Brownfields Cleanup Grant Application – Hazardous Substances
“FEC Parcel 2”
Homestead, Dade County, Florida

The City of Homestead, Florida is submitting this proposal for an EPA Brownfields Cleanup Grant for the removal of hazardous substances from the property known as the “FEC Parcel 2” located at the north side of S. Flagler Avenue between E. Mowry Drive and S. Krome Avenue, Homestead. The City is requesting $500,000 to remove hazardous substances (arsenic) from the soil.

Preliminary information on our project is as follows:

1. Applicant Identification:
   City of Homestead
   101 Civic Court
   Homestead, FL 33030

2. Funding Requested:
   a) Grant Type: Single Site Cleanup
   b) Federal Funds Requested:
      i). $500,000
      ii) No cost share waiver requested
      iv) Contamination: Hazardous Substances

3. Location:
   North side of S. Flagler Avenue between E. Mowry Drive and S. Krome Avenue
   Homestead, FL 33030

4. Property Information:
   Former FEC Railroad property, north side of S. Flagler Avenue
   between E. Mowry Drive and S. Krome Avenue, Homestead. 33030

5. Contacts:
   A) Project Director
      Kametra Driver
      CRA Director
      212 NW 1st Avenue
   b) Chief Executive
      Cate McCaffrey
      City Manager
      101 Civic Court
6. Population: 76,000

7. Other Factors Checklist

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<th>OTHER FACTORS</th>
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<tr>
<td>None of the Other Factors are applicable</td>
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<tr>
<td>Community Location Population</td>
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<td>Applicant is, or will assist, a federally recognized Indian tribe or United States</td>
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<td>The proposed brownfield site(s) is impacted by mine-scarred land.</td>
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<td>Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation</td>
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<td>The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
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<td>The proposed site is in a federally designated flood plain.</td>
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<td>The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.</td>
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8. Letter from the State or Tribal Environmental Authority: A support letter from the Florida Department of Environmental Protection is included as Attachment A, followed by the narrative proposal (Attachment B) and Threshold Criteria (Attachment C). The City is confident that our application has been prepared in accordance with your guidelines, and that our project represents an excellent candidate for funding. We look forward to partnering with EPA on this important redevelopment project.
September 29, 2020

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 Homestead Community Redevelopment Agency’s (Agency) Brownfields grant application for a Brownfields Hazardous Substance Cleanup Grant for the property located on the north side of S. Flagler Avenue between E. Mowry Drive and S. Krome Avenue, Homestead. 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-20-07, 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 Agency’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 Agency consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The Agency is also encouraged to contact Chris Burroughs, P.G., the Southeast District Brownfields Coordinator, at (561) 681-6651 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Kelly Crain, Environmental Manager  
Brownfields and CERCLA Site Screening Section

KC/jc

cc:  
Kametra Driver, City of Homestead – kdriver@cityofhomestead.com  
Chris Burroughs, P.G., DEP Southeast District – chris.burroughs@floridadep.gov
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. TARGET AREA AND BROWNFIELDS

i. Background and Description of Target Area

The Homestead community has undergone a transformation since the devastation of Hurricane Andrew in 1992. Since that time, the identity of the community has changed. The Air Force Base, a major factor in Homestead life, experienced a drastic downsizing. At one point, the base contributed over 200 million dollars to the local economy, but with its reductions, that economic driver was gone, taking away not only a large number of military personnel but also the numerous businesses and industries that depended on the base. The combination of Hurricane Andrew and the Air Force leaving was a major blow that left the community on the economic brink.

However, the City chose to act. It created the Community Redevelopment Agency in 1994 and began the redevelopment process. With so much loss, the opportunity for growth provided hope. The voids left by the destruction caused by Andrew and the damage of the military reductions provided a fertile base for economic growth. This transformation did not happen quickly but slowly took root in the form of expanded industries such as agriculture and the explosion in residential construction. The two biggest factors in this growth was the population expanding south from the urban areas of Miami and the significant increase of the Hispanic/Latino community within the Homestead area.

From 2000 to 2010, the City of Homestead’s population nearly doubled from 31,999 to 60,500 residents, which far exceeds Miami-Dade County’s growth rate during that period. The City currently is home to 76,000 residents. Both age and the racial/ethnic composition of the community has changed significantly over the last 10 years, though the Hispanic population continued to increase from 52 percent to 63 percent during that period. Diversity is not the only challenging condition in the community. Based on data from the U.S. Census, more than 60% of the population is considered low and moderate income.

The project site has always been considered part of the City’s downtown redevelopment plans. The revitalization strategy was designed to unlock the potential of the historic downtown and create a sense of place and community. The strategy incorporates both public and private investment and focuses on civic infrastructure, public transportation, cultural arts, education, public recreation space, tourism, and housing. Together, these strategic redevelopment initiatives comprise over $200 million of public and private investment that will serve to improve the quality of life for City of Homestead residents and visitors by greatly enhancing the City’s sense of place through state-of-the-art culture, leisure, and recreation offerings fully supported by high quality public services and programs.

ii. Description of the Brownfield Site(s)

The target property consists of a 0.638-acre vacant parcel of land located in an area of mixed commercial and institutional uses. The site is commonly known as the “Flagler Parcel,” and before acquisition by the City in 2003, was owned by Florida East Coast Railroad. The original use of the site by the company was both a storage and buffer as part of the railroad corridor. Since acquisition, the City has utilized the site as a parking area to support the downtown and surrounding commercial and governmental uses. A majority of the site is paved with limited areas of landscaping. The property is located on the North side of S. Flagler Avenue between E. Mowry Drive and S. Krome Avenue Homestead, FL 33030. This acquisition of the site was crucial to the redevelopment effort as it was the last available vacant space of its size in downtown Homestead. The property lies within the federally designated Opportunity Zone, State Enterprise Zone, CDBG Eligible Block Group, Homestead Community Redevelopment Area, and Historic Downtown District. Additionally, it is located adjacent to City Hall and the recently completed Homestead Station. Homestead Station is a mixed-use development that in addition to restaurants and movies includes a regional transit hub and the City’s unique cultural destination, the Cybrarium.

As the City integrated the property into its redevelopment planning, environmental assessments were conducted by the City to identify any contaminants on the site. The first Phase II was completed in 2003 and reported arsenic on the site. Follow up soil and groundwater assessments were completed through 2009 and revealed both soil and groundwater impacts at the site. Historical site assessments revealed that the arsenic concentration in soil was as high as 150 milligrams per kilogram (mg/kg) at samples SB-2 (0.5’) and SB-8 (4’), exceeded the Section 24-44 (2)(f)(v), Code of Miami Dade County Direct Exposure Commercial-Industrial
(DEC/I) Soil Cleanup Target Level (SCTL) of 12 mg/kg. Arsenic concentrations in groundwater ranged from undetected to 140 micrograms per liter(μg/L). The cause of the contamination is not known, however it is reasonable to assume that decades of use by the railroad led to the current conditions.

In preparation for the redevelopment of the site the City engaged a consultant in 2018 to conduct testing and develop remediation alternatives for the site. The existing levels of arsenic required action by the City to be able to further redevelop the site. The recommendations were presented to the City in 2020 and represent the proposed project scope.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

In 2012, the City of Homestead embarked on a multi-phase Economic Development and Revitalization Strategy designed to unleash the potential of the historic downtown and create a sense of place and community. The strategy incorporates both public and private investment and focuses on civic infrastructure, public transportation, cultural arts, education, public recreation space, tourism, and housing. Together, these strategic redevelopment initiatives comprise over $200 million of public and private investment that will serve to improve the quality of life for City of Homestead residents and visitors by greatly enhancing the City’s sense of place through state-of-the-art culture, leisure, and recreation offerings, fully supported by high quality public services and programs.

The recent completion of Homestead Station and its multi-level parking structure has allowed the City to begin the process of revitalizing the site as originally intended. With sufficient parking in the area the vacant property combined with several other adjacent parcels can be redeveloped to meet the needs of the community. After the cleanup is completed the City plans to transform the property into an affordable housing development. The housing project will further the third phase of the City’s revitalization plan to bring mid-rise apartment developments to provide a residential component to Downtown Homestead, completing the “live, work, play” philosophy of downtown redevelopment. These efforts will meet the housing needs of a significant portion of the population. Its location within the downtown and adjacent to public transportation, commercial, educational, and cultural destinations will further several of the City’s long-term planning efforts.

In 1993 shortly after Hurricane Andrew devastated the area, the City created the Homestead Community Redevelopment Agency. The main goal of the Agency was the redevelopment of the downtown district and surrounding areas. A CRA Plan was developed identifying the boundaries of the Community Redevelopment Area and demonstrating existing economic conditions to meet the State’s standards for blight. The need identified in the report led to the Florida Legislature officially designating the CRA per Florida Statute 163.

Over the last 27 years, the Agency has used the plan to guide its redevelopment and significantly improve the economic conditions within the CRA. The acquisition of the project site was completed with the intent of furthering the plan and enhancing the redevelopment of the downtown district. In addition to the CRA Plan the revitalization of the project site was also incorporated into the Transportation and Transit Master Plan (2006) and the Historic Downtown District Master Plan (2014). The cleanup of the site and subsequent redevelopment of the property will further the goals and objectives of all three plans.

ii. Outcomes and Benefits of Reuse Strategy

The cleanup of the former FEC site which is located in an Opportunity Zone for the development of affordable housing will result in significant outcomes and benefits for the community. The project will primarily benefit low to moderate income individuals. This outcome will increase economic growth not only for this portion of the population but for the entire downtown area. With most new development occurring on the eastern side of the City, the development of modern and affordable housing within walking distance to public transportation, shops and entertainment, and cultural and open space destinations is critical in meeting the housing needs of the City’s most vulnerable.

The project outcomes will include reducing the housing burden for many members of the community. Housing prices and rents have begun to increase as the impacts of the recession have faded. The stock of affordable housing is not sufficient to meet the needs of the residents. The increase in pricing will impact the housing market since wages are not expected to keep pace. The City has made providing safe and affordable housing a priority and has several projects in the planning stages that will further this goal. The City is also in
the process of partnering with a private developer to take control of the property after clean-up and develop the housing project. The project will improve the economy and the economic well-being of moderate and low income households, through its economic impact on jobs, wages, and taxes. It will generate millions of dollars in new construction and rehabilitation activities during the construction phase. The project is also expected to increase downtown residency, grow the local tax base, increase support for local business and services, and stimulate additional residential and commercial development.

In addition to housing, multi-modal access is another issue facing the downtown and South Dade Region. The project will allow residents to utilize the adjacent regional access point for several modes of transportation. Driven by the scarcity of living wage employment opportunities for Homestead’s low-income residents, approximately 50% of Homestead low-income residents commute up to 2 hours each way to and from Miami using public transportation. Those living at the project site will be able to easily access Homestead Station and the transit center. The facility can reduce travel times for commuters by up to 50%. The ability for Homestead residents to access jobs in Miami in less than half the time is tremendously important to increase quality of life and ensure that more Homestead residents have access to high-paying jobs.

The County’s bus system can be accessed by parking your car or bicycle at the new transit center and entering the facility as well as pedestrians entering from the sidewalks and trails. The area is home to many low-income residents who lack safe and reliable transportation options. The project will provide alternatives to traditional vehicle travel. These residents will be able to walk to the Center and use the bus system to travel to work or to see family. All the outcomes that will result from the project will lead to economic growth within the designated Opportunity Zone. These benefits will not only result in financial benefits for the community but the enhancement of all residents’ overall quality of life.

c. Strategy for Leveraging Resources
i. Resources Needed for Site Reuse

The City will provide the 20% local share from its own funds. No other source of funding will be utilized to complete the cleanup of the site. The redevelopment of the site is in the planning stages, but the City anticipates obtaining funding from a combination of public/private partnerships along with other grant programs to assist with the construction of the housing project. The City has obtained and completed grant funding from a wide range of sources to complete major redevelopment projects.

The recently completed Homestead Station was a public/private partnership that took advantage of federal funds to complete construction. The City is using $609,691 in CDBG funding and $3,685,000 in Section 108 funding from HUD. The City will seek funding from not only these federal sources but also from Miami Dade County and the State of Florida.

ii. Use of Existing Infrastructure

The redevelopment of the site will not utilize any of the existing infrastructure on the property. Currently only a paved parking area and minimal landscaping are present.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

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

The cleanup and revitalization of the site has been a part of the City’s long-term redevelopment plans since its acquisition in 2003. As the City initiated its redevelopment efforts within the downtown area the site has played a crucial role in providing much needed parking. During this time, the City completed over two hundred million dollars in redevelopment projects throughout the downtown. The project ranged from public safety, transportation, mixed use developments, and cultural/open space opportunities.

While funding for many of these projects was overwhelmingly approved by the residents as part of bond referendums, the City was able to leverage its own funding with tens of millions of dollars of grant funding from every level of government to help offset the costs. In addition, public/private partnerships such as Homestead Station were developed and not only reduced the City’s investment but led to increased private “buy in” of the redevelopment effort.
Regardless of the additional funding obtained from grants and private sources the City was still stretched to its financial limits. However, the projects were completed, and the transformation of the downtown was underway. Economic growth followed with each completed project, new investment was occurring in the downtown, and once again the community had a commercial, cultural, and institutional destination.

The completion of the first two phases of redevelopment which represented the 200 million dollars in capital projects led to planning for the third phase of the larger effort. While the success of the first two phases benefited the entire community, one primary objective was to have the infrastructure investment act as a catalyst to bring new housing and full-time residents to the area. The downtown was now becoming a popular destination and people wanted to live close by. This third phase was to focus on bringing affordable housing to the area. This development of mid-rise and mixed-income housing would be the logical progression of the downtown’s redevelopment.

The need to provide affordable housing reignited the City’s goal of redeveloping the FEC sites with mid-rise apartment developments to provide a residential component to Downtown Homestead, completing the “live, work, play” philosophy of downtown redevelopment. It is estimated that 40 units of mid-rise mixed-income housing could be developed.

The project site is an integral part of this phase and planning has begun to realize the original intent of the acquisition. However, the substantial costs of the first two phases has significantly impacted future funding. This situation has only been worsened due to COVID-19 and the financial impact has resulted. The City has had to appropriate funding it did not anticipate responding to the virus and faces a substantial decrease in revenues over the next several years.

In addition to the current challenges, the full impact of the completed redevelopment projects has not been able to be fully realized. While economic growth is occurring, and people were beginning to benefit the short time period since projects such as Homestead Station were completed along with the unforeseen impacts from COVID-19 have significantly slowed the pace of this revitalization. Approximately 60% of the community is still considered low to moderate income. The lack of affordable housing is increasing “housing insecurity” among many in the community and new opportunities for employment is limited. As a result of all these factors the need for federal funding assistance is great and the project will not be able to move forward without it.

**ii. Threats to Sensitive Populations**

*Health or Welfare of Sensitive Populations*

The City of Homestead has a large percentage of its population that can be considered sensitive. This area is home to some of the regions poorest and most underserved residents, with 12% unemployment and many of whom are not native English speakers. The community is home to approximately 45,000 residents who are identified at low and moderate income. Over 31% of Homestead’s residents live in poverty, only 15.7% of residents hold a bachelor’s degree, and less than 70% have secured a high school diploma. The CRA is home to 17% of the population with its residents having even lower median income than the rest of the community.

The project will directly benefit the welfare of this population by allowing for the development of affordable housing. The CRA has a low inventory of housing with only 132 multifamily buildings. The long-term benefit will be the continuation of the larger redevelopment effort that brings greater economic prosperity to all members of the community.

The development of affordable housing will also reduce the threat to children who are part of this economically challenged portion of the community. Homestead estimates that over 40% of it’s residents are under the age of 18. Access to safe and affordable housing will represent one of the largest steps the City can take to protect this most vulnerable segment of the community.

*Greater Than Normal Incidence of Disease and Adverse Health Conditions*

The residents of the City of Homestead experience many of the same medical threats much of the nation faces. Only 68.8% of adults in Homestead have health insurance vs. 76.6% in Dade County. Conditions such as cancer, heart and pulmonary diseases, and birth defects have all increased over the last several decades. In addition, 7.9% of the City’s population have a cognitive disability vs 4.8% throughout the County.
The increase in medical issues among the community is consistent with the regional and national trends but has the potential to accelerate because of environmental, economic, and social conditions. The contamination of Homestead’s natural resources from over a century of industrial, transportation and agricultural use has left areas of the community that pose significant risks to both the healthy and those residents with existing conditions that could be worsened by pollutants hidden in the ground.

The project site is an example of such a location. The high levels of arsenic are impacting the soil and groundwater which can have far reaching impacts on those with serious health issues. The cleanup of the site will reduce the threat to the immediate area surrounding the property but also mitigate the potential for farther reaching impacts to not only people but the significant natural resources that surround Homestead.

(3) Disproportionately Impacted Populations

The diverse makeup of the Homestead community along with the economic challenges a majority of resident’s face lead to the potential for disproportionate impacts to these vulnerable populations. The project will represent a significant step in the City’s efforts to ensure environmental justice. The targeted property is located on the western side of the City within the historic downtown in the CRA. This area and the surrounding neighborhoods are the oldest part of the City and is where most of these impacted populations reside. The reason for this concentration is most of the affordable housing stock is situated in these areas. The economy draws them to the oldest and often deteriorating homes and apartments and as a result they are exposed to the most heavily utilized areas since the City was founded.

The cleanup of the site will most impact those with the least financial resources. The reduction of the threat of contaminants impacting their health will be decreased and the redevelopment of the property will increase access to modern and safe housing that relocates hundreds of people away from other potential harmful sites.

b. Community Engagement

i. Project Involvement, and ii. Project Roles

The City of Homestead will be the lead entity for the implementation of the project. However, the importance of the project to the redevelopment plans of the area will result in the involvement of several organizations and stakeholders. Governmental entities such as Miami Dade County Environmental Resource Management and the Florida Department of Environmental Protection will provide technical assistance and oversight. Community organizations including Homestead Main Street and Miami Dade College will all be engaged as part of the public outreach process and more significantly during the development of the site after the cleanup.

iii. Incorporating Community Input

Community involvement has been a priority of the City as it has worked to enhance and revitalize the downtown corridor. The City has established a process to develop ideas based off of needs expressed by residents and stakeholders. Community engagement relating to the redevelopment of downtown area was established 27 years ago with the development of the CRA Plan. After the acquisition of the project site, the current vision for the redevelopment of the property continued to become a reality as part of Transportation and Transit Master Plan (2006) and the Historic Downtown District Master Plan (2014). Each of these plans provided significant input from community leaders, residents, and stakeholders. When the City began its three-phase revitalization plan, officials obtained community feedback during more than 25 public meetings with more than 500 targeted stakeholders, including faith-based leaders, business owners, youth, non-profit groups, civic groups, developers, etc.

Since the last major planning effort was completed in 2014, the City through the Community Redevelopment Agency has held numerous public meetings and workshops where the redevelopment of the downtown including the Brownfields project site was discussed. These meetings provided the community including residents, businesses, and other stakeholders the opportunity to learn about the City’s plans and provide input that could be incorporated into the effort. A series of meetings and conversations were held in March 2020 with CRA stakeholders. Stakeholders included City and CRA staff, Homestead elected officials, residents, and business owners. The redevelopment of the project site has enjoyed overwhelming support from the community.
As part of the application process, the Community Redevelopment Agency held a public meeting on October 12, 2020, for the sole purpose of discussing the cleanup project, the City’s grant application and the redevelopment of the site after the remediation is complete. The meeting allowed the community to interact with City personnel receive information on the project, ask questions and provide input. The meeting allowed the public to participate either in-person or virtually through the City’s television channel and website. A draft of the application was available for review at the meeting. In addition, the City provided access to the draft application for 14 days after the meeting. If requested, the information could be provided in Spanish to meet accessibility guidelines. A video and audio recording are also available to the public as well as written records of what occurred at the meeting.

As the project moves forward, the City will continue to implement a significant community engagement program. The City has established an effective public outreach program for the implementation of redevelopment projects. This process has proven successful when used for recently completed projects such as Homestead Station and the City Hall. The same effort will be applied to the cleanup and redevelopment of the project site.

Once funding is secured and the cleanup phase of the project can be initiated, the City will activate its engagement program. City staff and the selected environmental consultant will establish a specific action plan that incorporates the project schedule to best involve the community. While the previous public outreach demonstrated the support for the project, it is crucial to continue this level of involvement throughout the entire length of the project. The need for a significant outreach effort is also crucial in ensuring that surrounding business, stakeholders and residents are aware of not only the need for the project but also any physical impacts that may occur during the cleanup activities.

A kickoff meeting will be held as the development of the final implementation plans begin. In addition to providing another opportunity for the public to learn about the project, this event will allow the consultant to fully understand the existing conditions and be able to address any concerns that are identified. This meeting will allow the City to mitigate potential issues such traffic disruption, equipment being staged at the site, or increased noise levels.

An additional meeting will be held prior to the start of contractor beginning cleanup of the site. All the meetings held for the project will be accessible both in-person and virtually. Any documents or materials available at the meeting will also be accessible by request through the City Clerks office. If any additional meetings are needed, they will be conducted using the same methods.

In addition to the meetings, the City through the CRA will provide information about the project through its website and social media platforms. A summary of the project will be included within the current projects section of the website. The website will also provide contact information for the community to reach out to City personnel relating to the project. Updates on the progress of the project will be provided on a monthly basis primarily through the City’s Twitter, Facebook, and Instagram pages.

Once the cleanup is completed, the City will hold a ceremony to recognize the partners in the project such as the EPA. The event will also serve as a kick-off for the final phase of the redevelopment of the site. It is anticipated that conceptual plans for the housing project will be completed and incorporated into the event.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS
a. Proposed Cleanup Plan

For NFAC closure, the property is typically developed with the impervious areas in the proposed development plan acting as the engineering control for the soil. The actual volume of soil handled, relocated, or removed from the property during construction is based on the site plan, the cut/fill analysis of the proposed development, the site’s paving and grading plan, and the location of the proposed structures, foundations, driveways, utilities, etc. The cleanup plan was developed with the assumption that the future site plan will include 85% impervious surfaces that would act as a future engineering control and no more than 15% pervious areas that would require up to two feet of clean fill to construct a soil cap as an engineering control. Because the property is 37,000 square feet, remediating 15% of this area to two feet and constructing a clean fill soil cap would generate about 400 cubic yards, or 560 tons of impacted soil.

Additionally, the two “hot-spot” removal areas consist of approximately 3,400 square feet to one foot below the water table at approximately 6-feet below grade for an approximate volume of about 750 cubic
yards, or 1,000 tons. At $15/CY for earthwork, the estimated excavation cost is about $17,250 that we will round to $20,000. Using a transport and disposal rate of $65 per ton, the estimated cost to transport and dispose of the soil is $101,400 that will round to $105,000. At $20/ton for backfill and spreading, an estimated $35,000 would be needed to raise grade to original elevation.

A drainage study at proposed stormwater management locations to ensure groundwater contamination is not spread depends on the type and area of stormwater management and is estimated to be $40,000. The preparation of the SMP, AMP, HASP, and DCP are estimated to be $10,000. Project management and coordination with DERM among other agencies such as the City of Homestead, the Miami-Dade County Water and Sewer Department, zoning department, etc. is about $10,000. The estimated total for environmental plans or studies associated with site development is $60,000.

Based on an assumed construction schedule to be 12 months, the implementation of SMP and AMP would be about $20,000 per month, or $240,000.

One year of groundwater monitoring to support NFAC closure is estimated to be $20,000 for well installation and the first groundwater monitoring report, and $10,000 for each subsequent quarter. Groundwater monitoring is estimated to cost $50,000.

At the conclusion of the site rehabilitation for NFAC, a deed restriction will be executed and the costs to prepare NFAC package is estimated to be $10,000, excluding the opinion of title and the legal fees.

**b. Description of Tasks/Activities and Outputs**

The proposed scope of work will result in the final outcome of a NFAC. To achieve the NFAC the scope of the project includes the following tasks:

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<tr>
<th>Task/Activity#1: Planning/Administration</th>
<th>Specific Role</th>
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<td>i. Project Implementation:</td>
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<td>• Execute Project Agreement (60 days)</td>
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<td>• Grant Management (600 days)</td>
<td>City Staff</td>
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<td>• Bid Process- Consultant (60 days)</td>
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<td>• Engineering plans, SMP/AMP/HASP/DCP preparation (120 days)</td>
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<td>• Project Management, and Reporting (360 days)</td>
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<td>• NFAC Package Completion (60 days)</td>
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<td>ii. Anticipated Project Schedule: 600 days</td>
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<td>iii. Task/Activity Lead: Applicant</td>
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<td>Iv/ Outputs:</td>
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<td>• Executed Agreement</td>
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<td>• Management of Grant (Quarterly Reports, ACRES updates, closeout)</td>
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<td>• Procurement of Environmental Consultant</td>
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<td>• Completion of required planning documents and materials</td>
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<td>• Completion of bid package for cleanup activities</td>
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<tr>
<td>• Submittal of NFAC Package</td>
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<th>Task/Activity #2: SMP Implementation</th>
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<tr>
<td>• Implementation of Site Management Plan</td>
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<td>ii. Anticipated Project Schedule: 360 days</td>
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<td>Iv/ Outputs:</td>
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<tr>
<td>• Completion of a Site Assessment Report (SAR) delineating all soil and groundwater impacts</td>
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<td>• Source Removal Report (SRR) detailing the DERM-required source removal of the two “hot-spot” areas at monitoring wells MW-201 and MW-102 to the water table in order to improve groundwater quality.</td>
<td></td>
</tr>
<tr>
<td>• DERM approval of the SRR and the SAR with the remaining impacted soil left in place and managing the soil and groundwater such that contamination is not spread or exacerbated and future receptors are protected from direct exposure, including during development.</td>
<td></td>
</tr>
<tr>
<td>• Demonstrate arsenic at the property boundaries is below the GCTL with one year of quarterly groundwater monitoring.</td>
<td></td>
</tr>
</tbody>
</table>
### Task/Activity #3: Monitoring

<table>
<thead>
<tr>
<th>Specific Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor</td>
</tr>
<tr>
<td>Consultant</td>
</tr>
</tbody>
</table>

#### i. Project Implementation
- Installation of Well
- Groundwater Monitoring (12 monthly reports)

#### ii. Anticipated Project Schedule: **360 days**

#### iii. Task/Activity Lead: Consultant

#### iv/ Outputs:
- Provide accurate data for project management
- Completion of a Site Assessment Report (SAR) delineating all soil and groundwater impacts
- Source Removal Report (SRR) detailing the DERM-required source removal of the two “hot-spot” areas at monitoring wells MW-201 and MW-102 to the water table in order to improve groundwater quality.
- DERM approval of the SRR and the SAR with the remaining impacted soil left in place and managing the soil and groundwater such that contamination is not spread or exacerbated and future receptors are protected from direct exposure, including during development.
- Demonstrate arsenic at the property boundaries is below the GCTL with one year of quarterly groundwater monitoring.

### Task/Activity #4: Cleanup Activities

<table>
<thead>
<tr>
<th>Specific Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor</td>
</tr>
</tbody>
</table>

#### i. Project Implementation
- Excavation
- Transport and Disposal
- Clean Fill Import and Placement

#### ii. Anticipated Project Schedule: 360 days

#### iii. Task/Activity Lead: Contractor

#### iv/ Outputs:
- Remediate 15% of the 37,000 SF area to two feet and constructing a clean fill soil cap would generate about 400 cubic yards, or 560 tons of impacted soil.
- Removal of 3,400 square feet to one foot below the water table at approximately 6-feet below grade for an approximate volume of about 750 cubic yards, or 1,000 tons
- Import Clean Fill to replace the impacted area

### c. Cost Estimates:

The costs below represent the chosen course of action and were developed by the consultant who prepared the report.

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>(Task 1) Planning/Admin.</th>
<th>(Task 2) SMP Implementation</th>
<th>(Task 3) Monitoring</th>
<th>(Task 4) Cleanup Activities</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Costs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personnel</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Fringe Benefits</td>
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<td></td>
</tr>
<tr>
<td>Travel1</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Equipment2</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Supplies</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Contractual</td>
<td>$70,000</td>
<td>$240,000</td>
<td>$50,000</td>
<td>$160,000</td>
<td>$520,000</td>
</tr>
<tr>
<td>Other (include subawards) (specify type)</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Total Direct Costs^3</td>
<td>$70,000</td>
<td>$240,000</td>
<td>$50,000</td>
<td>$160,000</td>
<td>$520,000</td>
</tr>
<tr>
<td>Indirect Costs^3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Federal Funding (not to exceed $500,000)</td>
<td>$56,000</td>
<td>$192,000</td>
<td>$40,000</td>
<td>$128,000</td>
<td>$416,000</td>
</tr>
</tbody>
</table>
Cost share
(20% of requested federal funds) | $14,000 | $48,000 | $10,000 | $32,000 | $104,000

Total Budget
(Total Direct Costs + Indirect Costs + Cost Share) | $70,000 | $48,000 | $10,000 | $32,000 | $520,000

The following assumptions have been made in the development of this ROM cost estimate:

1. Arsenic is the only contaminant of concern;
2. All excavated impacted soil will be disposed off-site and will not be reused on-site;
3. Soil is non-hazardous waste;
4. Finished grade will be current grade;
5. Current grades are at or around el. +8 ft NGVD (no topographic survey has been provided);
6. No additional off-site remediation or assessment will be required by DERMP;
7. All demolition, grading and resurfacing will be performed by others as part of site development;
8. The proposed area of remediation is free of utilities or neighboring structures that would require sheeting, shoring, or other engineering elements;
9. Previously unidentified buried debris (or underground storage tanks) will not be encountered during excavation activities;
10. No sheeting, shoring, or dewatering will be required for remediation;
11. Excavation duration will be 12 weeks for NFA;
12. Soil management duration will be 12 months;
13. Groundwater is not impacted at other areas of the property, and
14. Free and unfettered access to the site will be provided.

d. Measuring Environmental Results

The City will track all outputs and outcomes (as described in Section 3.c.ii) required in EPA Order 5700.A to ensure the grant funds are expended in a timely and efficient manner. Upon grant award, these will be clearly identified in the project work plan in a work schedule and will be reported in the quarterly progress reports submitted to the EPA as well as incorporated into the EPA ACRES database. The method and process for tracking progress for the project was developed in the remediation option report, which includes as part of the scope of work, monitoring and testing throughout the entire project period. If monitoring identifies the activities on site are not having significant enough impact, then corrective action will be taken. Key tasks and outputs to ensure that desired environmental results are achieved within the approximate 2-year grant window are presented in the table in Section 3.b above.

Anticipated outcomes from the cleanup include liability protection for the new owner, alignment of EPA funding objectives with redevelopment, removal of blight, reduction or elimination of future contaminant exposure, and return of site to a use that benefits the most vulnerable residents of the community. These outcomes, and the alignment of them with EPA and City of Homestead strategic plans objectives are identified in Section a.b.i.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure and ii. Description of Key Staff

The project management team for the project will consist of both City personnel and consultants. The City has established an effective process for completing complex and costly capital improvement projects. As described, the City has completed over 200 million dollars in infrastructure and facilities projects in the last 10 years. Many of these projects involved substantial state and Federal funding.

The project will be managed by the Community Redevelopment Agency working in partnership with the City’s Public Works and Engineering Department. The Director of the CRA will serve as the project and grant manager. Ms. Driver has successfully overseen the completion of many of the major projects completed in the downtown area. This includes Homestead Station and the soon to be completed Cyrbarium. Both projects involved Federal funding providing her the experience needed to implement the Brownfields Grant funding.

The Public Works Director, Mr. Julio Brea, will serve as the construction project manager. As a Professional Engineer who has worked with the City for decades, Mr. Brea has completed numerous large infrastructure projects including not only the redevelopment projects but also several major site remediation projects. While not funded by the Brownfields Program, he oversaw the cleanup of Roscoe Warren Park.
Working with Miami-Dade County (DERM) the City remediated a former landfill into a new 37-acre municipal park. The cleanup of the site was completed in 2010 at a total cost of $3,509,000. The City utilized a grant from Miami Dade County to complete the project.

In addition, the team will include key personnel from the Finance Department. Staff will provide assistance with financial management including procurement, contract administration, financial and grant reporting. The Department oversees the administration of all federal grant programs including CDBG and SHIP funding. This experience will ensure that all grant requirements are adhered to and the project is closed out successfully.

iii. Acquiring Additional Resources

Additional resources will be needed to complete the scope of work for the project. The City will engage a qualified environmental consultant that can demonstrate success with similar projects in the region. The consultant will be responsible for completing the needed plans, monitoring and project management. A contractor will also be selected through a competitive bid process. The company will be responsible for installation of the monitoring well and cleanup activities. The contractor will also have to demonstrate experience with completing similar projects within the area. The City will follow EPA competitive procurement requirements of 2 CFR Part 200 for EP consultant and contractor selection.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

The City has not received previous Brownfields funding from the EPA.

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

(1) Purpose and Accomplishments

The City has received significant amount of federal funding to complete not only construction projects but also provide services to the community. Currently, the City is utilizing $3,865,000 in HUD Section 108 funding to complete the Cybrarium located within Homestead Station and adjacent to the grant project site. In addition, $609,691 in CDBG funding is being used to construct the Cybrarium. Once completed in the fall of 2020, the facility will represent a unique version of library combining traditional library features with innovative technologies such as virtual reality. The facility will serve the entire community providing not only library space but other cultural programming opportunities for local organizations and residents. The project will also include a significant job training component that will benefit many of the underserved residents who live in close proximity to the facility.

Other infrastructure projects being completed with Federal funding include a new water main for a low-income neighborhood. A $4,500,000 grant from the CDBG-MIT program will ensure safe and reliable potable water is provided to over 300 low income residences.

(2) Compliance with Grant Requirements

The City has successfully administered many federally funding projects. The City has a proven history of compliance with each funding sources requirements. From procurement requirements such as Davis Bacon to quarterly, semi and annual reports through financial reporting that leads to close out of the grant, the City has demonstrated the ability to administer the Brownfields Grant as required by EPA.

IV.F. Leveraging

The project will not involve leveraging of additional resources above the City’s 20% cost share requirement.

IV.G. Confidential Business Information

The application or project does not consist of any confidential business information.
Homestead Brownfields Grant Application Threshold

1. Applicant Eligibility
Homestead, FL was incorporated as a municipality in 1923. The City meets the definition of a local government as identified in 40 CFR Part 31.3, and is an eligible entity to receive EPA Brownfields Cleanup funding.

2. Previously Awarded Cleanup Grants
The City of Homestead has never received an EPA brownfields cleanup grant.

3. Site Ownership
The City acquired ownership of the project site in 2013. (proof of ownership attached).

4. Basic Site Information
The .638 acre site is known as “FEC Parcel 2” and is located on the North side of S. Flagler Avenue between E. Mowry Drive and S. Krome Avenue Homestead, FL 33030. The site does not have address but is defined as Portion of Southwest ¾ Section 18, Township 57 South, Range 39 East, City of Homestead, Miami-Dade County, Florida.

5. Status and History of Contamination at the Site
The site consists of a 0.638-acre vacant parcel of land located in an area of mixed commercial and institutional uses. The site is commonly known as “FEC Parcel 2” and before acquisition by the City it was owned by Florida East Coast Railroad. Since that time the site has been used as a parking area. A majority of the site is paved with limited areas of landscaping.

The first assessment of the property was in 2003 with a Phase II Limited Environmental Site Assessment (August 2003). The Phase II reported arsenic impacts in the soil of Parcel 2. Subsequently, soil and groundwater assessments were completed through 2009 and revealed both soil and groundwater impacts at the site. Historical site assessment revealed that the arsenic concentration in soil was as high as 150 milligrams per kilogram (mg/kg) at samples SB-2 (0.5’) and SB-8 (4’), exceeded the Section 24-44 (2)(f)(v), Code of Miami Dade County Direct Exposure Commercial-Industrial (DEC/I) Soil Cleanup Target Level (SCTL) of 12 mg/kg. Arsenic concentrations in groundwater ranged from undetected to 140 micrograms per liter(μg/L), exceeding the Section 24-44 (2)(f)(v), Code of Miami Dade County Groundwater Cleanup Target Level (GCTL) of 10 μg/L. The 2007 Site Assessment Report Addendum (SARA) completed by WRS Infrastructure & Environment, Inc. (WRS) noted a correlation between soil sample locations with arsenic concentrations, and arsenic leachate in SPLP concentrations above the Natural Attenuation Default Concentration (NADC) from Chapter 62-780, FAC. The City selected an engineering control (asphalt pavement) to address the soil quality.

In a 16 September 2008 meeting, DERM required a source removal of the two “hot-spot” areas at monitoring wells MW-201 and MW-102 in order to improve groundwater quality. The source removal was to be followed by a minimum of one year of groundwater monitoring. In October 2008, WRS Infrastructure & Environment, Inc. d/b/a WRS Compass, Inc. (WRS) submitted a report titled “Site Remediation Recommendations” for the site. Soil and groundwater samples were collected on-site and off-site to the southeast and south-southwest. On-site and off-site soil concentrations were above the DEC/I SCTL. On-site soil delineation was completed at samples SB-10/SB-102 (0.59 mg/kg at the 2-4 foot interval), SB-
204 (1.4 mg/kg at 0.5-2 foot interval), SB-205 (1.4 mg/kg at 0.5-2 foot interval), and SB-206 (1.4 mg/kg at 0.5-2 foot interval). Groundwater data from off-site wells indicated an arsenic concentration at MW-201 (south-southwest of the site, across Flagler Avenue) exceeded the GCTL and NADC. Based on the results, WRS recommended source removal of the soils on the southeast area of the site from surface to the groundwater table at approximately 4 feet below ground surface (bgs), and to continue development of the site as a paved parking lot. The excavation area was estimated at approximately 230 feet by 45 feet to a depth of approximately 4 feet bgs. The estimated volume was about 1,530 cubic yards.

In April 2009, WRS delineated the arsenic in soil around MW-201. Based on its location, the areas to the south and southwest of MW-201 are private property and were not expected to be excavated and therefore not assessed. The arsenic-impacted soil was delineated at SB-401 where the concentration of 7.62 mg/kg at the 0-0.5 foot interval was above the DER SCTL of 2.1 mg/kg but below the DEC/I SCTL. The recommended excavation area was approximately 20 feet by 45 feet to a depth of 4 feet bgs and encompassed MW-201. The estimated volume was 135 cubic yards. In August 2009, DERM approved the source removal plan (SRP) prepared by WRS in June 2009 and required the source removal of “the immediate area surrounding MW-102” as well. DERM required source removal to a depth of a minimum of 1 foot below the water table for the two locations. The City does not have any records documenting the source removal occurred.

In March 2018, the City engaged a consultant to complete a reconnaissance of the site to observe current conditions. During the reconnaissance, the consultant observed monitoring wells MW-102, DMW-101, MW-104, and MW-201 as well as two partially asphalt covered wells in the south area of the parking lot. They observed the accessible wells were in good condition. The purpose of this investigation was to identify current site conditions in regards to the required “hotspot” source removal at the site, given the length of time that had passed (about 10 years) since the last investigation.

The Soil Data Evaluation identified Arsenic concentrations at SB-1, adjacent to monitoring well MW-102, exceeded the direct exposure residential (DER) and direct exposure commercial/industrial (DEC/I) SCTLs of 2.1 mg/kg and 12 mg/kg respectively at the three depths of 0 to 0.5 feet (54 mg/kg), 0.5 to 2 feet (205 mg/kg), and 2 to 3 feet (124 mg/kg). Arsenic concentrations at SB-2, adjacent to monitoring well MW-201, exceeded the DER SCTL at 0 to 0.5 feet (29 mg/kg) and 0.5 to 2 feet (7.7 mg/kg). Arsenic concentration at SB2 (0-0.5’) also exceeded the DEC/I SCTL. Arsenic concentration at SB2 (2-3’) was below the SCTLs.

In addition, the Groundwater Data Evaluation showed the Arsenic concentrations at the two wells exceeded the GCTL of 10 μg/L. Concentrations at MW-102 (35.3 μg/L) and MW-201 (66 μg/L) did not exceed the NADC of 100 μg/L. As a result of these findings the City’s consultant developed site remediation options for the site that including scopes of work and estimated costs. The proposed project is based off those recommendations.

6. Brownfields Site Definition
The site is not listed or proposed for listing on the National Priorities List; is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and is not subject to the jurisdiction, custody, or control of the U.S. government.
7. **Environmental Assessment Required for Cleanup Grant Applications**

A Phase II ESA report was completed in August 2003 and . The Phase II ESA revealed the presence of arsenic and SVOC- impacted soils at the site. The Phase II ESA reported concentrations of arsenic that exceed the Soil Cleanup Target Level (SCTLs) in Section 24-44 (2)(f)(v), Code of Miami Dade County, in the soil at Parcel 2. Subsequently, additional soil and groundwater assessments were completed through 2009. In 2019 the City consultant collected soil and groundwater samples to evaluate the current condition of the soil and groundwater. The sampling identified arsenic present at the site.

8. **Enforcement or Other Actions**

There are no ongoing or anticipated environmental enforcement actions related to the brownfield site for which funding is requested. There also are no inquiries or orders for federal, state, or local government entities that we are aware of regarding the responsibility of any party (including the City) for the hazardous substances at the site.

9. **Sites Requiring a Property-Specific Determination**

The site does require a Property-Specific Determination.

10. **Threshold Criteria Related to CERCLA/Petroleum Liability**

The City is eligible for an exemption from CERCLA Liability. The City acquired the property from the FEC in 2003 and is not responsible for the contamination on the site. The City and the project site meet the requirements for this exemption since the all hazardous materials were present on the site before acquisition and that the City was not involved in the contamination of the site.

11. **Cleanup Authority and Oversight Structure**

a. In 2020 the City engaged a consultant to develop site remediation alternatives. These alternatives included a detailed scope and cost for each option. The recommended alternative was based on the finding from the Phase II ESA and the recent testing at the site. The City has consulted with Miami Dade County and the Florida Department of Environmental Protection to determine the best course of action. The City has significant experience with utilizing technical expertise to assist with complex projects, and will retain a qualified firm, with a past history of completing similar projects to develop a corrective action plan and cleanup the site. The City will ensure that all procurement actions are undertaken in accordance with City, state and federal procedures, including the competitive procurement provisions of 2 CFR 200.317 through 200.326.

b. Cleanup response activities: Since the City already owns the property, access to and from the adjacent properties will not be required. However, a community meeting will be held prior to conducting excavation activities to inform area residents of the construction activities and to address any concerns that may be raised. Public meetings have already been held to announce the project and proposed application.

12. **Community Notification**
Since the site was acquired in 2003 the City has included the property in its downtown redevelopment planning. The future use of the site has been discussed on numerous occasions as part of the City workshops and CRA meetings. In addition the City provided a copy of the draft grant application at an advertised public meeting on October 12, 2020. This meeting provided residents and stakeholders the opportunity to review the scope of work for the project and discuss details with City staff. Input was collected during the meeting and will be incorporated into the City’s efforts moving forward.

The draft application and related documents were also made available for review for 14 days to interested parties. The City provided this period to ensure that those who could not attend the meeting were able to access the application and review the project.

13. **Statutory Cost Share**
Homestead understands that a 20% cost share for the total federal cleanup funds awarded in the form of a contribution of money, labor, material, or services from a non-federal source are required. The City will provide $104,000 that represents the required local share. These funds will be in the form of cash to assist with the cost of engaging consultants to complete the scope of work.
A hardship waiver for the cost share is not being requested.