plan goals. The creation of a community park, pedestrian walkways, and public transport hub coupled with an early learning center will have a strong positive impact on target area residents’ quality of life (non-economic benefit). The City understands the immediate impact that a park and community center coupled with a neighborhood education center can have for South City residents, especially in terms of alleviating environmental justice issues. Of potentially even greater importance, the redevelopment plans creating a public bus transit station transfer hub connected by safe pedestrian walkways at the gateway of such a community, facing ever persistent poverty, lowers the high transportation cost burden and increases the access to amenities. As additional sites are remediated throughout the target area, the City will encourage the reuse of structures and use of energy efficiency in all planning.

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse: The City as a local unit of government is eligible to apply for city, state, and federal grant funding. The City is making every effort to secure additional funding to further their Brownfield Program redevelopment goals and is using the following funding opportunities:

<table>
<thead>
<tr>
<th>Agency</th>
<th>Funding Purpose</th>
</tr>
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<tbody>
<tr>
<td>EPA Brownfield Cleanup Grant (up to $500,000)</td>
<td>Remediation of brownfield sites.</td>
</tr>
<tr>
<td>Florida Department of Environmental Protection (FDEP) – Waste Cleanup Section</td>
<td>Site remediation of dry cleaning and hazardous waste impacted sites.</td>
</tr>
<tr>
<td>FDEP Petroleum Restoration Program</td>
<td>Site cleanup/remediation of petroleum-impacted sites.</td>
</tr>
<tr>
<td>GFS District-CRA</td>
<td>Money for redevelopment within the Target Area.</td>
</tr>
</tbody>
</table>
FDEP-Brownfield Program (up to $750,000) | Voluntary Cleanup Tax Credit – provides 50% tax credit on cleanup and other eligible environmental costs plus an additional 25% bonus upon the completion of a cleanup. The target area is already in a state designated brownfield area.

Blueprint Intergovernmental Agency | Funding, land acquisition, and technical analysis for the Orange Avenue Community Park project.

ii. Use of Existing Infrastructure: The existing infrastructure, such as the streets, sewer, power, and water within the target area are fully developed and adequate for brownfield redevelopment. The infrastructure at the two priority sites are adequate for redevelopment and reuse. If additional infrastructure improvements are needed, the City will pursue additional federal and state grants.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding: The target area is home to a community in need of revitalization as residents suffer from severely low income as shown by the per capita income of $17,019 and median household income of $50,473, which is significantly lower than the national averages ($34,103/$62,843). The percent of all people below the poverty level in the target area is 28%, with 30% of those being youth under the age of 18, and overall much higher than the City (26%/24%), state (20%/20%) and national (13%/19%) average. To make matters worse, the target area has a higher unemployment rate (9%) than the national (5%) rate. As shown by these demographics, residents have suffered as a forgotten community, a status further affected by three hurricanes (2016-2018) and the COVID-19 recession, which have exacerbated the area’s blight and abandoned properties.

As the City is unable to allocate direct funding for the redevelopment of private property, the City cannot fund assessments on their own, and instead is focusing on other infrastructure improvements for the City. The City’s funds have instead been allocated to planned projects for the community such as stormwater improvements, sidewalks, sewer, roads, and a new public safety complex, leaving no additional funds to address brownfield assessments. At the May 19, 2021, workshop, the City Commission approved a plan that will provide $18 million in funds for investments and programs to address key community needs in the wake of the COVID-19 pandemic. Although the City desires to support brownfield projects, by law, the City is not able to allocate direct funding to be used for the redevelopment of private property. The City will continue to assess properties that are acquired through delinquent taxes and planned purchases when there is potential contamination, but the EPA Brownfield funding is needed to continue the revitalization within the target area to ensure economic prosperity.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: Within the target area the sensitive populations include African Americans, females, the youth and elderly, and those living in poverty. The EPA Environmental Justice Screen Report data shows the target area is in the 93rd percentile for people of color, 90th percentile for low income population, and a population under 5 years of age in the 85th percentile within the US. African Americans make up 89% of the population in the target area, which is seven times the national rate (13%). The female population in the target area is 63%, and a staggering 100% of female head of households with children under the age of 5 live below the poverty level. With 28% of all people living below the poverty level compared to 13% nationally, and the effects of COVID-19 on the economy reducing jobs and available tax dollars, the community will continue to struggle and need further support. Poverty and unemployment create an atmosphere of desperation turning individuals to criminal activity. On October 12, 2021, an emergency town hall

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was held to address recent gun violence in which Tallahassee Police Department Deputy Chief Maurice Holmes attended and stated “Students are back in school and have had it hard with the pandemic. They need the community to be there for them.” The City’s crime rates are **88% higher than the national average**, with violent crimes being 84% higher than the national average.\(^7\) In 2020, 697 per 100,000 people became victims of violent crimes and 3,979 per 100,000 people were victims of property crime.\(^7\) Due to the vacant and blighted properties throughout the target area, the target-area residents know better than to walk around that area at night as darkness creates more opportunity for illegal activity. The City works with neighborhoods to build partnerships that proactively address crime prevention and safe community spaces. Crime will be mitigated at sites when the park and well-lit pedestrian throughfares are brought into the community.

As the City addresses the blight and crime, residents will spend more time walking throughout the target area to enjoy the park and early education center. Within the target area, 11% of households lack access to a vehicle making walkability necessary as those living within the target area are living in a **USDA Food Desert**, with 31% of the target-area residents relying on **food stamps and SNAP assistance** compared to 12% nationally.\(^8\) The assessment of priority sites will identify potential contaminants the community is unknowingly exposed to every day. Additionally, the construction of modern, safe, and well-lit pedestrian walkthroughs will address the **welfare issues** currently inciting criminal activity. Together the assessment and planned redevelopment will reduce the threats to the residents’ physical **wellbeing** by creating an environment that will promote community pride and safe access to early education for generations to come.

(2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions**: The brownfield sites identified and the potential for petroleum and hazardous substances on those sites are causes for concern, especially when these potential contaminants can affect the health of the sensitive populations in the target area. The EPA Environmental Justice Screen Report data indicates the target area has a **NATA Cancer Risk level in the 90-95th percentile** and a **NATA Respiratory Hazard index in the 95-100th percentile** in US. The Leon County Community Health Assessment 2012–2017 summary shows **cancer** as the leading cause of death in the county, accounting for 22% of all deaths, slightly higher than the state averages. The City “all cancer death rate” per 100,000 is slightly higher at 163.3 compared to the state rate of 160.2. However, lung cancer was the leading cause of cancer deaths, and the City “age adjusted death rates due to lung cancer” is much higher at 52.6 per 100,000 compared to the state rate of 46.6 for the same time period. For African Americans, the state age-adjusted, per-100,000 cancer rate is 170.6 compared to the rate of 158.9. The higher lung cancer and overall cancer rates for African Americans are a point of concern for City leadership, as the contaminants found throughout the priority sites include those that can cause cancer, such as petroleum products, VOCs, PAHs, heavy metals, and PCBs. **Target area/Census Tract level health data is not available.**

With lung cancer being the leading cause of the City’s cancer deaths, additional lung health issues are also of concern for the City. Chronic Lower Respiratory Disease (CLRD), which includes emphysema, chronic bronchitis, and **asthma** had an age-adjusted death percentage of 38.6%, with 10% of respondents indicating they had asthma.\(^9\) The lung cancer and CLRD deaths are a point of concern as several of the contaminants at the sites, such as SVOCs and VOCs, can cause breathing and lung issues. In addition, the sensitive youth populations in Tallahassee also suffer due to potential brownfield contaminants at the priority sites, such as VOCs and SVOCs, that can cause significant **birth defects and negatively affect pregnant women**. According to the

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\(^7\) [https://www.areavibes.com/tallahassee-fl/crime/](https://www.areavibes.com/tallahassee-fl/crime/)

\(^8\) US Census: 2015-2019 American Community Survey

FDOH 2019 Bureau of Vital Statistics, the 2019 Infant Deaths per 1,000 live births was 8.4 in Leon County, compared to 6.0 statewide. EPA Assessment grant funding will identify which of these carcinogens are present and support the development of appropriate remediation/reuse planning to reduce the threats of disproportionate health and environmental risks to the sensitive populations of the target area. **Target area/Census Tract level health data is not available.**

(3) Promoting Environmental Justice: The target areas sensitive populations and low income (EJ Screen: 95th percentile and 90th percentile in US) have been further impacted by loss of industry, three recent hurricanes, and the ongoing pandemic which began in early 2020. This chaos over the last five years has caused **disproportionate cumulative impacts** throughout the target area. Due to the negative environmental consequences caused by increasing abandoned commercial properties in the target area coupled with natural disaster and pandemic, the already impoverished citizens of the target area have not kept pace with the economic growth and vitality from which is occurring in the City, mere miles away. These repeated disasters and pandemic compound the preexisting negative environmental justice consequences resulting from past activities and practices at the priority sites adjacent to residential communities. The potential waste handling and petroleum storage practices and site conditions at and surrounding the two priority sites have created environmental issues affecting the most sensitive and vulnerable minority and impoverished populations in the surrounding residential areas, who live, walk, and play in areas where toxic chemicals have seeped into the ground and have been carried throughout the area by groundwater and soil vapor.

To make matters worse, the **EJ Screen Particulate Matter Indicator (PM2.5) and NATA Respiratory Hazard Index** of the target area are both in the 98th percentile for the state. A recent study found that a small increase in long-term exposure to PM2.5 leads to a large increase in the COVID-19 death rate. \(^{10}\) Leon County as of mid-November 2021 has almost 51,000 cases of COVID-19 and 516 deaths. **The sensitive populations not only have to deal with environmental issues created by past industrial practices but now they could be negatively impacted further by health issues that can arise during the COVID-19 pandemic and that only exacerbate the incredibly high cancer and asthma rates that the City’s sensitive population of African Americans suffers from.** The negative environmental consequences and subsequent environmental justice issues will be reduced upon the identification, assessment, and remediation made possible by the EPA Brownfield Grant Program which will allow for the redevelopment of a community park, public transportation hub, and better educational opportunities to the area.

b. Community Engagement

i. Project Involvement & ii. Project Roles: Several organizations throughout the community have expressed a desire to be involved in the Brownfield Program. Below is a sampling of organizations who will assist and be involved in the process of site selection, prioritization, cleanup, and future redevelopment of the brownfield sites for this project.

<table>
<thead>
<tr>
<th>Name of Org</th>
<th>Point of Contact</th>
<th>Specific involvement in the project</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Monroe Owners and Merchants Association</td>
<td>Eric Hinson <a href="mailto:terencerhinson@gmail.com">terencerhinson@gmail.com</a> 850.224.4775</td>
<td>Local organization created to promote and assist with commerce and economic development in the South Monroe Brownfields Corridor area which encompasses the target area and will assist with site identification and economic development opportunities.</td>
</tr>
<tr>
<td>South City Foundation</td>
<td>Courtney Atkins <a href="mailto:courtney@southcityfoundation.org">courtney@southcityfoundation.org</a> 850.443.1165</td>
<td>Local organization serves as the “community’s quarterback” for neighborhood revitalization and is a Purpose Built Network member. Will assist with community outreach to ensure the community is aware of the brownfield program and the work being completed.</td>
</tr>
</tbody>
</table>

\(^{10}\) Harvard University: Covid-19 PM2.5 – A national study on long-term exposure to air pollution and COVID-19 mortality in the United States [https://projects.iq.harvard.edu/covid-pm](https://projects.iq.harvard.edu/covid-pm)
iii. Incorporating Community Input: From their experience implementing past EPA Assessment and Cleanup Grants, City staff will continue to solicit community assistance in site identification and reuse planning during outreach meetings held within the target-area neighborhoods. These meetings will provide opportunity for feedback, citizen concerns, and information from the residents’ unique perspectives. The City realizes using the internet and media for communication is vital during the uncertain end of the COVID-19 pandemic in conjunction with public in person outreach. As such the City Brownfields team will distribute grant-related information through multiple online platforms via website, email, social media outlets such as Facebook, Instagram, and Twitter, and utilizing Microsoft Teams for broadcasting public outreach meetings. The City will use the input and information gathered from the target-area neighborhood meetings and will respond to each concern or comment provided within a few weeks of the quarterly Brownfield Project Team meeting. From this initial outreach, a Community Involvement Plan (CIP) will be created to describe the planned community engagement activities, schedule, project background, and key players for the brownfield project, which residents can review in City Hall or online.

The City received authorization during a City Commission Meeting held open to the public on October 27, 2021 to apply for the EPA Brownfields Assessment Grant. The City regularly communicates via email and online web meetings to establish and maintain interest in South City community revitalization activities, and it posts public notifications on the City’s website for regularly scheduled monthly Commission meetings. The City televises meetings on WCOT, the City’s access channel, on a regular basis to discuss various issues, including brownfields topics. The City may also place public service announcements on local radio stations or distribute informational flyers via a variety of channels (including local churches, neighborhood associations, and schools). The City also has a dedicated Brownfields website page which summarizes grants and will contain reports tailored for community members, including all information related to ongoing revitalization planning for Tallahassee’s South City. In the event there are non-English speaking individuals present at events, a translator will be made available.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The City of Tallahassee is requesting a US EPA Brownfields Assessment Grant in the amount of $500,000 for community-wide assessment.

<table>
<thead>
<tr>
<th>Task 1: Outreach</th>
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<tbody>
<tr>
<td>i. <strong>Project Implementation:</strong> The City’s Brownfield Project Director will develop a Community Involvement Plan (CIP), outreach materials, and a brownfield project website with the assistance of the environmental consultant (consultant). City staff will lead the community meetings (virtual/online during COVID-19 and in-person post COVID-19) to keep the public informed on project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts) and office supplies to manage the grant.</td>
</tr>
<tr>
<td>ii. <strong>Anticipated Project Schedule:</strong> CIP created within three months of award (upon completion a more concrete schedule will follow). Community Meetings will be held in 1st, 4th, 8th and 10th quarter. Website/Outreach Materials created by in 1st quarter and updated monthly through the grant.</td>
</tr>
<tr>
<td>iii. <strong>Task/Activity Lead:</strong> City: Alissa Meyers, Brownfield Project Director</td>
</tr>
</tbody>
</table>
### Task 2: Site Inventory

**Project Implementation:** The City’s Brownfields Project Manager will work with the residents living in the target areas during community meetings to create a thorough site inventory for assessment. Although 25 potential sites have been identified, additional abandoned and underutilized properties identified by the residents of the target area will be researched further by City staff using the property appraiser's website. Once a list is compiled, the consultant will work with City staff to create an evaluation ranking tool to determine with the help of residents the order in which the sites will be addressed.

**Anticipated Project Schedule:** Community meeting held in 1st quarter will continue the preliminary inventory process that began with this application, with the evaluation ranking process taking place by 3rd quarter and continuing throughout the grant project.

**Task/Activity Lead:** City: Sri Tammisetti, Brownfield Project Manager

**Outputs:** Evaluation Ranking Tool, Site Inventory List

### Task 3: Assessment

**Project Implementation:** The selected consultant will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the two priority sites listed in this application. ASTM-AAI compliant Phase I ESAs; Generic Quality Assurance Project Plan (QAPP); Phase II ESAs which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.

**Anticipated Project Schedule:** Activities to begin by 2nd quarter and will continue through the grant project.

**Task/Activity Lead:** The consultant will implement the technical aspects of the project with oversight from the City: Sri Tammisetti, Brownfield Project Manager.

**Outputs:** 20 Phase I ESAs, 1 Generic QAPP, 10 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.

### Task 4: Remediation/Reuse Planning

**Project Implementation:** For projects identified for cleanup, the consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCAs) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation/ reuse planning to reduce health/environmental risks. A planning consultant will prepare a Brownfields Revitalization Plan for the City. The consultant will assist the City in hosting charrettes/visioning sessions (virtual or in-person depending on COVID restrictions) for key properties.

**Anticipated Project Schedule:** Cleanup plans & Charrettes to begin by 5th quarter and will continue throughout the grant project. Brownfield Revitalization Plan to begin in 2nd quarter.

**Task/Activity Lead:** The consultant will implement the technical aspects of the project with oversight from the City: Sri Tammisetti, Brownfield Project Manager.

**Outputs:** 4 ABCAs, 2 Vision Sessions/Charrettes, 1 Brownfield Revitalization Plan

### Task 5: Programmatic Support

**Project Implementation:** The City will procure an environmental consultant to assist with the grant project. The City’s Brownfields Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The consultant will assist the City in completing ACRES Database Reporting, Annual Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the three-year term of the grant. The City staff travel budget allows for two staff to attend one brownfield training conferences/workshops.

**Anticipated Project Schedule:** Consultant procurement completed in 1st quarter. ACRES Reporting begins in the 1st quarter & Quarterly Reporting begins in the 2nd quarter and continues throughout the grant project. Annual Reporting and Forms created in 5th quarter, 9th quarter, and during final closeout.

**Task/Activity Lead:** City: Alissa Meyers, Brownfield Project Director

**Outputs:** Procured consultant. ACRES Database Reporting, 3 Annual Financial Reports, 12 Quarterly Reports, 3 MBE/WBE Forms, Programmatic Support for the 3-year grant period. Two staff to attend one conference.
b. **Cost Estimates:** Below are the anticipated cost estimates for this project based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks. The budget for this project includes travel, supplies, and contractual costs only. **The City commits over 70% of the budget will be spent on Assessment Activities.**

**Task 1 Outreach:** Contractual: Community Involvement Plan $3,000 (30hrs x $100), Brownfield Website/Outreach Materials $2,000 (20hrs x $100), 4 Community Education Meetings $7,000 (56hrs x $125) ($1,750/meeting). **Supplies:** Printing of materials, maps (1,200 color handouts at $1.00 each), GIS software ($300) $1,500.

**Task 2 Site Inventory:** Contractual: Updated Site Inventory and Ranking $7,000 (70hrs x $100).

**Task 3 Assessment:** Contractual: 20 Phase I ESA (to include site eligibility/access agreements) at $4,000 each for a total of $80,000. 1 Generic QAPP $5,500. 10 Phase II ESA including SS-QAPP at $28,000 each for a total of $280,000.

**Task 4 Remediation/Reuse Planning:** Contractual: 4 ABCA at $7,000 each for a total of $28,000. 2 Vision Sessions/Charrettes $6,000 ($3,000/meeting) 1 Brownfields Revitalization Plan $50,000 (Planner: 130hrs x $150; Market Analysts: 112hrs x $125; Environmental Professional: 110hrs $150).

**Task 5 Programmatic Support:** Contractual: ACRES Database Reporting, Annual Financial & Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period $25,000 (200hrs x $125). Travel: Two staff to attend one conference $5,000 (flights at $750 each for a total of $1,500, 6 total nights in hotel at $2,100, incidentals and per diem at $175 x 8 for a total of $1,400).

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c. **Measuring Environmental Results:** To ensure this EPA Brownfield Project is on schedule the City Brownfields Project Team, which will include the consultant, will meet quarterly to track all outputs identified in 3.a using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the project’s schedule to ensure the grant project will be completed within the three-year time frame. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being achieved in an efficient manner, the City has countermeasures in place to address this problem. The City will make monthly calls to their EPA Project Officer and if needed will create a Corrective Action Plan to help the project to get back on schedule.

4. **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

a. **Programmatic Capability** i. Organizational Capacity & ii. Organizational Structure & iii Description of Key Staff: The City has a Brownfield Project Team already in place that has successfully managed previous Assessment Grants, Cleanup Grants and an RLF and has the capacity for carrying out the programmatic, administrative, and financial requirements of the project and grant. Alissa Meyers will serve as the Brownfield Project Director. Ms. Meyers has been with the City for nearly six years and has served as the Administrator for Environmental
Regulatory Compliance Division and is currently serving as the Brownfield Project Director for the FY2017 Assessment Grant. Ms. Meyers is a Florida Bar Licensed Attorney with more than 19 years of experience in environmental matters, including serving as assistant deputy general counsel at the Florida Department of Environmental Protection. Environmental Engineer for the City, Sri Tammisetti, will serve as the Brownfield Project Manager. Mr. Tammisetti will provide technical oversight and for the last seven years has served as a Professional Engineer in the City’s Environmental Services and Facilities Department. Mr. Tammisetti previously worked for over 15 years with the Florida Department of Environmental Protection, giving him a thorough understanding of brownfields projects. Both Ms. Meyers and Mr. Tammisetti will work hand in hand on the day-to-day activities to ensure timely and successful expenditure of funds of the brownfield project. Financial oversight will be directed by Cameisha Smith, who provides financial management within the City’s grant management office. Ms. Smith is a certified internal auditor and a certified government auditing professional and has worked with multiple federal and state grants, with her primary responsibilities including budget monitoring and payment submissions. Ms. Smith will manage the ASAP drawdowns for this grant project. A qualified environmental consultant to assist with the technical portions of the grant project.

iv. Acquiring Additional Resources: Using local contracting requirements and procurement process, the City in 2017 has already procured several qualified environmental consultants to assist with the environmental assessments, reuse planning, programmatic support, outreach and inventory tasks of the proposed brownfield grant project.

b. Past Performance and Accomplishments i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments: The City received a FY17 Brownfields Assessment grant for $300,000 to assess properties along the SOMO corridor. Due to COVID-19, the grant was extended and currently expires on December 31, 2021. To date the current grant has already exhausted 90.5% of funds. The City received a FY08 Brownfields Assessment grant for $400,000 to assess properties along the Gaines Street Corridor. The FY08 grant funds were used to complete 13 Phase I, Phase II, and/or supplemental Environmental Site Assessments at nine City-owned properties in the Gaines Street Corridor covering approximately 15 acres. The City received three FY09 Brownfields Cleanup grants totaling $600,000 (combined) to be applied to projects in the Gaines Street Corridor allowing for the redevelopment of the Sallie and Arts Exchange properties into upscale student housing and Hampton Inn. The City completed managing its FY11 $1,000,000 Brownfields Revolving Loan Fund Grant (RLF), which was extended to 2018. The City has successfully loaned $800,000 and awarded a $200,000 sub-grant to the neighboring City of St. Marks to augment and leverage an existing EPA Brownfields cleanup grant.

(2) Compliance with Grant Requirements: The City successfully closed out its FY08 Assessment grant, FY09 Cleanup grants, and FY11 RLF grant. All grants were in compliance with the approved work plans, schedules, and terms and conditions. Grant deliverables (QAPPs, ESA reports, quarterly and final reports, including final cleanup reports) were completed per the work plans and submitted on time. Measurable outputs and achievements of all grants have been accurately reflected in EPA’s ACRES database. The FY17 Assessment grant is scheduled to close December 31, 2021 with 90.5% of funds already spent (as of 10/01/2020). The remaining funds will be spent on additional Phase I ESAs and Analysis of Brownfield Cleanup Alternatives plans. As of November 2021, 77% of the FY17 Assessment Grant funds were spent directly on assessment task/activities on 24 Phase I, Phase II, and/or supplemental Environmental Site Assessments at City and privately held property.
FY22 Brownfield Assessment Grant
Threshold Criteria
Threshold Criteria

1. **Applicant Eligibility**
The City of Tallahassee, Florida (City) is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a local government as defined under 2 CFR §200.64.

2. **Community Involvement**
The City recognizes the importance of public input when making changes within a community. Target-area residents and local organizations are a great knowledge resource and will be able to help with site identification and sharing information with others. From their experience implementing past EPA Assessment and Cleanup Grants, City staff will continue to solicit community assistance in site identification and reuse planning during outreach meetings held within the target-area neighborhoods. These meetings will provide opportunity for feedback, citizen concerns, and information from the residents’ unique perspectives. The City realizes using the internet and media for communication is vital during the uncertain end of the COVID-19 pandemic in conjunction with public in person outreach events. As such the City Brownfields team will distribute grant-related information through multiple online platforms via website, email, social media outlets such as Facebook, Instagram, and Twitter, and utilizing Microsoft Teams for broadcasting public outreach meetings. The City will use the input and information gathered from the target-area neighborhood meetings and will respond to each concern or comment provided within a few weeks of the quarterly Brownfield Project Team meeting. From this initial outreach, a Community Involvement Plan (CIP) will be created to describe the planned community engagement activities, schedule, project background, and key players for the brownfield project, which residents can review in City Hall or online.

The City received authorization during a City Commission Meeting held open to the public on October 27, 2021 to apply for the EPA Brownfields Assessment Grant. The City regularly communicates via email and online web meetings to establish and maintain interest in South City community revitalization activities, and it posts public notifications on the City’s website for regularly scheduled monthly Commission meetings. The City televises meetings on WCOT, the City’s access channel, on a regular basis to discuss various issues, including brownfields topics. The City may also place public service announcements on local radio stations or distribute informational flyers via a variety of channels (including local churches, neighborhood associations, and schools). The City has a dedicated Brownfields website which summarizes grants accomplishments and information and will contain reports tailored for community members, including all information related to ongoing revitalization planning for Tallahassee’s South City. The City’s established Brownfield Redevelopment Program and experienced staff already provide essential information on brownfields activities, community benefits, development benefits, financial incentives, and meeting schedules and minutes. Downloadable forms and surveys will continue to be used during this time of social distancing to share information throughout the communities. In the event there are non-English speaking individuals present at events, a translator will be made available.

3. **Named Contactors and Subrecipients**
Not Applicable
4. **Expenditure of Existing Grant Funds**

The City affirms that it has drawn down 90.5% of funds associated with the current FY17 EPA Brownfields Assessment Grant (BF00D58817) as of October 1, 2020. The current grant ends on December 31, 2021. A copy of the Automated Standard Application for Payments (ASAP) system displaying the amount of cooperative agreement funds drawn down is attached.

The City affirms that it does not have an open Multipurpose Grant.