



1. Applicant Identification: Pinellas, County of, c/o Office of Management and Budget, 400 S. Ft. Harrison Avenue – 3<sup>rd</sup> Floor, Clearwater, FL 33756
2. Funding Requested
  - a. Assessment Grant Type: Community-wide
  - b. Federal Funds Requested: \$500,000
3. Location
  - a. South Highpoint/Highpoint Cross Bayou areas of unincorporated Pinellas County
  - b. Pinellas County
  - c. Florida
4. Target Area and Priority Site/Property Information:
  - Target Areas: South Highpoint and Highpoint neighborhoods in the larger Gateway Area, Pinellas County, FL
  - Census Tracts: 245.10, 245.14 part of 245.05 and part of 245.12
  - Site Addresses:
    1. FDOT Parcels (eight)  
US Highway 19 and Bryan Dairy Road (Unincorporated)
    2. 126<sup>th</sup> Ave Industrial Site  
Between 58<sup>th</sup> St N and 49<sup>th</sup> St North, South of 126<sup>th</sup> Ave N  
Parcels 09-30-16-70992-300-0200 and 09-30-16-70992-400-0700
5. Contacts
  - a. Project Director

Mona Gabriel, PE, Division Director Capital Improvements  
Email: mgabriel@pinellas.gov  
Phone: (727) 464-3763
  - b. Chief Executive

Barry Burton  
County Administrator  
Email: bburton@pinellas.gov  
Phone: (727) 464-3485

6. Population:

CT 245.10: 5,880  
 CT 245.14: 5,158  
 CT 245.05: 6,822  
 CT 245.12: 3,296  
 Pinellas County: 959,107

7. Other Factors

<b>Sample Format for Providing Information on the Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1, 2, 3
The priority site(s) is in a federally designated flood plain.	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	3, 4, 5
30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <a href="#">Section I.B.</a> , for priority site(s) within the target area.	6, 7, 8
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority: See attached

9. Releasing Copies of Applications

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



# FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, FL 32399-2400

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

October 04, 2023

Esmeralda Vargas  
Brownfields Program  
U.S. Environmental Protection Agency  
61 Forsyth Street, S.W. 10<sup>th</sup> Floor  
Atlanta, GA 30303-8960  
[Vargas.Esmeralda@epa.gov](mailto:Vargas.Esmeralda@epa.gov)

Dear Ms. Vargas:

The Florida Department of Environmental Protection (Department) acknowledges and supports Pinellas County's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-23-12, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the County's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the County consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The County is also encouraged to contact Philip Wilkerson, the Southwest District Brownfields Coordinator, at (813) 470-5753 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in blue ink that reads "Billy Hessman".

Billy Hessman, P.G., Environmental Manager  
Brownfields and CERCLA Site Screening Section

BH/jc  
cc:

Francine Ocampo, Pinellas County – [focampa@pinellas.gov](mailto:focampa@pinellas.gov)  
Philip Wilkerson, DEP Southwest District – [philip.wilkerson@floridadep.gov](mailto:philip.wilkerson@floridadep.gov)

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **1.a. Target Area and Brownfields**

**1.a.i. Overview of Brownfields Challenges and Description of Target Area:** Pinellas County is a large, sprawling county with nearly a million residences in 24 municipalities. With its warm climate and 600 miles of coastline, Pinellas has experienced exponential growth and is currently the 7<sup>th</sup> largest county in Florida and 54<sup>th</sup> in the USA (Census, 2021). This growth is primarily located in dense urban areas of our largest cities, St. Petersburg, and Clearwater, and as a result the county is the most densely populated in Florida (3,534 people per square mile, ACS 2021). While the densely populated areas have flourished, the unincorporated areas, which encompass a third of the county's land mass and 287,000 residences (Pinellas County Recovery Plan, 2022), have been left behind. The County is seeking \$500,000 in EPA Brownfield Assessment Grant funding to conduct assessment and brownfield reuse planning activities specifically in the Target Area (TA). The Gateway Area serves as a true "gateway" to Pinellas County, providing access to Florida's most densely populated county by land, air, and sea. While multiple Fortune 500 Companies call this area home a history of heavy industrial use and low-density zoning have left this vital economic area suffering from a multitude of significant environmental and social concerns and risks. The Gateway Area encompasses nearly 30 square miles, or close to 4,000 acres of mixed-use land under the jurisdiction of multiple municipalities. For the purpose of this grant, a section of the Gateway Area facing the most severe environmental challenges will serve as the TA. The TA contains two **Justice 40 Disadvantaged Census Tracts, (CT) 12103024510 (245.10), and 12103024514 (245.14)**, as well as portions of **CT 12103024505 (245.05) and 12103024512 (245.12)**. Within the TA, the Florida Department of Environmental Protection has identified approximately **70 sites with active assessment or remediation projects underway**. These sites include gas stations with **leaking underground storage tanks, drycleaners** with solvent plumes contaminating groundwater, **PFAS release sites**, permitted and **unpermitted landfills**, and industrial manufacturing facilities. The TA currently ranks in the **98<sup>th</sup> /87<sup>th</sup> percentile (state/US) for proximity to hazardous waste sites, 86<sup>th</sup>/94<sup>th</sup> for underground storage tank proximity, and 91<sup>st</sup>/90<sup>th</sup> for wastewater discharges**. Development of Pinellas County took off in the middle 19<sup>th</sup> century with cattle, tobacco, and citrus farming being the major occupations of the time. While cattle and tobacco gradually moved out of the county, citrus farms continued to be a major source of jobs and income well into the 1930's. After WWII Pinellas County became a major tourist destination and its job base began to shift from agricultural to industrial and commercial. The shift to an industrial and commercial employment base saw the conversion of much agricultural land into industrial facilities and housing for the new workforce, leading many homes to be built in areas with decades of built-up agricultural chemicals, such as **arsenic, dieldrin, and toxaphene** remaining in the local soil and groundwater. The rapid transition from agricultural to commercial/industrial led to a haphazard approach to planning and development, especially with regards to transit. The lack of transit-oriented planning caused many of the local residential developments to **offer limited amenities, especially as related to mass transit access** which negatively impacts access to job opportunities. The recent implementation of the **Live Local Act** by the Florida legislature has increased the availability of land for multifamily development by allowing these projects to proceed on land zoned for industrial use without going through a formal rezoning process. While generally seen as a positive step, this means that some of the most contaminated land in the county is receiving more attention from developers who must assess and remediate to much stricter residential standards for soil and groundwater before building can begin.

### **The Target Area (TA) is the South Highpoint/Highpoint Cross Bayou Area**

**1.a.ii. Description of the Priority Brownfield Site(s):** Through collaboration with the Pinellas County Economic Development Department and Pinellas County Public Works, at least 12 properties that present a potential hazard to human health and the environment have been identified within the TA. The first priority site is **the FDOT Parcels at US 19 and Brian Dairy Rd along Cross Bayou Canal**. These (eight) parcels comprise approximately 10.8 acres (figure) have seen commercial and light industrial uses over the past 40 years. Potential contaminants of concern include **VOCs from on-site petroleum storage and solvent use and metals from manufacturing uses**. It is currently being utilized by FDOT as an equipment

and materials storage yard during US Highway 19 improvement projects. Pinellas County plans to purchase the site for development into a **regional stormwater treatment facility/flood mitigation facility and public greenspace**. The site will also include a kayak launch for access to the proposed **Cross Bayou Canal Blueway** which is a component of a multi-year, multi-million-dollar plan to dredge and improve the Cross Bayou Canal. This site is **directly adjacent to the Country Haven neighborhood and within ½ mile from both Pinellas Park Highschool and Morgan Fitzgerald Middle School**. As it currently exists, the site is a physical hazard to school children attempting to use Cross Bayou Creek for recreational purposes and may be contributing contamination that **exacerbates the impaired status** of that waterway, The second priority site is the **126<sup>th</sup> Ave Industrial Site** (30.13 acres), a partially vacant lot currently used in part for a road front retail center and outdoor vehicle and trailer storage and easterly adjacent parcel (16.07 acres). The property is surrounded by auto auction storage lots, heavy civil contractor equipment laydown yards, and is **less than ½ mile from the former 126<sup>th</sup> Ave Landfill Brownfield site**. The site was proposed as part of a Public Private Partnership project in 2020 as part of a 126<sup>th</sup> Avenue redevelopment plan, but the project stalled because of **PFAS contamination** issues discovered at the site during acquisition due diligence. Potential contaminants of concern include **VOCs, PFAS, and agrochemicals** stemming from both past site uses and uses at nearby facilities. Pinellas County wishes to purchase this property in part to serve as a regional stormwater treatment and flood mitigation facility that will encourage redevelopment in the area and provide flood relief for the Mariners Village Mobile Home Park, is located adjacent to the Cross Bayou Canal and has **suffered multiple flood loss claims in recent years**.

## **1. b. Revitalization of the Target Area**

**1.b.i. Reuse Strategy and Alignment with Revitalization Plans:** Pinellas County has approached the revitalization of the TA with a firm understanding of the need to address brownfield sites in redevelopment efforts. Pinellas has spent the last several years developing planning studies to Master Plan for the Pinellas Gateway and Mid-County Area, published September 2020 (2020 Master Plan). This Master plan for the area requires additional work to develop it into a well-constructed revitalization plan, which will incorporate the community’s brownfield needs, to restore employment, private investment, recreational opportunities, and multi-modal connectivity. The 2020 Master Plan indicated the need to “develop and adopt areawide resilience zoning approaches” and the need to “Identification and acquisition of public and private funding and resources”. Resource Road mapping that is an applicable programmatic cost could be used to help elevate the 2020 Master Plan to a Revitalization Plan for the TA. **The 2020 Master Plan** was developed with input from 7 key stakeholders and several property owners, employers, various area of chamber of commerce representatives and resident representatives (<https://gatewaymasterplan.org>). A **2022 Pinellas County Recovery Plan Report** was developed to evaluate investment in underserved communities from the American Rescue Plan Act of 2021 (ARPA). High Point occupies two Qualified Census Tracts, 245.10 and 245.14. It was first targeted by County staff for revitalization in the mid-1990s and continues to lag the surrounding neighborhoods in metrics such as poverty, crime, and homeownership. In 1998, residents of a portion of High Point asked the Board to address the deteriorating conditions and high crime in the community. County staff encountered substandard rental properties and lack of walkability in the area, which results in neglect and litter. A 2013 Pinellas County Health and Community Services Department Study identified High Point as one of five communities of poverty, having a higher percentage of households in poverty than the countywide average. Since then, Pinellas County has invested almost \$13 million in federal, state, and local funds in infrastructure, recreational facilities and programs, and social services and programs.

### Identified Needs

The 2020 Gateway Master Plan identified the need for recreational open space, complete streets, and mobility improvements in and around the High Point community. In 2021, the County formed a community advisory group, held community meetings and surveyed residents to get recommendations and ideas for community improvements. This community input was incorporated into the High Point Community Plan, which includes three goals: to enhance community connectivity, enhance economic opportunities, and to expand service delivery to the community.

Four priority projects were identified by the community from the goals laid out in the High Point Community Plan and the 2020 Gateway Master Plan. The County is using its allocation of the ARPA Recovery Funds to fund two of these priority projects. Another project to install sidewalks to enhance community connectivity will also be funded. Collectively, these projects, with a combined estimated budget of \$4.7 million, will improve the health and wellness of residents. The ARPA Recovery Funds projects in High Point are listed below.

**Project 1: High Point Community Park**

High Point residents have identified this facility as a priority for the neighborhood. It is the development of a 10-acre community park to include basketball courts, multipurpose fields, restrooms, picnic shelters, playgrounds, walking paths, landscaping, parking, and utilities.

**Project 2: Russell Ave Connection**

Construction of a pedestrian connection through Russell Avenue in High Point. This is an unimproved right-of-way that's heavily used by pedestrians as a connection in the High Point community. To the east is a residential area of the community and to the west is 58th Street, which is the arterial roadway through the community. Located just to the south of this connection is a church, High Point Elementary, High Point Neighborhood Family Center and the proposed High Point Community Park. Improves walkability and pedestrian safety.

**Project 3: Local Group High Point Subdivision**

Paving, sidewalk, and drainage improvements for Roosevelt Blvd and 150th Ave N. Improves walkability and pedestrian safety.

The Sea Level rise projections indicate areas along the Cross Bayou will be more **severely impacted by as early as 2030**. The Roosevelt Creek and Cross Bayou drainage Basins require significant improvement and updating to improve stormwater infrastructure to mitigate existing flooding issues and future flooding conditions and storm events due to climate change. Specifically, the TA is most susceptible to natural disasters in the Cross Bayou Basin and Roosevelt Basins. The County is actively working on studies and is currently a recipient of the Florida State Division of Emergency Management Grant to update the Cross Bayou Water Management Plan Model for more accurate data and improved predictability. **FDOT Parcels at US 19 and Brian Dairy Rd along Cross Bayou Canal** (~10.8 acres, Flood Zone AE) is to plan and assess parcels for a regional stormwater facility along Cross Bayou Canal (north of Bryan Dairy Road and west of US HWY 19 south of Cross Bayou Canal). The planned improvements include the creation of a stormwater retention pond, greenway area including a kayak boat launch, picnic areas and walking paths. **126<sup>th</sup> Ave Industrial Site** (09-30-16-70992-300-0200 and easterly adjacent Parcel 09-30-16-7992-400-0700) (~46.2 acres) have been identified as a high value parcels the County could assess and acquire to create and additional Stormwater facility within the Cross Bayou Basin. This site will require reuse planning after assessment as the current industrial use will no longer be appropriate. Community input will be solicited during the planning stages to determine if supplemental use benefits in addition to stormwater treatment would be desired and/or feasible. The planning goals would be very similar to Priority site 1 creating a Stormwater retention pond and greenway areas around it, of course with Community feedback and input. There are additional parcels in the TA that can be assessed in both the Roosevelt Creek and Cross Bayou Basins that are candidates for assessment, reuse planning and acquisition to deal with the Climate Change issues facing the TA.

**1.b.ii. Outcomes and Benefits of Reuse Strategy:** The proposed project will fund environmental due diligence, cleanup planning, and reuse planning services necessary to position the priority properties and other sites for purposeful redevelopment and reuse, making the TA more attractive to residents and visitors alike *without displacing existing residents*. The redevelopment of the **FDOT Parcels at US 19 and Brian Dairy Rd** and **126<sup>th</sup> Ave Industrial Site** will transform undeveloped or underdeveloped property into functional Stormwater facilities with recreational space into a greenway providing connectivity and safe pedestrian transport. In each instance, the priority sites are blighted with perceived environmental concerns that have presented roadblocks to reuse and redevelopment. Once assessed (and remediated, if necessary), the sites offer the likely potential to bring recreational opportunities, multi-modal connectivity and needed

resources (imported revenues) while preserving the area's natural beauty and removing blight.

The assessment process will facilitate the reuse of a minimum of 46 acres in the TA.

The beauty of Pinellas County's white sandy beaches and crystal-clear waters, which makes it the most popular tourist destination in the Gulf of Mexico, attracts millions of tourists from around the world annually. **In 2019, the County saw 15.5 million visitors creating a \$10.3 billion-dollar economic impact. The most popular areas of the County continue to benefit from this economic success, but the TA continues to be left behind.** The popular tourist destinations and attractions are sprinkled throughout the County, with the TA located in the center of it all placing blight and poverty in the view of all who travel for work or leisure. The County will promote the expansion of the tourism network throughout the county and create an opportunity for redevelopment in this area of great need.

### **1. c. Strategy for Leveraging Resources**

**1.c.i. Resources Needed for Site Reuse:** The redevelopment efforts to be funded by this brownfield assessment project will require significant County investment. The County has secured the following funding sources. The County has received ARPA recovery funds. The County is planning to spend these funds on critical water and sewer infrastructure, new technology, and assistance to non-profits to lift up historically marginalized communities in unincorporated Pinellas County, such as the TA. Planned and approved funding for projects in the TA will total \$18,384,000. The development of the TA projects have been approved for ARPA Round 1 funding, with an estimate cost exceeding \$13,415,860 million. Further, The County has secured another \$3,168,000 in other funding sources (non-ARPA) including being a recipient of the Florida State Division of Emergency Management Grant \$180,000 to update the Cross Bayou Water Management Plan Model for more accurate data and improved predictability. Additionally, the County will continue to pursue state and federal grant options to further redevelopment efforts within the TA. The County will use **area-wide planning funds from this proposed project** to determine what improvements would be of greatest benefit beyond the priority sites to identify resources for Brownfields redevelopment and reuse. Should any of the assessed sites require cleanup, then the County will apply for US EPA Brownfields Cleanup grants or leverage other funds.

**1.c.ii. Use of Existing Infrastructure:** County leadership realizes the need to leverage all sources available to create an atmosphere where new residents want to establish a home within the TA and existing residents can thrive. One of the first steps is the effective reuse of existing infrastructure and buildings. Existing infrastructure in the TA includes roadways and utilities, such electrical power and municipal sewer service. Improvements in infrastructure in the case of the priority sites are noted above and are necessary for the success of the reuse and redevelopment of the priority sites. The County has made steady improvements in recent years as noted in 1.b to ensure that the new and existing infrastructure remains adequate for redevelopment projects. Further, the County is currently working to develop broadband in unincorporated areas, including the TA. Cellular coverage is excellent and low cost, providing access to the area. This has allowed internet to be widely accessible even within a low-income community.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

**2.a.i. The Community's Need for Funding:** The County is unable to independently finance the efforts proposed under this Assessment grant given the existing financial burdens for public services and infrastructure costs. A low-income population and limited tax base in much of the TA contributes to the strain on local public funds. It is hoped that the funds provided under this Brownfield Assessment Grant will serve as a catalyst for the area, sparking private development that will in turn provide a source of tax revenue for the County so additional projects can be funded.

### **2.a.ii. Threats to Sensitive Populations:**

#### **(1) Health or Welfare of Sensitive Populations:**

Sensitive populations within the TA include **minorities, children, and the impoverished**. Within the TA, **56% of residents are people of color with 7% of households speaking limited English**. Children make up **18%** of the TA population, while **22% of adults have less than a high school education**. Although the TA is located within an extremely densely populated county, the lack of workforce and housing planning puts various strains on longtime residents. Currently the TA is classified as a **USDA Food Desert** and was identified in the 2023 Pinellas County Health Assessment Report as an area with the highest need for food

security assistance, an issue that assessment and redevelopment of brownfield sites can solve.

**(3) Environmental Justice (a) Identification of Environmental Justice Issues:** According to the CEJST, the TA is disadvantaged for several reasons, including **below average income, higher than average incidences of poverty, and underserved populations**, all of which leads to **distressed neighborhoods**. According to the 2023 Pinellas County Health Survey (no TA-specific data available) fewer than state and national average residents commute to work via public transportation and a higher-than-average percent of households do not have a car. The proximity to heavy industry and associated vehicle transport leads to an increase in air related toxicity and illness. The TA is disproportionately affected by air pollution and related health issues. The TA is in the **95<sup>th</sup>/72<sup>nd</sup> percentile (State/US) for ozone exposure, the 73<sup>rd</sup>/80<sup>th</sup> percentile for diesel particulate matter** and in the **77<sup>th</sup>/72<sup>nd</sup> percentile for toxic release to air**. TA redevelopment will help to address these and other welfare issues by removing sources of pollution, improving access to transit, and revitalizing failing or failed industrial areas which will allow for increased community benefits and potentially safer, better paying jobs. In an area with a long industrial background, it may not be possible to escape air pollution by going inside. The TA ranks in the **86<sup>th</sup>/94<sup>th</sup> percentile for proximity to underground storage tanks** which have the potential for **vapor intrusion** into nearby structures. In addition to chemical hazards, 25% of the TA is identified as being at **risk for flooding and damage resulting from sea level rise**. The assessment grant will allow Pinellas County to spend more time and effort on physical and procedural changes to flood mitigation policies that will help protect these **underserved communities**.

**(b) Advancing Environmental Justice:** This Brownfield Assessment Grant will support and encourage economic growth and housing development in the TA. Focusing on President Biden’s Justice40 Initiatives, this EPA Brownfield funding will address the EJ issues identified above by reducing causative factors such as inefficient land use, blighted areas and buildings, stagnant job markets, affordable housing shortages, and a lack of usable greenspace. Redevelopment of the priority sites into mixed use greenspace and regional stormwater treatment facilities will provide a key piece for redevelopment of the area. Without these facilities it will be very difficult for developers to meet recently adopted stormwater treatment requirements. The development of regional treatment systems was a goal of the FY2019 assessment grant and have since proved to be a success. These facilities will greatly improve the redevelopment options available to these **underserved** communities, especially when combined with the set of progressive density development bonuses available throughout the county.

**2.b. Community Engagement**

**2.b.i. Project Involvement and ii. Project Roles:** The County has strong support from the following local organizations and community members that are actively engaged in revitalization efforts.

Organization	Point of contact	Specific involvement in the project
Pinellas Park Chamber of Commerce	Alisha Kelly – President – 727-544-4777	Meeting Space; Community Partner; Outreach
Habitat for Humanity of Pinellas and West Pasco Counties	Sean King – VP of Government Relations – 727-536-4755 ext. 404	Community Partner; Outreach; 501(c ) (3)
Pinellas Park Planning & Development Services Division	Elizabet St. Pierre – 727-369-5848	Meeting Space; Outreach; Outreach for community reuse planning
Forward Pinellas – Regional Land Use & Transportation Planning Agency	Whit Blanton – Executive Director (727)464-8712	Community Partner; Outreach
Pinellas County Housing Authority	Neil Thompson - 727-443-7684	Meeting Space; Outreach

**2.b.iii. Incorporating Community Input:** The County recognizes the importance of informing and gathering public input when making changes within a community This application was informed and prompted by extensive stakeholder engagement. As part of the greater *2020 Gateway Master Plan* the County held multiple community meetings to solicit input on stakeholder priorities, which identified the priority sites, and the community needs for connectivity, park revitalization, and infill redevelopment that form the basis



of this application. Community input will continue to be gathered during the grant implementation process, with a focus on connecting with **sensitive populations** within the CTs identified as **disadvantaged**. Various channels will be used to pass information to the community, including a to-be-developed brownfield project website, Pinellas County social media, and local presentations and collaborations with the community partners. Periodic mailers and newspaper articles will be used to connect with residents who do not have internet access or do not use social media and bilingual partners will be engaged as needed to serve the non-English speaking population. Community input will be tracked by the Brownfield Project Manager (aka Brownfield Technical Coordinator) and shared with the brownfield team and QEP.

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

**3.a.i. – iv. Description of Tasks/Activities and Outputs:**

<b>Task/Activity 1: Programmatic Support</b>
<b>i. Project Implementation:</b> EPA-funded activities for the priority site(s): cooperative agreement implementation and oversight; monthly team meetings; non-EPA grant resources contributed: in-kind resources: Development Authority project team staff effort
<b>ii. Identifying Additional Sites:</b> team meetings will allow for review of brownfield site inventory and discussion of additional sites to be assessed within the County’s jurisdiction and proposed by community members. Development of a site ranking tool will augment the site inventory. A GIS inventory base is also planned to be developed/implemented.
<b>iii. Anticipated Project Schedule:</b> Months 1-48
<b>iv. Task/Activity Lead(s):</b> The Project Director is the Division Director of the Capital Improvements is a PE with over 20+ years’ experience managing public and private sector projects and programs will work directly with support of the Brownfield Technical Coordinator in identifying additional sites as well as with support from QEP and project staff in developing a ranking tool, GIS inventory data layer. The Financial Director will work with the Project Director and Brownfields Technical Coordinator on tracking and managing the budget and required submittals in the ASAP system.
<b>v. Output(s):</b> quarterly reports, ASAP budget submittals, ACRES data entry; notes from monthly team meetings, development of a site ranking tool and new website.
<b>Task/Activity 2: Community Engagement</b>
<b>i. Project Implementation:</b> EPA-funded activities for the priority site(s): securing site access; community engagement activities and meetings; site selection; Discussion of EPA-funded activities for non-priority site(s), if applicable: <i>Non-EPA grant resources contributed:</i> in-kind resources – project team staff effort
<b>ii. Identifying Additional Sites:</b> community meetings and program promotion efforts will provide opportunities for community members to nominate sites for assessment and planning
<b>iii. Anticipated Project Schedule:</b> Months 2-45, first community meeting in the first 6 months
<b>iv. Task/Activity Lead(s):</b> Project Director with support from Brownfield Technical Coordinator and QEP and project staff
<b>v. Output(s):</b> Community Involvement Plan; 4 to 6 community meetings & summaries; community input for reuse plans
<b>Notes:</b> Public meetings will include reuse and redevelopment planning components.
<b>Task/Activity 3: Environmental Site Assessments</b>
<b>i. Project Implementation:</b> <i>EPA-funded activities for the priority site(s):</i> Phase I and Phase II Environmental Site Assessments (ESAs) for priority sites. county-wide inventory of brownfields sites for future reuse <i>EPA-funded activities for non-priority site(s):</i> Identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes. <i>Non-EPA grant resources contributed:</i> in-kind resources – staff time for oversight of the QEP
<b>ii. Identifying Additional Sites:</b> The brownfields inventory will identify additional sites in project months 3-48.
<b>iii. Anticipated Project Schedule:</b> Months 4-30, assessment of priority sites within the first 6 months
<b>iv. Task/Activity Lead(s):</b> QEP with oversight by the project director and technical coordinator
<b>v. Output(s):</b> GIS-based site inventory; 15 Phase I and 8 Phase II ESAs; Asbestos and Lead Based Paint surveys (as needed); Generic Quality Assurance Plan (QAPP) and 8 sites specific QAPPs

**Notes:** Given the age of the priority sites, it is anticipated that Asbestos and Lead surveys will be required to position some properties for reuse.

**Task/Activity 4: Planning**

**i. Project Implementation:** EPA-funded activities for the priority site(s) will include: ABCAs, cleanup planning at specific sites; 2 reuse plans for the priority sites; Land Use Assessment to analyze local, county and state land use regulations for priority site reuse; and a brownfields revitalization plan for target Corridor and strategies/new regulations pertaining to the redevelopment of the brownfield sites. EPA-funded activities for non-priority site(s): identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes, if warranted and as funds allow. *Non-EPA grant resources contrib.:* in-kind resources - planning department/economic development staff.

**ii. Identifying Additional Sites:** Additional sites identified through the inventory and community engagement will provide an opportunity to conduct cleanup or reuse plans for those sites where it is determined to be appropriate.

**iii. Anticipated Project Schedule:** Months 9 through 45

**iv. Task/Activity Lead(s):** Project Director and Brownfield Technical Coordinator with assistance from QEP

**v. Output (s):** Brownfields revitalization plan, 2 ABCAs, 2 site-specific land use assessments; 2 reuse plans and visual renderings for priority sites

**Notes:** Proposed planning efforts equal 25% of the budget allocation.

**3.b. Cost Estimates:** The following cost estimates are based on past project management experiences and with input from Brownfields experts consulted in the drafting of this grant.

**Task 1 – Programmatic Support: Total: \$66,820** *County Personnel: \$10,800* is budgeted for ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the four-year grant period \$10,800 (240hrs x \$45). *Contractual: \$44,200* is budgeted for program support by a contracted QEP, which will provide for assistance of quarterly reports *Quarterly Reporting assistance \$12,480 (\$130x96hrs)*, *ACRES Database Reporting \$2600 (\$130hrs X 20hrs)*. *Monthly meeting summary assistance \$3,120 (\$130 X 24hrs)*. *Potential Site Evaluation Raking Tool Creation \$1950 (\$130 X 15hrs)*. *New Website \$24,050 (\$130 X 185hrs)*. The County, with support from the QEP, will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic elements. **Travel: \$9,820** in travel expenses for attendance for two persons at one national and one person at four regional brownfields-related training conferences/workshops. *National brownfields conference attendance = \$4,160* [Breakout - \$1,600 hotel (2 persons X 4 nights x \$200 per night), \$700 registration (\$350 per person), \$1,100 flights (\$550 per person), \$560 per diem expenses (\$70 per person X 2 for 4 days) and \$200 ground transport (parking and airport transfers, taxis). *Regional brownfields conference attendance (four years) = \$5,660:* \$1,400 hotel (1 person X 4 events X 2 nights/event (including travel days) x \$175 per night), \$1,300 registration (\$325 per person X 4 events), \$600 Annual membership (\$150 per person X 4 years), \$560 per diem expenses (\$70 per person X 2 days per event X 4 events), \$1,800 flights (\$450 per person per 4 events, or mileage for drivable location). Remaining travel funds would be applied to *local or regional travel/mileage to meetings* with property owners, developers or to public meetings by County staff members (@\$.50-mile X 1000 miles = \$500). *If workshops are held virtually, the County will apply any excess funds towards community engagement and assessment.* **Supplies: \$2,000** is allocated to typical offices supplies, including stationary, paper, ink, printing, and postage for all administrative and programmatic tasks over the four-year grant project.

**Task 2 – Community Engagement: Total \$4,680** *Contractual:* QEP support is budgeted for developing a Community Involvement Plan \$3,120 (\$130 X 24hrs) and 12 hours at \$135 per hour for community-wide meetings, meeting planning, outreach, and visioning sessions as well as meetings with site owners and potential developers. *The GRANTEE and QEP are experienced at conducting virtual community engagement activities thanks to practice and training received during their FY2018 Assessment Grant.*

**Task 3 – Assessment: Total \$305,500 (61% of total budget)** *Contractual:* QEP to conduct Environmental Site Assessment activities: GIS-based brownfields inventory, set fee **\$15,000**; 15 ASTM-AAI compliant Phase I

ESAs @ \$4,000 each = **\$60,000**; an additional **\$15,000** is allotted for five supplemental lead/asbestos assessments, as required ; one Generic Quality Assurance Plan (QAPP) = **\$5,000**; eight Site Specific QAPPs (@ \$5,000 each)=**\$40,000** and eight Phase II ESAs (approx. \$20,000-50,000 per site, *Phase II ESA costs vary due to the complexity of sites*) = **\$160,000**.

**Task 4 – Planning Total \$123,000:** Develop site appropriate remediation/ reuse plans to reduce health & environment risks for selected sites. Community vision and input will continue to be considered in planning. Two Analysis for Brownfields Cleanup Alternatives (ABCAs) @ \$5,000 each = **\$10,000**; Reuse planning and rendering for two of the priority sites @\$10,000 per site = **\$20,000**; Land Use assessments for additional sites that may be identified in community engagement process for estimated two sites @ \$5,000 per site=**\$10,000**; Threatened & Endanger Species for sites and additional sites that may be identified in community engagement process for estimated three sites @ \$3,000 per site = **\$9,000**; Wetland Surveys, as needed, for sites that may be identified in assessment or community engagement process for estimated three sites @ \$3,000 per site = **\$9,000**; Brownfields Revitalization Strategy for TA = **\$65,000 (set fee)**.

Budget Table					
Project Tasks	1: Programmatic	2: Community Engagement	3: Assessment	4: Planning	Total
Personnel (PC)	\$10,800.00	\$ -	\$ -	\$ -	\$ 10,800.00
Travel	\$9,820				\$ 9,820.00
Supplies	\$2,000				\$ 2,000.00
Contractual	\$44,200.00	\$4,680.00	\$305,500	\$123,000.00	\$ 477,380.00
<b>Category subtotals</b>	<b>\$66,820.00</b>	<b>\$4,680.00</b>	<b>\$305,500.00</b>	<b>\$123,000.00</b>	<b>\$ 500,000.00</b>

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

**4. Programmatic Capability and Past Performance**

**4.a. Programmatic Capability**

**4.a.i-iii Organizational Capacity, Organizational Structure and Key Staff:** Pinellas County has the requisite organizational and structural capacity to successfully administer the programmatic, administrative, and financial requirements of the proposed project and grant. The County is governed by a seven-member elected Board of County Commissioners and five elected constitutional officers. The County Administrator implements the Board’s vision and oversees the County’s 17 Departments. The proposed grant will be managed by the Public Works Department. **Mona Gabriel** will serve as **Project Director**. Ms. Gabriel is a licensed PE and a certified construction manager and the Division Director for the Capital Improvements Division of Public Works. She has over 20 years of experience managing private and public sector projects and programs and currently oversees delivery of the County Transportation, Stormwater, Parks, and Solid Waste Capital Improvement Program (CIP) and the County Brownfield Program. Assisting Ms. Gabriel will be **Francine Ocampo** as **Brownfield Technical Coordinator**. Ms. Ocampo has 20+ years’ experience, which includes managing Brownfield redevelopment projects. Francine has many years of experience managing

contracts and policies for the New York City Transit Authority Environmental Protection Division and is familiar with federal procurement procedures. Financial oversight will be provided by **Michael Andrasovsky**, Budget Manager with the Public Works Department. He serves as the **Financial Director**. Mr. Andrasovsky has 20+ years in financial management while the most recent 8 years have been serving the public sector, including the administration of large, federal grant awards. He is well versed in federal reporting requirements and accounting standards.

**4.a.iv. Acquiring Additional Resources:** In order to obtain the necessary brownfields expertise, the County has secured the services of experienced Brownfield QEPs (3 firms) through a fair and open bid process in full compliance with federal requirements (2 C.F.R. 200 and EPA rule 2 C.F.R. 1500). The County initiated the procurement process on March 25, 2022. The County advertised its solicitation via Parascope ePro, solicitation software, advertised per requirements of the super circular ([www.pinellascounty.org/purchase/Current\\_Bids1.htm](http://www.pinellascounty.org/purchase/Current_Bids1.htm)). The solicitation went to firms eligible for the technical/engineering solicitation, and the applicants were provided 35 days for response and were offered an inquiry period for questions and clarifications. The County received six (6) responses. Pinellas County evaluated and scored each proposal; based on that scoring, selections were recommended and made. The criteria were listed in section B 6 of the RFP and included: 1-Ability of the Firm and its professional personnel. Willingness and ability to meet schedule and budget based on current and projected workload (up to 425 points). 2-Firms experience with projects similar in size and past performance (up to 375 points). 3-Volume of work previously awarded by the county (up to 50 points). 4-Minority Business Status (up to 25 points). 5-Pinellas County Small Business Enterprise Status (up to 100 points). 6-Location (up to 25 points). A total of up to 1000 points was assigned based on the evaluation of the proposal. The top three (3) Consulting Firms were selected: Terracon Consultants, Inc.; Cardno now Stantec, Inc.; Geosyntec Consultants, Inc.

**4.b. Past Performance and Accomplishments**

**4.b.i. Has Received an EPA Brownfields Grant**

(1) Accomplishments: The County received a FY2019 EPA Assessment Grant in the amount of \$300,000. Pinellas County used \$289,425.66 out of the \$300,000 Assessment Grant funding on completing Phase I ESAs, Phase II, Redevelopment Planning and BSRA Agreement. The grant was closed out totaling 96.5% drawdown at closeout. These accomplishments have been recorded in the EPA ACRES Database.

Agency	Program	Amount	Date	Grant Accomplishments
US EPA	Brownfields Assessment	\$300,000	2019	Approximately 135 acres of land were assessed. 13 Phase I ESAs, marketing materials; 6 Phase II ESAs; 7 SS-QAPPs and 1 reuse planning resulting in BRSA completed.

(2) Compliance with Grant Requirements: The County complied with work plans, schedules, terms, and conditions for the FY19 grant. Quarterly reports and deliverables were submitted to EPA and entered ACRES in a timely fashion.