

Applicant Identity	City of Haines City Community Redevelopment Agency 620 E. Main Street Haines City, FL 33844 Phone: 863.421.3600 ext. 5572
Grant Type	Community-Wide Assessment Grant
Federal Funds Requested	\$500,000
Location	Haines City, Polk County, FL
Target Area and Priority Site Information - List target area and provide census tracts within the area	The target area is the Community Redevelopment Area within the City of Haines City Census Tracts 126.01 and 126.02
Priority Site(s) Address	<u>1711 N. 11th Street</u> Parcel ID: 27-27-21-753500-011080 Census Tract 126.01 <u>1711 Dr. Martin L King Jr Way</u> Parcel ID: 27-27-21-753500-011071 Census Tract 126.01 <u>1102 Avenue G</u> Parcel ID: 27-27-21-753500-011090 Census Tract 126.01 <u>0 11th St</u> Parcel ID: 27-27-21-753500-007090 Census Tract 126.01 <u>0 Avenue H</u> Parcel ID: 27-27-21-753500-007100 Census Tract 126.01 <u>401 Main St. E.</u> Parcel ID: 27-27-29-783000-037010 Census Tract 126.02 <u>8 Railroad Avenue N.</u> Parcel ID: 27-27-29-787000-001001 Census Tract 127.02 <u>1107 Martin Luther King Jr. Way</u> Parcel ID: 27-27-21-756000-010010 Census Tract 126.01 <u>220 7th Street North</u> Parcel ID: 27-27-29-783000-068030 Census Tract 126.02
Project Contact	Jane Murphy, CRA Manager 863.421.3600 ext. 5572 jane.murphy@hainescity.com 303 Ledwith Ave, Haines City, FL 33844
Chief Executive/Highest Ranking Elected Official	Mayor Roy Tyler 863.421.3600 RTyler@hainescity.com 620 E Main St, Haines City, FL 33844
Population	26,669

Other Factors	Page #
Community population is 10,000 or less	N/A

Narrative Information Sheet – City of Haines City

The applicant is, or will assist, a federally recognized Indian Tribe or Unites States Territory	N/A
The priority site(s) is impacted by mine-scarred land	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site is contiguous or partially contiguous to the body water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the property site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 10
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	Pages 3, 4, & 10
At least 30% of the overall project budget will be spent on eligible reuse/areawide planning activities.	Pages 8 & 9
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

Letter from the State or Tribal Environmental Authority

N/A

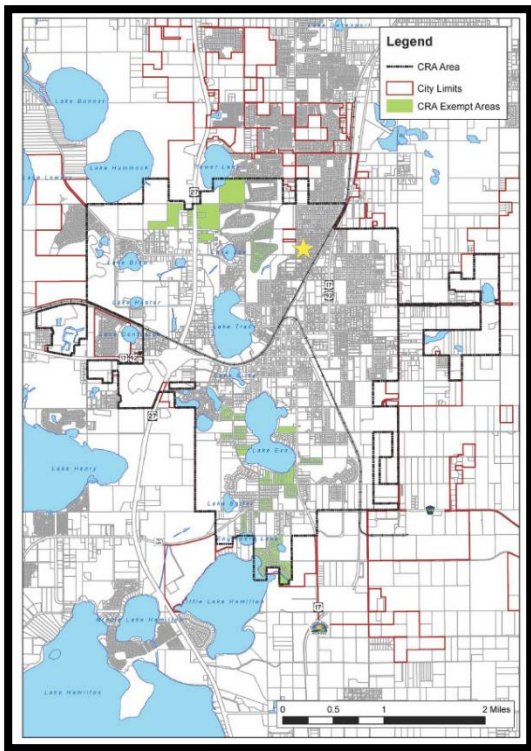
Releasing Copies of Applications

N/A

Project Area Description and Plans for Revitalization

The City of Haines City (“City”) is a rural municipality located in Polk County, south of Orlando and east of Tampa. The City, with a population of 26,510, encompasses an area of 19.8 square miles, which will be the geographic boundary for this Community-Wide Brownfield Assessment Grant. Polk County is part of the citrus belt but recently is a burgeoning tourist destination due to its proximity to Disney World and Legoland. Polk County is fast-growing, facing challenges such as 1) shifts in the primary industry from agriculture to tourism, 2) suburban sprawl and investment toward highways, away from the Downtown and historic neighborhoods, 3) exponential growth of the Hispanic community, and 4) affordable and workforce housing deficiencies.

The City has identified nine (9) parcels within the Community Redevelopment Area (CRA) and 13 city-wide, which is the primary focus of the brownfield assessments. This is Haines City’s first assessment in the development of brownfield site inventory. The initial nine parcels were prioritized based on prior use, current use, and area needs. Community input is at the forefront of these assessments, with 17 area and community organizations and individuals taking part. Cleanup plans and future use will be discussed as part of gathering community input. This first step in addressing brownfield challenges and reuse of said sites is paramount to this application.



The City of Haines City is requesting a Community-Wide Assessment Grant in the amount of \$500,000 to address nine (9) parcels located within the CRA. The funding will go toward **Site Inventories and Screening for Potential Contamination Issues**.

Target Area and Brownfields

Overview of Brownfields Challenges and Description of Target Areas

The geographic boundaries where eligible activities are proposed are south of Cemetery Road, east of the western City limits, north of Little Lake Hamilton, and west of 30th Street. The geographic boundary is defined by the Community Redevelopment Area Boundary shown in Figure 1.

Figure 1 Community Redevelopment Area Boundary

Narrative / Ranking Criteria – City of Haines City

Overview of Brownfield Challenges and Description of Target Area

Table 1. Overview of Brownfield Challenges

Challenges	Impacts	How the Grant will Address the Challenges
Community Participation is a challenge and an opportunity	Push back during the Assessment process	Continuous engagement with the community/ updates regarding the Assessment process.
Strict protocols and standards	Affect the progress of the Assessment	Advertise RFP for Contractor selection through competitive bid process. Hire established and experienced Contractor/Subs
Sustainability and environmental justice issues and considerations	Negatively impact the Assessment sites	Project Manager to provide oversight to ensure task is part of the Assessment process.
Lack of Open Space	Decreased availability for future areas	Provide spaces that improve the CRA and neighborhoods, while offering diverse opportunities.

Description of the Priority Brownfield Site(s)

There are nine (9) sites of concern within the target area. Information based on the Property Appraiser website for each parcel is outlined as follows:

Table 2. Priority Sites

Parcel	Owner	Property DOR Code	Acreage	Community Redevelopment Area
27-27-21-753500-011080	City of Haines City, FL	Vacant Municipal - 8089	0.11	Haines City CRA II - Code 46
27-27-21-753500-011071	City of Haines City, FL	Municipal (Other than Colleges, Parks & Rec - 8900	0.11	Haines City CRA II - Code 46
27-27-21-753500-011090	Haines City Police Depart.	Vacant Municipal - 8089	0.11	Haines City CRA II - Code 46
27-27-21-753500-007090	City of Haines City, FL	Vacant Municipal - 8089	0.11	Haines City CRA II - Code 46
27-27-21-753500-007100	City of Haines City, FL	Vacant Municipal - 8089	0.11	Haines City CRA II - Code 46
27-27-29-783000-037010	Pending Purchase – City of Haines City, FL	Retail 5000sf to 20000sf - 1120	0.30	Haines City CRA – Code 47
27-27-29-787000-001001	BMB Properties and Management LLC	Abandoned Citrus Growers Assoc. Buildings 170,00sf	13.25	Haines City CRA II – Code 46
27-27-21-756000-010010	Tinsley Ricky Stewart Sr.	U-Haul Rental Site	0.33	Haines City CRA II – Code 46
27-27-29-783000-068030	Enoch Living Trust	Former Used Car Dealership	0.55	Haines City CRA – Code 47

Identify Additional Sites

The City believes there will be enough funds to conduct Environmental Site Assessment (ESA) activities at up to 13 sites. The City has already created a preliminary site inventory of 26 potential sites. Selecting 4 sites in addition to the 9 Priority Sites will be accomplished by talking with local government and community leaders; reviewing EPA and Florida Department of Environmental Protection (FDEP) records; reviewing property records relevant to brownfields identification; reviewing historical

documentation to identify past uses of concern; and surveying local developers, real estate brokers, property/business owners, and other stakeholders for information on potential sites and upcoming redevelopment projects. The site inventory will be evaluated using EPA's Community Reuse Property Prioritization Tool to narrow down candidate properties.

Revitalization of the Target Area - Reuse Strategy and Alignment with Revitalization Plans

Haines City uses two planning resources to guide reuse strategies: the Haines City Community Redevelopment Area (CRA) Plan and the Haines City Growth Management Plan (HCGMP). At the CGA Processor PS, the City aims to purchase the property and enter into a public-private partnership with a developer to build new **multifamily housing** (MFH). This reuse plan aligns with the HCGMP goal to ensure that the public receives decent, safe, and sanitary housing of a type, size, location, and cost to meet the needs and requirements of current and future residents. Since the site straddles residential and commercial future land use (FLU) designations, this reuse plan is in alignment City plans. Ten years ago, the City received grants to refurbish the MLK Way commercial corridor, which included repaving, sidewalks, landscaping, and iron lampposts that welcome residents and visitors to Haines City. Today, MLK Way is an image corridor between Downtown and the historically Black Bethune neighborhood. The Jack's U-Haul PS is at the gateway to that image corridor. The City projects reusing this site by combining it with adjacent unused parcels to build a **neighborhood mini-grocery market**. Its prominent location will catalyze additional economic development in Bethune, where the underserved population faces severe economic struggles. This reuse supports CRA Plan goals to 1) increase the number of small businesses opening within historic Downtown and neighborhoods to build a strong network of local and regional resources; and 2) increase the number of jobs within the CRA. MLK Way is designated as a neighborhood commercial district, so this projected reuse aligns with that designation. The Bowen TV PS is located in the heart of historic Downtown along the perimeter of Haines City Park, a greenspace and outdoor venue, which borders City Hall and other commercial assets, creating a town-square feeling. Its projected reuse is as a **retail or food service commercial business**, both of which are needed locally. This reuse plan advances CRA Plan goals to 1) re-establish the Downtown as a regional destination for commercial activity and entertainment; 2) improve access and visibility of Downtown; 3) increase the number of small businesses opening within historic Downtown and neighborhoods to build a strong network of local and regional resources; and 4) increase the number of jobs within the CRA. This reuse plan also aligns with the parcel's FLU designation of commercial. The projected reuse at the BPT Car Dealership PS is **multifamily housing (MFH)**. This site's FLU designation has long been high-density residential, demonstrating the City's desire to bring more MFH into the *Bethune-Downtown* Target Area. The projected reuse advances the HCGMP goal to develop an environmentally sensitive plan that encourages a high-quality living environment through an efficient urban-growth pattern based on a balance of employment activities, residential and nonresidential uses, a range of housing opportunities, and short vehicle trips between housing, employment, and shopping.

Outcomes and Benefits of Reuse Strategy

Revitalization plans and cleanup (or No Further Interest designations) at our 9 Priority Sites will stimulate the economy in the Target Area in many ways. From the CGA Processor PS and BPT Car Dealership PS, the Target Area will gain about **200 affordable housing units¹** in an area with an affordable housing crisis. The Jack's U-Haul PS and Bowen TV PS have the potential to create nearly **18,000 square feet (SF) of commercial space** to attract new businesses to the area, bring **new jobs** to a high poverty community, **improve tourism revenue, increase sales tax generation, improve property values, and spur additional investment** in the underserved community. Non-economic benefits to the Target Area include reusing about **14.5 acres** of brownfields, **improving an image corridor in a historically-minority and underserved neighborhood, reducing potential environmental threats, improving health outcomes, limiting suburban sprawl, and protecting surface water and groundwater contamination exposure pathways** that could impact local lakes. Development of the Jack's U-Haul PS into a micro-grocery store will support climate resilience strategies by **reducing food insecurity** in a low-income neighborhood. At the CGA Processor PS, developers will use **green infrastructure**,

Narrative / Ranking Criteria – City of Haines City

including bioswales, to direct stormwater runoff, protect the nearby lake, and support climate adaptation strategies. At the *CGA Processor PS* and *BPT Car Dealership PS*, housing units will include energy-conscious construction, and energy- and water-efficient appliances, lighting, and fixtures will be used. The City will encourage all developers to use sustainable energy sources and energy efficient measures. These conservation measures will also improve local climate adaptation by lowering consumption of natural resources and decreasing related pollution. Additionally, all construction projects will bring older structures up to current building code requirements, which include climate adaptations for hurricane resilience.

Strategy for Leveraging Resources - Resources Needed for Site Reuse

Funding opportunities exist for additional site assessments, remediation, providing incentives to future developers, and redevelopment projects.

Funding Type	Description
HUD Community Development Block Grants	Funding for community development projects
HUD CDBG 108 Loan	Low-cost, flexible financing for economic development, housing rehabilitation, public facilities, and other infrastructure projects
FDEP Voluntary Cleanup Tax Credit Program	Tax credits to partially offset the cost of site rehabilitation or solid waste removal
FDEP Targeted Brownfields Assessment Funding	Funding for assessments, planning, and partial cleanup
Florida New Market Development Program	Tax credits equal to 39% of the purchase price of qualified investment in active low-income community businesses
Florida Rural Community Development Revolving Loan	Highly flexible loans for any project that results in economic development
Florida Black Business Loan Program	Loans, guarantees or investments to Black business enterprises for business development
Prospera Florida	Offers Hispanic businesses with bilingual guidance and services to prepare loan applications, business plans, and lender connections
Haines City CRA tax increment financing	Tax credits for project bonding or capital improvements

Use of Existing Infrastructure

Priority Sites in this Brownfields Program are all located in well-developed areas. Access to city-level roadways, communications/broadband, water, and sewer infrastructure at the Priority Sites will be sufficient for use by new businesses and housing occupying them following completion of the redevelopment project. In the event additional infrastructure needs are identified, the City will request CDBG funding for the improvements.

Community Need and Engagement

Haines City has been designated as a Rural Economic Development Initiative (REDI) community, signifying low per capita (PC) income, low PC taxable values, and high poverty levels. Two census tracts have been identified where the nine parcels are located and have

	Target Area ¹	Haines City	FL	US
Low Income	55%	51%	33%	31%
Source: EPA EJScreen. Source geographies: <i>Bethune-Downtown</i> custom shape, and Haines City. ejscreen.epa.gov.				

been determined by EPA’s EJScreen to have (216.01) 77% and (216.02) 85% of the population classified as low income, meaning an individual earns less than 200% of the federal poverty level. The census tract PC income for 126.01 is \$20,455, 41.9% lower than the state average of \$35,216, and for census tract 126.02, it is \$14,842, 57.9% lower. Due to these economic burdens, there has been a shortage of resources to address brownfield sites in Haines City. Receiving an EPA Brownfields grant will be a crucial step in reducing the environmental harm to this already disadvantaged community.

Threats to Sensitive Populations - Health or Welfare of Sensitive Populations

The sensitive populations include a **high rate of people of color** (90% - double the State rate), including 60% identifying as **Hispanic** and a **significant black population (29%)**. Part of the sensitive populations struggle with being **limited English-speaking households (15%)**, more than triple the County rate. The table below shows that the sensitive populations in the Target Area have **less health insurance, lower life expectancy**, and a **higher poverty rate** than the County and State. Haines City also struggles with a **higher rate of housing cost-burdened households (38%)** than the County (30%), which demonstrates the need for **low- to moderate-cost housing**. The reuse projects resulting from this CWA grant will help to **address poverty rates and education** in the community by bringing in new business and jobs.

	Target Area	Polk County	FL	US
People of Color	90%	44%	45%	39%
Hispanic	60%	25%	-	-
Black	29%	29%	-	-
Limited English-Speaking Households	15%	4%	7%	5%
Low Life Expectancy	23%	19%	19%	20%
Lack of Health Insurance	29%	13%	13%	9%
Poverty ¹	25%	15%	13%	13%

Unless otherwise noted, source: EPA EJScreen. Source geographies: *Bethune-Downtown* custom shape, Haines City, and Polk County. ejscreen.epa.gov.

¹ Source: 2021: ACS 5-year Estimates. US Census Bureau. Accessed via the CARES Information Network. Source geography: **Bethune-Downtown** custom shape. sparkmap.org.

Source: EPA’s EJScreen 2022, EPA’s Facility Registry Service 2022, EPA WSIO 2022

Greater Than Normal Incidents of Disease and Adverse Health Conditions

Census tract 126.01 exhibits several indicators of disadvantaged health. According to the EJScreen Community Report, the tract is in the 92nd percentile for asthma, the 73rd percentile for low life expectancy, and the 81st percentile for heart disease. Census tract 126.02 also possesses indicators of disadvantaged health, ranking at the 85th percentile for low life expectancy, 91st percentile for asthma, and 53rd percentile for heart disease.

	Target Area	Polk County	FL	US
Cancer ¹	469.8	473.1	452.4	442.3
Lung Cancer ¹	65.7	61.6	54.4	54
Asthma ²	10.5%	-	8.7%	10%
Birth Defects ³	-	259.0	250.1	-

¹ Incidence rate per 100,000 population. Source: 2016-2020: State Cancer Profiles. Accessed via the CARES Information Network. Source geography: *Bethune-Downtown* custom shape. sparkmap.org

² EPA EJ Screen. Source geography: *Bethune-Downtown* custom shape. ejscreen.epa.gov.

³ Rate per 10,00 live births. Source: 2018: Florida Health CHARTS. flhealthcharts.gov

Environmental Justice - Identification of Environmental Justice Issues

Environmental Justice issues, in addition to those previously discussed, include a total of 21 sites reporting to EPA with water discharge issues, air pollution, and toxic release inventory. There are three schools, no hospitals, and both census tracts are considered food deserts. Employment opportunities in both areas are also scarce.

Advancing Environmental Justice

The Brownfield Assessment project will take the first step in these impoverished areas to provide future growth, business ownership, and employment opportunities. The future redevelopment of included nine parcels will be approached equitably by including residents in aspects the decision-making process. This will help shape the future of the community. This grant and our Priority Site reuse strategies will advance EJ in our Target Area by leading to cleanup projects that remove contamination, which will contribute to **improved health effects for the underserved community**.

Environmental Burden Indicators (Percentiles)

Disadvantaged Indicator	CT 126.01	CT 126.02	Florida
Particulate Matter (PM 2.5 in ug/m3)	75%	75%	8%
Ozone (ppb)	84%	83%	59%
Diesel PM (ug/m3)	53%	47%	29%
Air Toxics Cancer Risk (risk per MM)	55%	55%	25%
Air Toxics Respiratory Hazard Index	11%	11%	32%
Toxic Releases to Air	28%	28%	19%
Traffic Proximity and Volume (daily traffic count/distance to road)	32%	56%	16%
Lead Paint Indicator (% pre-1960s housing)	63%	81%	14%
Superfund Proximity (site count/km distance)	22%	22%	13%
RMP Proximity (facility count/km distance)	96%	93%	31%
Hazardous Waste Proximity (facility count/km distance)	26%	31%	52%
Underground Storage Tank Indicator	60%	59%	7%
Wastewater Discharge Indicators (toxicity-weighted concentration/m distance)	25%	27%	52%
Demographic Index	83%	88%	39%
Supplemental Demographic Index	71%	92%	15%
People of Color Population	79%	81%	45%
Low Income Population	77%	85%	33%
Unemployed	27%	73%	5%

Community Engagement - Project Involvement

Haines City has forged partnerships throughout the community and CRA. Efforts are continually undertaken to develop other, positive relationships so that further engagement of supporters are included. Members continually reach potential partners on an ongoing basis.

Project Roles

Name of Entity / Group	Point of Contact	Role
Community Redevelopment Agency Board	Chairman, Roy Tyler 863.421.3600 Ext. 5518	Provides direction and insight for the growing small business owners of Haines City.
Community Redevelopment Agency, Citizens Advisory Committee	Chair, Iris Padillia 863.421.3600 Ext. 5518	Serves as a liaison between citizens and the Agency's Board.
Haines City Stakeholders Committee	Jane Adams Murphy 863.421.5572	Provides public input on special projects, programs, and redevelopment initiatives.
Haines City Accelerator, Small Business Development Center, Advisory Group	Julie Revell 863.421.3600 Ext. 5578	The Haines City Accelerator Advisory Group provides direction and insight for the growing small business owners of Haines City.
Northeast Polk Chamber of Commerce	Lana Stripling 863.604.7762	Northeast Polk Chamber of Commerce provides volunteer services and resources to the CRA.
Trinity Worship Center	Bishop Charles Anderson 863.207.7771	Pastor Anderson and his congregation are an integral voice in the Haines City community.
Northeast Revitalization Group	Aneka King 863.852.5553	The Northeast Revitalization Group provides community feedback for revitalization.

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Boys and Girls Club, North Ridge Unit	Curtis Reddick 863.422.7014	The Boys & Girls club is centric to families and distribution of information.
Parkview Christian Life Center	Pastor Babers 863.422.9222	Pastor Babers and his congregation are an integral voice in the Haines City community.
New Mount Zion Missionary Baptist Church	Pastor Bennett 863.422.6583	Pastor Bennet and his congregation are an integral voice in the Haines City community.
Puerto Rican/Hispanic Chamber of Commerce	Ava Rivera de Ramos, 863.838.2084	Mobilize local businesses and community to support redevelopment -sensitive populations.
Haines City Economic Development Council	Cyndi Jantomaso, 863.422.2525	Will contribute resources and workforce to the project.
Bethune Academy	Janet Aguilar, 863.421.3334	Neighborhood school. Focus will be on neighborhood & sensitive population needs.
Polk State College	Tamara Sakagawa, 863.292.3744	Will focus on local needs and assist with future reuse planning.
Central Florida Development Council	Sean Malott, 863.937.4430	Assistance with site identification and future reuse planning.
Coldwell Banker Commercial Realtor	Gloria Spanjers, 863.206.4749	Site identification and property owner education.

Incorporating Community Input - Community Involvement Plan

Haines City and the CRA have extensive experience in the planning and implementation of regional projects, as well as involving the targeted community and stakeholders, as proposed in this CWA project. It is the goal of the CRA to involve its community in all stages of this redevelopment effort, including project planning, future site selection for assessments, cleanup decisions, and reuse planning through effective promotion of the project, engaging public meetings, meaningful public input, and informative progress updates.

The CRA will follow the EPA’s Seven Steps for Effective Public Involvement that include planning/budgeting for public involvement, the provision of information / outreach, conducting involvement activity, reviewing/using input and providing feedback and evaluating activities/processes. The CRA will communicate progress to community members through a variety of media outlets in order to engage its targeted community and ensure project success. The CRA will partner with agency and community websites, social media, radio, public access television, and newspaper publications to convey the project progress.

Additionally, the community partners outlined in Section 2.b.i. will be the initial partners, but this list will be adapted as the project progresses. Each of the partners will be invited to join our Brownfields Advisory Committee (BAC).

Task Descriptions, Cost Estimates, and Measuring Progress-Description of Tasks/Activities and Outputs

The project period of performance will be four years. The City will address work in four tasks.

Task/Activity 1: Program Management			
<p>i. Project Implementation: <i>EPA-funded tasks/activities:</i> Acquire an EP for project assistance. Develop a project work plan using project management software that includes tasks, timelines, budgets, and milestones. Manage and track project progress, budgets, and fiscal expenditures, and drawdowns. Manage, track, and oversee contractor activities. Attend national and regional brownfields conferences. Capture and report in ACRES eventual project outcomes and benefits past assessment into cleanup and/or redevelopment and reuse.</p>			
<p>ii. Anticipated Project Schedule:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> <ul style="list-style-type: none"> ● Acquire an EP – first 30 days ● Develop workplan – Quarter (Q)1 ● Manage project – ongoing ● Consult with EPA/DEP/EP – ongoing ● Prepare reports – quarterly/annually as required ● Federal Financial Reports (FFRs) – Dec annually </td> <td style="width: 50%; border: none; vertical-align: top;"> <ul style="list-style-type: none"> ● Prepare and upload final report – Q16 ● Upload reports to ACRES – quarterly and as needed ● Oversee contractor(s) – ongoing ● Attend conferences – Q1, Q5 ● Capture and report outcomes in ACRES – ongoing, extends beyond CWA project timelines </td> </tr> </table>		<ul style="list-style-type: none"> ● Acquire an EP – first 30 days ● Develop workplan – Quarter (Q)1 ● Manage project – ongoing ● Consult with EPA/DEP/EP – ongoing ● Prepare reports – quarterly/annually as required ● Federal Financial Reports (FFRs) – Dec annually 	<ul style="list-style-type: none"> ● Prepare and upload final report – Q16 ● Upload reports to ACRES – quarterly and as needed ● Oversee contractor(s) – ongoing ● Attend conferences – Q1, Q5 ● Capture and report outcomes in ACRES – ongoing, extends beyond CWA project timelines
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<p>iii. Task/Activity Lead: Program Manager, with assistance from the Financial Manager</p>			
<p>iv. Output(s): CA, workplan, quarterly reports, annual reports, DBE Reports, FFRs, final report, ACRES updates</p>			
Task/Activity 2: Community Outreach			
<p>i. Project Implementation: <i>EPA-funded tasks/activities:</i> Create a CIP. Develop relationships with Community Partners and add/adjust as needed. Establish and meet with the BAC. Create and update Brownfields Program website. Create flyers with project summaries to distribute. Hold community meetings at the start of work at Priority Sites. Hold additional community meetings before beginning work at additional sites (will be grouped as appropriate (i.e., geographically or similar COCs, etc.) to make meetings more efficient). Announce community meetings via City and community partner websites, social media, and/or other media. Publish community meetings online and include Spanish translation services to address the unique needs of our sensitive populations.</p>			
<p>ii. Anticipated Project Schedule:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> <ul style="list-style-type: none"> ● Create CIP – Q1 ● Manage Community Partnerships - ongoing ● Establish BAC ● Meet with BAC - quarterly ● Create website – Q1 ● Update website – as needed ● Create flyers – as needed </td> <td style="width: 50%; border: none; vertical-align: top;"> <ul style="list-style-type: none"> ● Hold public information meetings – prior to start of ESAs at groups of sites, as appropriate (at least annually) ● Meet with partners/elected officials/community groups – as appropriate per group (at least semi-annually) ● Solicit community inputs – ongoing ● Respond to community inputs – within 3 days of receipt, or as appropriate </td> </tr> </table>		<ul style="list-style-type: none"> ● Create CIP – Q1 ● Manage Community Partnerships - ongoing ● Establish BAC ● Meet with BAC - quarterly ● Create website – Q1 ● Update website – as needed ● Create flyers – as needed 	<ul style="list-style-type: none"> ● Hold public information meetings – prior to start of ESAs at groups of sites, as appropriate (at least annually) ● Meet with partners/elected officials/community groups – as appropriate per group (at least semi-annually) ● Solicit community inputs – ongoing ● Respond to community inputs – within 3 days of receipt, or as appropriate
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<p>iii. Task/Activity Lead: Program Manager, with assistance from the EP</p>			
<p>iv. Output(s): CIP, Brownfields Program website, flyers, 16 BAC meetings, +/-12 meetings</p>			

Task/Activity 3: Site Assessment	
<p>i. Project Implementation: <i>EPA-funded tasks/activities:</i> Develop a Generic Quality Assurance Project Plan (GQAPP) to define field, sampling, and laboratory procedures. All assessment work will be completed at Priority Sites first before non-Priority Site work begins. Additional sites will be selected using the process described in Section 1.a.iii. Conduct ASTM Standard E1527-compliant Phase I ESAs. Determine if Phase II ESAs are appropriate. Based on findings of Phase I ESAs, Prepare Site-Specific QAPPs (SSQAPPs) prior to all Phase II ESAs. Conduct ground-penetrating radar (GPR) surveys to detect the presence of underground lines and/or tanks, as needed. Conduct Phase II ESAs, including asbestos-containing material (ACM)/lead-based paint (LBP) Surveys as appropriate. Use Phase II ESA findings to create Risk Assessments (RAs).</p>	
<p>ii. Anticipated Project Schedule:</p> <ul style="list-style-type: none"> • Generic QAPP – Q1 • 4 Phase I ESAs (Priority Sites) – Q1-Q2 • 3 SSQAPPs (Priority Sites) – Q2-Q3 • 3 Phase II ESAs (Priority Sites) – Q3-Q6 • 1 RAs – Q6 • 9 Phase I ESAs (non-Priority Sites) – Q8-Q10 • 2 SSQAPP (non-Priority Sites) – Q10-Q11 • 2 Phase II ESAs (non-Priority Sites) – Q12-Q14 	
<p>iii. Task/Activity Lead: EP, with oversight by the Program Manager</p>	
<p>iv. Output(s): Generic QAPP; 13 Phase I ESAs, 5 SSQAPPs, 5 Phase II ESAs, 4 UST/GPR Surveys, 5 ACM/LBP Surveys, 1 RA</p>	
Task/Activity 4: Eligible Planning Activities	
<p>i. Project Implementation: <i>EPA-funded tasks/activities:</i> Use Phase II ESA findings to create Analyses of Brownfields Cleanup Alternatives (ABCA) and Corrective Action Plan (CAP). Conduct a Market Study for <u>CGA Processing</u> in order to evaluate the opportunities, constraints, and range of redevelopment possibilities. Create a Resource Roadmap to help condense the brownfield projects into distinct, fundable components. Assign lead responsibilities.</p>	
<p>ii. Anticipated Project Schedule:</p> <ul style="list-style-type: none"> • 1 ABCA/CAP – Q6-Q8 • Create Market Study – Q14-Q16 • Create Resource Roadmap - ongoing 	
<p>iii. Task/Activity Lead: EP, with oversight by the Program Manager</p>	
<p>iv. Output(s): 1 ABCA, 1 CAP, 1 Market Study, Resource Roadmap</p>	

Cost Estimates

Budget Categories		Project Tasks				Total
		Assessments	Cleanup Planning/ABCA	Outreach	Programmatic Support	
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$0	\$0	\$0	\$0
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$500	\$2,250	\$20,000	\$0	\$22,750
	Contractual	\$467,250	\$0	\$0	\$10,000	\$477,250
	Construction	\$0	\$0	\$0	\$0	\$0
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$467,750	\$2,250	\$20,000	\$10,000	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget		\$467,750	\$2,250	\$20,000	\$10,000	\$500,000

**Only include costs to be covered by EPA grant funds in this table.

Plan to Measure and Evaluate Environmental Progress and Results

There are a number of environmental benefits associated with the proposed project that address community needs previously identified within this application. A primary goal is to encourage economic growth and community redevelopment in the identified areas. Assessment and eventual cleanup of environmentally impaired properties will reduce source contamination in EJ

communities. The project’s progress will be measured by using several tools including the Agency for Toxic Substances and Disease Registry (ATSDR) Action Model Toolkit.

Once the prescribed EPA Phase I Environmental Site Assessment is completed (records review, review of government databases, visual inspection of the sites, and interviewing owners/neighbors and previous workers at the two “brick and mortar” sites), the Phase II Environment Site Assessment will take place. Phase II includes identifying chemicals of concern; sample and test the soil, groundwater, and other media; further investigate areas of concern; and develop the plan for cleanup, if needed. If little to no contamination is found, then steps will be taken to consult with the state. (*EPA Assessing Brownfield Sites*)

The outputs defined in the project plan will be tracked and entered into ACRES. The City will also track outcomes to facilitate EPA’s Strategic Plan. Outcomes such as the number and sizes of sites made available for reuse, jobs created, dollars leveraged, local government use, energy efficiency measures implemented, climate resilience improvements made, and more will be entered into ACRES. Any problems will be reported to EPA immediately and project management will realign the project plan as needed to redirect work and get back on track efficiently.

Programmatic Capability and Past Performance - Organizational Capacity, Organizational Structure, & Description of Key Staff

The City has extensive experience in grant management, including administration of multiple Federal and State grants, but also economic and community development, community planning, community relations, group facilitation, education and awareness programs, and environmental planning. The City’s Community Redevelopment Agency (CRA) will lead the Brownfields Program and coordinate all technical, administrative, and financial requirements of the project and CWA grant. With five years’ experience with the City, **Jane Murphy**, CRA Manger, will be the Program Manager. She is experienced in economic development, small business support and development, and revitalizing and improving neighborhoods. **James Keene**, Public Service Administrator, will serve as backup to the Program Manager. **Omar DeJesus** will serve as the Financial Manager for the program. He has 13 years of accounting and financial experience, including servicing Federal grant projects.

Acquiring Additional Resources

The Program Manager will follow the City’s documented procurement procedures to acquire any additional expertise and resources to complete the project. Procedures follow a competitive process that complies with Federal regulations defined in 2 CFR Part 200 and 2 CFR Part 1500 and incorporate a fair and open competitive process. Disadvantaged Business Enterprises will have a fair opportunity to compete for all contract work. The first step in the process is to advertise a Request for Qualifications (RFQ) via DemandStar, on the City’s social media, and other media as appropriate.

Past Performance and Accomplishments - Purpose and Accomplishments

The following are some of the examples of previous agreements that were successful:

- Housing and Urban Development, Community Development Block Grant - \$128,000. Purpose: Make improvements at a local sporting complex and a neighborhood recreational facility. Accomplishments: Installed fencing and lighting, made field work improvements, and upgraded the concession stand and the press box at the Larry Parrish Complex
- Florida Department of Economic Opportunity, Rural Infrastructure Fund - \$700,000. Purpose: Build sidewalks in the Park Avenue neighborhood. Accomplishments: Planned, prepared for and installed 9,000 ft of sidewalks that benefited 579 people, of whom 502 are low income.
- Southwest Florida Water Management District - \$300,000. Purpose: Design, permitting, and construction of the Lake Eva and Lake Henry restoration based on preliminary design to connect Lake Eva and Lake Henry through natural systems. Accomplishments: Completed Phase I of the design process, including 30% design and third-party review, with approval to continue to the next phase of design and permitting.

Compliance with Grant Requirements: We have complied with the workplan, schedule, and terms and conditions under our recent assistance agreements. All reports have included progress made towards achieving the expected results of the agreement in a timely manner. The City has been awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada.