Narrative Information Sheet

1. **Applicant Identification**
   Treasure Coast Regional Planning Council
   421 SW Camden Ave
   Stuart, FL 34994
   **DUNS:** 085016103

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

3. **Location**
   Four county region of Indian River, St. Lucie, Martin, and Palm Beach counties,
   priority Sites in the Village of Indiantown, Martin County, Florida

4. **Target Area and Priority Site/Property Information**
   o Target Area: Village of Indiantown
   o Census Tract: 18.01
   o Priority Site 1: **Auto Lot**: 15181 SW 169th Avenue
     A 0.9-acre auto repair/service shop and residence located on the northeast corner of the
     intersection of SW 169th Ave and SW Farm Road. A 1,418 SF service garage built in
     1985 and a 924 SF residence built in 1962 are located on the property.
   o Priority Site 2: **Fire Station Assemblage**: 15101 SW 169th Avenue/Charleston Street
     North of the Auto Lot (beyond a county school board owned site) is the Village owned
     Booker Park Fire Station and adjoining playground. This 2.5-acre site has a 2,674 SF
     fire station building constructed in 1997, as well as a play area and basketball courts.
     Immediately north of the fire station is a 1-acre, currently vacant Village owned parcel.
   o Priority Site 3: **Vacant lot with past auto repair**: 15548 SW Warfield Blvd
     A 1.55 acre vacant site believed to have been operated as an automobile repair yard for
     70 years. Two blocks from Warfield Elementary School.

5. **Contacts**
   a. **Project Director**
      Stephanie Heidt, AICP
      Economic Development and Intergovernmental Programs Director
      421 SW Camden Ave., Stuart, FL 34994
      Phone 772-221-4060 Email sheidt@tcrpc.org

   b. **Chief Executive/Highest Ranking Elected Official**
      Thomas J. Lanahan
      Executive Director
      421 SW Camden Ave., Stuart, FL 34994
      Phone 772-221-4060 Email tlanahan@tcrpc.org

7. Other Factors

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less. (Target area = 6,560)</td>
<td>1</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 brownfield 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>
<td></td>
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<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2</td>
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<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy</td>
<td>2</td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>2</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.</td>
<td>8</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>1</td>
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</tbody>
</table>

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

9. Releasing Copies of Applications Not Applicable
October 19, 2021

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

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the Treasure Coast Regional Planning Council’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 Council’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 Council consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The Council is also encouraged to contact Norva Blandin, the Southeast District Brownfields Coordinator, at (561) 681-6728 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Kelly Crain, Environmental Manager
Brownfields and CERCLA Site Screening Section

cc:
Thomas Lanahan, Treasure Coast RPC – tlanahan@terpc.org
Stephanie Heidt, Treasure Coast RPC – sheidt@terpc.org
Norva Blandin, DEP Southeast District – norva.blandin@floridapdep.gov
I. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION
   a. Target Area and Brownfields
      i. Background and Description of Target Area
         Treasure Coast Regional Planning Council (TCRPC) is working in cooperation with the Village of Indiantown (Village), population 6,560, to assess potential brownfield sites in order to support purposeful redevelopment in an area impacted by economic and environmental social justice issues. Incorporated in 2017, Indiantown is a rural, inland, agricultural community established as a trading post in the early 1900s by the Seminole Indian Tribe fleeing southwards from the U.S. Army after the First Seminole War. It was then settled by white American migrants in the 1890s. In 1924, Indiantown was transformed when S. Davies Warfield built an extension of the Seaboard Air Line Railway from Coleman, Florida, to West Palm Beach, passing directly through—and stopping in—Indiantown. Warfield planned to make Indiantown the southern hub of the Seaboard rail line. To that end, he planned a model city, laying out streets and building a school, housing, and railroad station. Warfield also built the Seminole Inn, which is now on the National Register of Historic Places. Unfortunately, the 1920s Florida land boom dissolved, putting an end to plans to make Seaboard's southern headquarters here. The 1928 Okeechobee Hurricane wreaked destruction and halted further development.

         As a minority community, away from the more affluent, populous areas in South Florida, Indiantown has been the location of unpopular land uses for most of its history. Freight rail lines crisscross the land, food processing plants, warehouses, junk yards and salvage facilities. The Village's position near the intersections of many major roads lends it well to function as a transportation and infrastructure hub, which brings with it the potential hazards of further petroleum and diesel contamination. Built in 1995, a 395-megawatt coal fired power plant provided power to 330,000 homes until December 31, 2020, when it was taken off line. This last coal-fired power plant owned by Florida Power and Light Company was demolished in June of 2021, with the Company announcing plans to construct a 75-megawatt solar-powered facility on 500 acres, a welcome and promising change. However, impacts to the surrounding community from decades of coal emissions are likely. The plant operated for 25 years, burning an average of 14,000 tons of coal daily.

         For many decades, the primary engine of economic growth in the area was agricultural production, and it was referred to as “the place you want to be to grow great things.” The historic remnants of the agricultural industry in Indiantown has left a legacy of suspected contamination including the historical cattle vats (many unlined) that dot the landscape. These were historically filled with an arsenic solution, used to ward against ticks in cattle herds. In addition to arsenic, historic cattle operations present the risk of BHC, DDT, DDE and toxaphene. Other agriculture related contaminants of concern include herbicides, pesticides, fertilizers and petroleum from farm equipment. This rich economic history has declined substantially in the target area. For a time in the early 2000s, residents were able to find jobs in construction as real estate development boomed. However, the “Great Recession” exposed weaknesses in the area’s economy when home construction slowed and then essentially stopped, causing unemployment, and impacting the rest of the economy – leading to the Treasure Coast Region’s first net negative annual population growth in memory. Today, the residents of the Village rely heavily on seasonal agriculture for jobs as the remaining cultivatable fields allow. It is a daily struggle.

         Attempts to revitalize the area to draw in tourists are hampered by lack of investment due to real or perceived legacy contamination. The targeted sites for this grant are along Indiantown’s main commercial thoroughfare and abutting the Booker Park Neighborhood, a traditional African-American neighborhood. The targeted sites include abandoned auto lots, and a fire station

November 30, 2021
believed to use PFAS-containing firefighting foam stored on the lot. This has prevented beneficial reuse of the sites to support the local community. The Village does not have the capacity to implement an EPA Brownfields Assessment project alone; however, with the grant and planning experience of the TCRPC, the funding of this project can revitalize the Booker Park Neighborhood. As such the two have partnered on this community wide assessment grant application.

ii. Description of the Priority Brownfield Sites
The extent of brownfields in the Village is extensive with 373 registered underground tanks, 71 reported discharge tank sites and 32 actively regulated facilities. These facilities are almost entirely located within the 430-acre target area, with an estimated 75 brownfield sites. Environmental concerns include petroleum, diesel, coal-ash, arsenic, pesticides, herbicides, and more. Three priority sites have been selected based on need for environmental assessment, ability for the site to meet the needs of the community once redeveloped, secured site access, and community feedback. A FEMA flood zone AE borders the priority sites to the east along Rowland Canal.

Site 1. The Booker Park Auto Repair (0.9 acres) site contains an abandoned and dilapidated 924 square foot (SF) residence built in 1962 and an unpermitted 1,418 SF service garage at the rear of the property. The service garage is a nonconforming use in a residential area and operated illegally for over 35 years until 2021 when the Village put a stop to its operation. Contaminants of concern include asbestos-containing materials and lead-based paint in the buildings and petroleum products and VOCs from the unregulated auto repair services. The site is less than 100 yards from single-family residences.

Site 2. Fire Station Assemblage (2.5 acres) Just north of Site 1, lies Site 2 which is home to the 2,674 SF Booker Park Fire Station built in 1997 and donated to the Village in 2021, a playground, basketball courts, and a vacant lot that had unknown scattered small structures and/or debris visible in 1980s and 1990s aerial photographs. Contaminants of concern include PFAS-containing firefighting foams (an EPA emerging contaminant), petroleum products, and solid waste and solvents from illegal dumping at the vacant site. The site is less than 50 yards from the Indiantown HeadStart location, which serves low-income families with young children and women of children bearing years. Redevelopment Concept: Redevelopment of the assemblage is prioritized in the Comprehensive Plan (2019) and the Village has been partnering with the Martin County Business Development Board to open a charter school with college courses, job/skills training, and a job incubator adjacent to the fire station. A small outdoor entertainment venue is planned for the vacant parcel to provide community gathering space.

Site 3. The Warfield Blvd Auto Repair (1.55 acres) site opened in 1925 and is believed to have been an automobile repair yard for nearly 70 years. For the last two decades it has been a deteriorating, unsecured, vacant property acting as an eyesore along Indiantown’s main thoroughfare of its urban core. The site is two blocks from the Warfield Elementary School. The possibility exists that children can be exposed by playing in the vacant site while walking to or from school. Possible contaminants include petroleum products, and VOCs. Redevelopment Concept: An open outdoor fresh produce market, food truck court, a community garden, and public recreational/greenspace is planned for this site to combat the area’s food desert designation.

b. Revitalization of the Target Area
i. Reuse Strategy and Alignment with Revitalization Plans
Projected uses have been identified for the priority brownfield sites to include affordable, workforce housing (Site 1), a charter school, job incubator and job skills training center (Site 2), fresh food market with community gardens (Site 3), and community gathering space (Sites 2 & 3). The projected reuse of these sites align with and advances land use and revitalization plans published by the TCRPC, Martin County, and the
Village of Indiantown. TCRPC’s 2018 Comprehensive Economic Development Strategy (CEDS) supports collaborative regional innovation that furthers strong and resilient economic development based on existing regional strengths. Objective 2, Action 5 is to educate the private sector on capitalizing on regional assets within Opportunity Zones (OZ) to spur economic development in those areas. Indiantown is entirely located within an OZ. Objective 6 is aimed to preserve and enhance quality of life, which all priority sites are slated to do through improved housing, education, community gathering space, and opening access to healthy food. Objective 6, Action 7 specifically calls for encouraging programs that will develop housing that is affordable to the workforce (Site 1). The Strategic Regional Policy Plan (SRPP): Regional goals 2.3, 2.4, and 3.1 call to stabilize and revitalize existing neighborhoods, while supplying adequate safe and affordable housing. Goal 2.4 specifically calls out the need for agricultural works to have affordable housing (Site 1). Building education/business cooperative programs to foster economic growth in the Region as a primary goal (Goal 3.7). The proposed school/job incubator proposed for Site 2 is a reflection of this goal. The partnership between the Village and the Martin County Business Development Board utilizes a strategy championed by the SRPP. Martin County’s 2018 Countywide Community Redevelopment Plan concluded that Indiantown should capitalize on the foundation built by its successful open market and surrounding agricultural community through continued strategic collaborations to produce both low-cost and free events. Farm-to-table efforts include activating two distinct destination sites for ongoing future events and creating an eco-tourism marketing campaign for events including a monthly farmers’ market, seasonal plant sales, semi-annual farm-to-table dinner collaborations, and cycling rides. The creation of an open outdoor fresh produce market and community garden proposed in Site 3 is a direct reflection of this goal. Finally, the Village of Indiantown’s Inaugural Comprehensive Plan (2019) emphasizes the need to correct existing deficiencies such as the assessment and redevelopment of the targeted sites over building on current rural parcels. It states a desire to use creative approaches to managing community gardens (Policy R.5.1.12) such as that proposed for Site 3, with combining the garden with other food-related services. The Comprehensive Plan also prioritizes infrastructure improvements located adjacent to or within the Urban Core (Policy L.1.2.8), which is consistent with the proposed redevelopment strategy and priority sites.

The first step in the realization of the redevelopment plans is the environmental assessment and clean up (if required) of the brownfield sites to rejuvenate this environmental justice neighborhood.

ii. Outcomes and Benefits of Reuse Strategy

The proposed reuse strategy targets the largest needs in this area: housing, jobs, education, and access to healthy fresh foods. As detailed below, the area ranks low in healthy lifestyle activities which can be addressed through increasing access to fresh food markets and recreational areas. Revitalizing and reusing vacant and blighted properties to create workforce housing, educational and job training centers as well as fresh food markets and community gardens has the potential to create jobs both during construction and ongoing once businesses open, as well as solving the identified needs above.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

A multi-layered approach will be used to leverage resources for redevelopment and reuse, including loans, grants, and public and private investment. Indiantown is located in a federally-designated Qualified Opportunity Zone, which means that tax incentives will be leveraged to encourage redevelopment and investment. The Village has actively pursued grant funding opportunities to address the needs of the target area. TCRPC will provide the leadership and management to ensure proper assessment and cleanup of identified sites with all efforts aimed at furthering EPA’s strategic goal and objective to provide cleaner, healthier lands.
for revitalization of lands that can be returned to the community.

A T-Mobile Hometown Grant is providing $50,000 for playground improvements at Booker Park. The Florida Department of Transportation is funding $2,000,000 in roadway and drainage improvements to Booker Park along MLK Boulevard (target area). The Florida Department of Economic Opportunity awarded the Village a $700,000 Florida Small Cities Community Development Block Grant (#22DB-OP-10-53-02-N05) for neighborhood revitalization. The project includes the installation of an emergency generator at the Magnolia Street lift station located in the Booker Park neighborhood as well as roadway and drainage improvements. The Village is seeking additional funds for needed sewer improvements. In February 2021, the non-profit Enterprise Florida awarded the Village a $25,000 Rural Florida Site Preparedness Grant to support planned future build out of significant sites including infrastructure improvements, land assembly activities, site clearing or demolition, and building improvements. TCRPC and the Village are seeking additional funds through this program to support the redevelopment of brownfields properties.

For remediation and cleanup funding needs, the Village will pursue funding through the Florida Brownfields Program, which provide financial and redevelopment incentives to local governments and developers. These include Voluntarily Cleanup Tax Credits, Liability Protection, and Building Materials Sales Tax Refunds for Affordable Housing, as well as Brownfields Job Bonus Tax Refunds to encourage redevelopment within the target areas. These incentives will encourage non-profit and private sector redevelopment. Additionally, loan funding is available through TCRPC’s capitalized $1,740,000 Revolving Loan Fund (grant closed) that supports remediation projects in the Region.

ii. Use of Existing Infrastructure The Village Water & Wastewater Utility operates the water and wastewater treatment plant, water storage tanks, and the water distribution system with a focus on environmentally sound practices that meet or surpass all government mandated standards to protect public health and the environment. Work performed under this grant will facilitate the use of existing infrastructure at the priority sites and within the Booker Park Neighborhood. The entire neighborhood is located within a developed area with roads, water, sewer, electrical grid, and telecommunications available. A road and stormwater drainage reconstruction project, expected to be completed in 2022, is currently underway in the Booker Park neighborhood. Reuse of the priority sites and others in the neighborhood will utilize these improved systems and limit pressure to develop on greenfield sites further from existing urbanized areas.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need
i. The Community’s Need for Funding With a population of just 6,560 (US Census, 2020), 28% of Indiantown residents live below the poverty line, compared to a 12.1% poverty rate for the Nation, and 31% of residents rely on Food Stamp/SNAP benefits (more than twice the US averages, ACS 2019). 13% of Indiantown families have an income less than $10,000 a year (Census Quick Facts V2019). The average per capita income of an Indiantown resident is $13,064 a year; the US average is $28,555 a year (BestPlaces.net). The median value of owner-occupied housing units in the Village of Indiantown is only 38% of the US average (Censusquickfacts.gov) and the area ranks in the 97th percentile for adults with less than a high school education (EJScreen). As such, the residents have little disposable income so businesses have abandoned the area causing little revenue from sales or property taxes. Indiantown is part of Qualified Opportunity Zone 12085001801, indicating the area’s economically distressed predicament. The local economic challenges limit the available sources of funding to carry out environmental...
assessment or remediation to prompt redevelopment of brownfield sites.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

7.1% of the population identifies as two or more races (two and a half times the US average). 29% of the population under 65 have no health insurance (nearly three times the US average). 53% speak a language other than English at home (two and a half times the US average) placing them in the 96th percentile for linguistic isolation (EJScreen). 62% identify as Hispanic or Latino (nearly three and a half times the US average)(Censusquickfacts.gov). 28% of the population live in poverty (nearly two and a half times the US average) placing the area in the 90th percentile for low income residents. 83% of the Village identifies as minority (more than twice the US average) – EJScreen places the area in the 96th percentile for people of color. Per capita income is only 43% of the US average. 5.8% identify as American Indian or Alaska Native (four and a half times the US average). 28% are foreign-born (twice the US average). The area is also in the 97th percentile for less than a high school education (EJScreen). Indiantown is identified as a medically underserved area, primary care health professional shortage area, and mental health professional shortage area in the Martin County Health Assessment (CHA). The percentage of births in the county with first-trimester prenatal care has remained consistently lower than the state. The linguistic isolation of a high proportion of Indiantown’s residents can have a significant influence on health as it can be a barrier to accessing health and human services. The USDA also classifies the entirety of Indiantown as a food desert. Additionally, the Village of Indiantown has a crime index of 26 where 100 is the safest (Neighborhood Scout). This grant and reuse strategy will facilitate the identification and reduction of threats to the health and welfare of a high proportion of minority and low-income residents in the Booker Park Neighborhood.

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

Numerous diseases and conditions have been linked with exposures to environmental contaminants and many of these are problematic in Indiantown (target area). According to the CHA, in 2017 the cancer incidence rate in the County was higher than the state rate, 455.4 and 441.9 per 100,000 respectively. Between 2013 and 2016, the percentage of adults who had ever had any type of cancer (except skin cancer) in Martin County increased and was more than one and a half times that of the state. Non-White county residents have a higher cancer death rate than the state and their White counterparts in the county (in 2017, a death rate of 163.7 cancer deaths per 100,000 for non-White residents and 132.7 for White residents). The breast cancer incidence rate in the county has been higher than the state and also show racial disparities: the rate among Hispanic females in the county has been steadily increasing since 2016, and the non-white population has consistently had a higher cancer death rate than the White population (in 2019, 138.9 per 100,000 among the non-white population compared to 127.2 among the White population). According to the 2020 CHA Hispanics have consistently had a higher rate of diabetes hospitalization than non-Hispanics and in 2019 the hospitalization rate among the Black population was 3.6 times higher that the White population. In 2019, there was a three-fold disparity in diabetes death rates among non-White residents compared to White residents, 32.6 and 11.8 per 1,000, respectively.

In 2019, the fetal death rate among Hispanic mothers was almost double the rate of non-Hispanic mothers (4.9 compared to 2.6 per 1,000 live births). Birth defects are the leading cause of death among infants in the US. This grant and reuse strategy will facilitate the identification and reduction of threats to the Booker Park Neighborhood that suffers from a greater-than-normal incidence of diseases and health conditions, including cancer, diabetes and birth defects, that may be associated with exposure to hazardous substances, pollutants, contaminants, or petroleum.
During the height of the Coronavirus pandemic, the Village was considered a “hot spot,” prompting the Village to request the Governor set up emergency vaccination services. As of June 2021 the Village had 1,300 positive cases of the virus reported, approximately 1 in every 5 residents (FDOH).

(3) Promoting Environmental Justice The EJSSCREEN demographic index of 96 shows Indiantown’s Booker Park Neighborhood (Blockgroup 120850018012) is home to a population among the most vulnerable in the nation, including extremely high indicators for people of color, low income, linguistic isolation, and education, with an average US percentile of 95 among these indicators. EJSSCREEN reports elevated percentiles for all 11 EJ Indexes, as demonstrated in the table below, with an average US percentile of 86, demonstrating the disproportionate share of negative environmental consequences this neighborhood bears. The increased rates of cancers and infant mortality (noted in 2.a.ii.2) can be associated with the environmental pollutants found in the area. Particulate matter is associated with both stillbirths and spontaneous abortion (https://doi.org). Asbestos, arsenic, DDT, DDE, pesticides and fertilizers are all known carcinogens present in the community. Additionally, environmentally suspect industries have historically been located in the target area (see 1.a.i), as they have in many black and brown and poverty stricken neighborhoods. The assessment and remediation of the targeted sites can remedy these historic environmental justice issues by supporting a minority community that has disproportionately shouldered many negative environmental consequences.

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<thead>
<tr>
<th>Index/Indicator</th>
<th>Percentile in US</th>
<th>Index/Indicator</th>
<th>Percentile in US</th>
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<tbody>
<tr>
<td>EJ Index for Particulate Matter (PM 2.5)</td>
<td>94</td>
<td>EJ Index for Lead Paint Indicator</td>
<td>81</td>
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<tr>
<td>EJ Index for Ozone</td>
<td>93</td>
<td>EJ Index for Superfund Proximity</td>
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<td>EJ Index for NATA Diesel PM</td>
<td>85</td>
<td>EJ Index for RMP Proximity</td>
<td>93</td>
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<tr>
<td>EJ Index for NATA Air Toxics Cancer Risk</td>
<td>95</td>
<td>EJ Index for Hazardous Waste Proximity</td>
<td>65</td>
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<tr>
<td>EJ Index for NATA Respiratory Hazard Index</td>
<td>96</td>
<td>EJ Index for Wastewater Discharge Indicator</td>
<td>77</td>
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<td>EJ Index for Traffic Proximity and Volume</td>
<td>71</td>
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b. Community Engagement
i. Project Involvement and ii. Project Roles The following local community partners will be involved in the project in the below roles.

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<thead>
<tr>
<th>Partner Name</th>
<th>Point of contact</th>
<th>Specific role in the project</th>
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<tbody>
<tr>
<td>Solar &amp; Energy Loan Fund (SELF)</td>
<td>Doug Coward, ED 772-468-1818; <a href="mailto:Dougc@solarenergyloanfund.org">Dougc@solarenergyloanfund.org</a></td>
<td>Financing of energy efficiency, renewable energy alternatives, and hazard mitigation projects; energy conservation advocacy.</td>
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<tr>
<td>Martin County CRA</td>
<td>Susan Kores <a href="mailto:skores@martin.fl.us">skores@martin.fl.us</a> 772.320.3095</td>
<td>Outreach; site identification/prioritization.</td>
</tr>
<tr>
<td>Main Street Fort Pierce</td>
<td>Doris Tillman 772.466.3880</td>
<td>Technical assistance on brownfields redevelopment as neighboring community with success on brownfields redevelopments</td>
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<tr>
<td>Marin County Business Development Board</td>
<td>Joan K. Goodrich 772.221.1380 <a href="mailto:joan@bdbmc.org">joan@bdbmc.org</a></td>
<td>Partnership in development of charter school, job incubator and job skills center.</td>
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iii. **Incorporating Community Input.** TCRPC will follow the EPA’s Steps for Effective Public Involvement, including planning/budgeting for public involvement, the provision of information/outreach, conducting involvement activity, reviewing/using input, and providing feedback and evaluating activities/processes. Progress will be to the community through traditional and social media outlets and at community events to engage the Booker Park Neighborhood to ensure project success. The Village has robust public outreach capabilities and is very diligent in providing information to the community through newsletters and website updates. The use of community websites, social and traditional media and/or informational brochures to convey project progress, advertise public meetings/webinars and solicit input will also be used. Wherever possible, community meetings will be televised with the ability for virtual public participation. *To accommodate the significant Spanish-speaking population, translators or Spanish-language materials will be provided as appropriate.* TCRPC has employed these communication strategies successfully in past regional efforts, assuring that this plan is the most appropriate and effective for the targeted community and will involve the targeted community and stakeholders, such as residents, neighborhood organizations, citizens groups, property owners, lenders, business organizations, and developers in the planning and implementation of large regional projects. It is TCRPC’s goal to collaborate with and involve community stakeholders in all stages of this redevelopment effort

### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

#### a. Description of Tasks/Activities and Outputs

<table>
<thead>
<tr>
<th>Task 1 – Programmatic Support</th>
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<tbody>
<tr>
<td><strong>i. Project Implementation.</strong> <strong>EPA-funded:</strong> Cooperative agreement oversight, quarterly and annual reporting, MBE/WBE forms, EPA ACRES database updates, conference attendance/travel for TCRPC and Village staff. <strong>Non-EPA-funded:</strong> contractor procurement, Work Plan development, post-grant closure ACRES updates.</td>
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<td><strong>ii. Anticipated Project Schedule.</strong> Contractor procurement and Work Plan summer 2022; Quarterly, annual, and programmatic reporting - October 2022 through September 2025; ACRES updates continuing after grant closure.</td>
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<td><strong>iii. Task/Activity Lead.</strong> Programmatic activities will be overseen by Ms. Heidt, the Project Director, who will ensure compliance with the Work Plan and schedule.</td>
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<td><strong>iv. Outputs.</strong> 3 attendees at National or EPA Region 4 Brownfield Conferences, 11 quarterly reports, one close-out/12th quarter report, ACRES updates, forms and reporting.</td>
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<th>Task 2 – Outreach</th>
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<tr>
<td><strong>i. Project Implementation.</strong> <strong>EPA-funded:</strong> Brochure update, Community Involvement Plan (CIP), as-needed site-specific and brownfields program meetings.</td>
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<td><strong>ii. Anticipated Project Schedule.</strong> CIP pre-award - month 2 with community outreach immediately following, Brownfield meetings as-needed (potentially virtual or outdoors, as dictated by local and CDC guidance) throughout project period.</td>
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<td><strong>iii. Task/Activity Lead.</strong> Ms. Heidt will prepare the CIP and oversee outreach activities.</td>
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<td><strong>iv. Outputs.</strong> Community Involvement Plan; project brochures and social media updates/outreach in English, Spanish, and Guatemalan dialects (as needed by residents), and site-specific and as-needed meetings (15 estimated).</td>
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<th>Task 3 – Site Assessment</th>
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<td><strong>i. Project Implementation.</strong> <strong>EPA-funded:</strong> Generic Quality Assurance Project Plan, 8 Phase I ESAs and 7 Phase II ESAs with Site Specific QAPPs and health and safety plans (3 Phase I &amp; II ESAs at Priority Sites).</td>
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<td><strong>ii. Anticipated Project Schedule.</strong> Generic QAPP - pre-award; Phase I ESAs - pre-award through month 28 (Priority Sites pre-award through month 2); Site-specific QAPPS, H&amp;S plans, and Phase II ESAs - months 3–30.</td>
</tr>
</tbody>
</table>
iii. Task/Activity Lead. All consultants will complete QAPPs and site assessment activities in accordance with current ASTM standards and the All Appropriate Inquiries rule and secure site access, as needed. The TCRPC, with public input, will prioritize and approve assessment activities. The Brownfields Project Director will review ESAs and provide oversight for all tasks.

iv. Outputs. 1 Generic Quality Assurance Project Plan (QAPP), 8 Phase I ESAs with site access agreements, 7 Phase II ESAs with Site-Specific QAPPs and health and safety plans.

Task 4 – Cleanup/Reuse Planning

i. Project Implementation. *EPA-funded*: Analysis of Brownfields Cleanup Alternatives (ABCAs) on three Priority Sites and three additional brownfield sites, and reuse/concept plans for three Priority Sites.

ii. Anticipated Project Schedule. Cleanup/Reuse Planning for Priority Sites - months 5-34, remaining reuse plans months 12-34 (September 2023 through July 2025).

iii. Task/Activity Lead. Qualified Environmental Consultant, planners, and market analysts with oversight from Brownfields Project Director. The Brownfields Project Director will review Cleanup Plans.

iv. Outputs. 6 ABCAs and 3 Brownfields Reuse Plans.

b. Cost Estimates

No Fringe Benefits, Equipment, Supplies, Other (subawards), or Indirect Costs are budgeted. TCRPC costs above those budgeted are considered in-kind leveraged funding. Hourly personnel costs are included at an average rate of $75 for Personnel and $125 for consultants. Associated costs for project outputs are outlined below and are estimated based upon TCRPC’s historical average costs for professionally provided environmental services.

Task 1 - Programmatic Support $24,900 (5% of total budget) **Personnel:** $21,600 including quarterly reports (11) and close-out report, 8 hours/month for 3 years = 288 hours @ $75. **Travel:** $3,300 3 attendees at National or Regional brownfields conferences at average cost of ≈ $1,100 (300 attendance, $500 for 3 nights hotel, and $300 air and taxi).

Task 2 - Outreach $20,250 (4% of total budget) **Personnel:** $9,000 40 hours/year for 3 years = 120 hours @ $75. This includes development of the Community Involvement Plan; Brochure development/printing; website development and updates; and site-specific meetings. **Consultants:** ≈ $11,250 (15 estimated meetings at 6 hours = 90 hours @ $125).

Task 3 – Site Assessments $301,725 (60% of total budget). **Personnel:** $4,500 Report reviews and securing site access (60 hours @ $75). **Contractual:** $297,225 Generic QAPP for $4,225. 3 Priority Sites: Phase I ESAs $10,500 (3 @ $3,500), Phase II ESAs $120,000 (3 @ $40,000), supplemental Phase II ESAs to delineate impacts $45,000 (3 @ $15,000). Additional sites: 5 Phase I ESAs $17,500 ($3,500 each); 4 Phase II ESAs $100,000 (4 @ average $25,000); Site Specific QAPPs/H&S Plans costs of $3,500 each are included in the provided Phase II ESA costs.

Task 4 – Cleanup/Reuse Planning $153,125 (31% of total budget). **Personnel:** $5,625 25 hours/year = 75 hours @ $75. **Contractual:** $147,500 For 3 Priority Sites and 3 additional sites 6 ABCAs (cleanup plans) $28,500 ($4,750 each); 3 Brownfield Reuse Plans $69,000 ($23,000 each). $50,000 for Warfield Boulevard brownfields inventory and corridor plan.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Project Tasks ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Personnel</strong></td>
<td>$21,600</td>
</tr>
<tr>
<td><strong>Travel</strong></td>
<td>$3,300</td>
</tr>
<tr>
<td><strong>Contractual</strong></td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$24,900</td>
</tr>
</tbody>
</table>

Measuring Environmental Results The TCRPC Brownfields Project Director will be responsible for tracking, measuring, and evaluating progress through measurable outcomes and outputs. A spreadsheet of
expected outputs and outcomes will be maintained and updated quarterly. Anticipated outputs include: community meetings/charrettes held, ACRES entries, Phase I and II ESAs completed, ABCAs completed, and brownfields reuse plans created. Reports to EPA, MBE/WBE forms, and closeout reporting will also be outputs. Anticipated outcomes include number of: attendees at community meetings/events; sites and acres able to be marketed with an understanding of environmental conditions; sites made available for reuse; jobs created; dollars leveraged; contaminant concentrations reduced; acres of green space created; and sites redeveloped. Qualitative measures of long-term community education and overall improvement of quality of life will be monitored through surveys. Progress will be measured against meeting anticipated deadlines and community satisfaction.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
a. Programmatic Capability
i. Organizational Capacity and iii. Description of Key Staff TCRPC maintains an organizational capacity designed to implement the programmatic, administrative, and financial requirements of multiple ongoing programs and has extensive experience managing federal and state grants. TCRPC’s capable and experienced staff include: Stephanie Heidt, AICP) has worked for the TCRPC for the last 17 years, and is TCRPC’s Economic Development and Intergovernmental Programs Director. She manages TCRPC’s Brownfields program, which includes current and past coalition assessment grants and a revolving loan fund. She also manages two technical assistance grants with the US Economic Development Administration. She has a strong working relationships with regional partners and environmental consultants. She will serve as the Project Director for the FY22 EPA Brownfields Assessment Grant. Ms. Heidt is currently and will continue to be responsible for the following: coordination between partners; ensuring timely and successful expenditure of funds; completion of all technical, administrative, and financial requirements of the grant; and acquisition of additional expertise and resources, including environmental contractors. Phyllis Castro, Accounting Manager for TCRPC, will be responsible for all financial draw down requests and reporting. Althea Jefferson, Indiantown Director of Community and Economic Development, will serve as technical coordinator. She is an AICP-certified planner with 20 years of experience in community and economic development. She will review reports, support local communication of project progress, and coordinate community engagement activities and site owner outreach.

ii. Organizational Structure TCRPC consists of a 28-member board, comprised of nineteen elected officials and nine gubernatorial appointees. Established in 1976, TCRPC provides planning and technical assistance to its member local governments to carry out the Region’s growth management programs through an interlocal agreement between Indian River, St. Lucie, Martin, and Palm Beach counties. Membership includes all four counties and 52 municipalities. Additionally, TCRPC employs a professional staff qualified with experience in the fields of local government operations, planning, and architecture. TCRPC’s Brownfields Program has been promoting the reuse and redevelopment of abandoned or underutilized brownfield sites in the Region since 2003. TCRPC staff offers technical assistance for environmental site assessments, clean up planning and community engagement, as well as financial assistance in the form of subgrants and low-interest loans, including the ongoing administration of the TCRPC’s Brownfield RLF. TCRPC staff has proven experience in the management and execution of prior grant projects and will employ similar strategies for the FY22 Brownfields Assessment Grant to ensure timely and successful expenditure of funds and complete all technical, administrative, and financial requirements of the grant. The decision-making structure includes procedures for activities such as site selection, development of scopes of work for consultants/contractors, acquisition of access agreements for assessments, and related grant activities to ensure the community is involved in
how grant funds benefit the area.

iv. **Acquiring Additional Resources** TCRPC has internal staffing procedures in place to replace critical individuals and procurement procedures to seek additional contracting help should it be necessary. TCRPC will initiate a competitive qualifications-based selection process in compliance with state and federal (2 CFR 200; 2 CFR 1500) guidelines to select qualified Environmental Professionals/Brownfields consultants.

b. **Past Performance and Accomplishments**

i. **Currently Has or Previously Received an EPA Brownfields Grant**

TCRPC has successfully managed the following EPA Brownfield grants:

1. **Accomplishments**
   - **US EPA Brownfields Assessment** (2015), **$500,000** - Reported in ACRES: completed 11 Phase I ESAs, 4 Phase II ESAs, 5 SS QAPP/HSPs, 3 ACM and 3 LBP Assessments, 2 ABCAs, GIS-based site inventory for 219 CRA properties, redevelopment planning and public outreach.
   - **US EPA Brownfields Assessment** (2019), **$600,000** - Reported in ACRES: completed 18 Phase I ESAs, 11 Phase II ESAs, 9 SS QAPP/HSPs, 2 ACM and 2 LBP Assessments, 4 ABCAs, redevelopment planning, GIS-based site inventory for marina sites, and public outreach.
   - **US EPA Brownfields Revolving Loan Fund** (2005, Supplements 1 through 5 - 2008, 2010, 2013, 2014, 2015) **$1,740,000** - All loans have been repaid with $1,740,000 currently available to loan. $1,700,000 in loans funded to the Fort Pierce Redevelopment Agency and 5 sub-grants totaling $289,900. Reporting in ACRES (previously on Property Profile forms).

In addition to the accomplishments noted above, project successes include: 52 acres of parks/trail space created in Indian River and Palm Beach Counties; the 6-acre H.D. King Site (St. Lucie County) with State Brownfields Agreements and is currently under contract for redevelopment; Pahokee Plaza (Palm Beach County) 2.5 acres ready for redevelopment; Anchorage Park (Palm Beach County) 20 acres of new parks created; assessed property for the Riviera Beach Community Development Corporation for a $2.2 million neighborhood restoration project; and assessment of proposed West Palm Beach mixed-use, transit-oriented development of 1.4 million square feet that is expected to generate hundreds of full-time jobs and a significant new tax base; assessment, source removal, community engagement, and redevelopment planning on a 30-acre portion of a former landfill site in the Gifford Neighborhood, an historic African American community in Indian River County. Outputs and outcomes are accurately reflected in ACRES at the time of submission.

2. **Compliance with Grant Requirements**

TCRPC is in full compliance with all requirements associated with the Brownfields grants and agreements, including the work plans, schedules, and terms and conditions. All quarterly performance and technical reporting, as well as ACRES reporting, have been submitted in a timely, acceptable manner. Grant funds were fully expended in support of program goals. Information on the accomplishments, outcomes, and work performed (outputs) has been entered into ACRES as required. Support of the project areas identified in the request allow redevelopment that will result in assessment and cleanup of properties with environmental issues, viable economic and community development, residential and open-space/green space projects, inclusionary opportunities for environmental justice and underserved communities, preservation of waterfront sites, and access to transportation, healthcare, and healthy food resources.
1. **APPLICANT ELIGIBILITY**

   The Treasure Coast Regional Planning Council (TCRPC) was created in 1976 through an interlocal agreement between Indian River, Martin, Palm Beach, and St. Lucie counties.

   Regional planning councils are eligible applicants under the Florida Regional Planning Council Act, Chapter 186.501-509, Florida Statute (F.S.), which, among other things, authorizes regional planning councils to “accept and receive, in furtherance of its functions, funds, grants, and services from the Federal Government or its agencies; from departments, agencies, and instrumentalities of state, municipal, or local government; or from private or civic sources.” Additionally, the Legislature’s findings note “the regional planning council is designated as the primary organization to address problems and plan solutions that are of greater-than-local concern or scope, and the regional planning council shall be recognized by local governments as one of the means to provide input into state policy development” Chapter 186.502(3), F.S.

   Documentation of eligibility is attached.

2. **COMMUNITY INVOLVEMENT**

   The Council will follow the EPA’s Steps for Effective Public Involvement, including planning/budgeting for public involvement, the provision of information/outreach, conducting involvement activity, reviewing/using input, and providing feedback and evaluating activities/processes. TCRPC will communicate progress to the community through traditional and social media outlets to engage the residents of the Village of Indiantown and the Booker Park Neighborhood and ensure project success. Input and surveys can be conducted in person at community events. The Council will use partner agency and community websites, social and traditional media and/or informational brochures to convey project progress, advertise public meetings/webinars and solicit input. Wherever possible, TCRPC will televei community meetings and provide electronic forms for public input for those residents unable to attend. To accommodate the significant Spanish-speaking population, translators or Spanish-language materials will be provided as appropriate with an emphasis on the Guatemalan dialect. TCRPC has employed these communication strategies successfully in past regional efforts, assuring that this plan is the most appropriate and effective for the targeted community and will involve the targeted community and stakeholders, such as residents, neighborhood organizations, citizens groups, property owners, lenders, business organizations, and developers in the planning and implementation of large regional projects. It is TCRPC’s goal to collaborate with and involve community stakeholders in all stages of this redevelopment effort, including project planning, site selection for assessments, cleanup decisions, and reuse planning through effective promotion of the project, public meetings, obtaining meaningful public input, and informative progress updates.
3. **NAMED CONTRACTORS AND SUBRECIPIENTS**

The Treasure Coast Regional Planning Council has not named procurement contractors or subrecipients in this grant application. TCRPC will initiate a competitive qualifications-based selection process in compliance with state and federal (2 CFR 200; 2 CFR 1500) guidelines to select an Environmental Professional/Brownfields Consulting firm.

4. **EXPENDITURE OF ASSESSMENT GRANT FUNDS**

The Treasure Coast Regional Planning Council has an active FY19 EPA Brownfields Coalition Assessment Grant ($600,000), which began on October 1, 2019 and is scheduled to close on September 30, 2022. At the time of this writing, $519,845.38 in grant funds (86.6% of total award) has been drawn down.

Ledger entries reflecting these figures are provided by attachment.