



R04-24-A-046

Narrative Information Sheet

1. Applicant Identification: Central Florida Regional Planning Council, 555 East Church Street, Bartow FL 33850
2. Funding Requested
 - a. Assessment Grant Type: Assessment Coalition
 - b. Federal Funds Requested: \$1,500,000
3. Location
 - a. Polk and Hardee Counties
 - b. Florida

4. Target Area and Priority Site/Property Information:

CT/ Coalition Partner	Site Name and Location
CT 12105014301 / City of Lake Wales	Former Blue Goose Boats Sessom Ave. E, Lake Wales FL
CT 12105014301 / City of Lake Wales	Former Rock Island Cement Factory, Lincoln Ave. E., Lake Wales FL
CT 12049970400 Wauchula CRA	Main St 3-C Property Main St., Wauchula FL
CT 12105013500 / Polk County	Nor Ayad Property, Rifle Range Rd, Wahnetta, Unincorporated Polk County, FL
CT 12105014600 / Polk County	Smith Property Snively Ave., Eloise, Unincorp. Polk County
CT 12105014600 / CFRPC	Spiker Property US 17 N. Eloise, Unincorp. Polk County
CT 12105013802 / Central Florida Health Care	Trinity Affordable Housing and Health Care Redevelopment Site, 21 st St. SW, Eloise, Unincorp. Polk County

5. Contacts
 - a.. Project Director:
Shannon McPherson, Program Director
Central Florida Regional Planning Council, 555 East Church Street, Bartow FL 33850
Email: smcpherson@cfrpc.org
Phone: (863) 534-7130 ext 132





b. Chief Executive/Highest Ranking Elected Official

Jennifer Codo-Salisbury, MPA, ACP, Executive Director
 Central Florida Regional Planning Council, 555 East Church Street, Bartow FL 33850
 Email: jcodosalisbury@cfrpc.org
 Phone: (863) 534-7130 ext.178

6. Population:

	CT 12105014301 Lake Wales	CT 12105013802 Eloise	CT 12105014600 Eloise	CT 12105013500 Wahnetta	CT 12049970400 Wauchula
Population	1,735	7,436	4,155	3,394	6,520

7. Other Factors.

Sample Format for Providing Information on the Other Factors	Page #
Community population is 10,000 or less.	4
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).	
The priority site(s) is in a federally designated flood plain.	
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.	4
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	
30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.	8, 9
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 12, 2023

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

Dear Ms. Vargas:

The Florida Department of Environmental Protection (Department) acknowledges and supports Central Florida Regional Planning Council (CFRPC)'s Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Coalition Assessment Grant. The coalition consists of Polk County, the Cities of Lake Wales and Wauchula, and Central Florida Health Care. 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 Coalition'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 Coalition consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The Coalition 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:

Jennifer Codo-Salisbury, Central Florida RPC – jcodosalisbury@cfrpc.org
Shannon McPherson, Central Florida RPC – smcpherson@cfrpc.org
Philip Wilkerson, DEP Southwest District – philip.wilkerson@floridadep.gov

FY24 EPA BROWNFIELD ASSESSMENT COALITION GRANT

Narrative/Ranking Criteria

Central Florida Regional Planning Council Brownfield Coalition Project

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Coalition Members, Target Areas, and Brownfields

i. Coalition Members

The four non-lead members of the Central Florida Regional Planning Council (CFRPC) Brownfield Coalition Project are as follows:

Central Florida Health Care – an established community-based healthcare non-profit (501c3) founded in 1972 now with 15 sites in three counties, including Polk and Hardee Counties, providing to those in need medical, dental, behavioral, OBN/GYN, nutrition counseling, pharmacy, optometry, and social services to clients on a sliding scale (income based) and regardless of insurance;

The City of Lake Wales – a small city government in Polk County, Florida;

Polk County - a Florida county government;

Wauchula Community Redevelopment Agency – a county government entity, a Community Redevelopment Agency (CRA), established in the State of Florida in accordance with the Community Redevelopment Act, which states that CRA areas must be a blighted area or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, and in keeping with the Community Redevelopment Act and located in Hardee County, Florida.

In the cases of the county/local governments, these smaller units of local government do not have the capacity to complete a complex grant project in the allotted time. The strain on staff would be an undue burden. Our non-profit partner is an expert in the provision of healthcare, but the staff are not experts in environmental assessment or similar projects; moreover, it is a natural alliance given that we are looking to move brownfields to healthfields in this proposed project and target areas.

ii. Overview of Brownfield Challenges and Description of Target Areas

CFRPC is the regional planning agency for five counties and 25 cities in central Florida. While the service area of the CFRPC spans a wider region, for this project, the geographic boundaries are Polk and Hardee Counties. The region is known for its agriculture and one of the largest areas for the phosphate industry in the country. More than 60% of the land area in Hardee County is composed of mining and post-mined lands. The two-county area contains both urban and rural areas, both with economic and environmental challenges, such as blight, dilapidated housing, high unemployment, and poverty. The Target Areas for this project are as follows: **all are CEJST Disadvantaged Census Tracts.**

Polk County Census Tract (CT) 12105014600: this Target Area is within the jurisdiction of Polk County and is located in the area of the Eloise CRA, which by definition of a CRA noted above is in an area of blighted sites.

Polk County CT 12105014301: this Target Area is within the jurisdiction of the City of Lake Wales. The area is in the 89th percentile (CEJST) for underground storage tanks/releases and this CT alone contains at least three abandoned gas/auto service centers.

Polk County CT 12105013802: this Target Area is also within the jurisdiction of the Eloise CRA, a determined area of blight, and is a targeted project area of Central Florida Health Care. Polk County is designated as a Medically Underserved Area as per the US Department of Health and Human Services HRSA data due to low-income residents and number of migrant farmworkers. In this CT, 11.6% of residents are without health insurance compared to 8.8% across the US (US census, 2021 ACS 5-yr est.), a statistically significance difference given the poverty in the CT.

Polk County CT 12105013500: this Target Area is within the jurisdiction of Polk County in an unincorporated community called Wahnetta, which has been designated a priority for redevelopment by the County due to lack of employment opportunities and inadequate housing for residents.

Polk County CT 12105014600: this Target Area is within the jurisdiction of Polk County and is also located in the area of Eloise CRA, an area of blight.

Hardee County CT 12049970400: this Target Area is within Hardee County and is located in the area

of Wauchula CRA. Multiple blighted and vacant sites are situated along Main Street, which dissuades businesses from establishing themselves and creates a blighted appearance that impacts residents and discourages visitors.

iii. Description of the Priority Brownfield Sites

Site Name and Location (site size)	Target Area/ Coalition Partner	Past Land Use	Current Land Use	Current Site Condition	Potential Environmental Issues
Former Blue Goose Boats Lake Wales FL (.76 acre)	CT 12105014301 / City of Lake Wales	Fiberglass boat manufacturing	Vacant and blighted lot used for illicit dumping	Overgrown with vegetation, debris strewn, unsecured	Adjacent to cargo rail line; past industrial use of fiberglass
Former Rock Island Cement Factory, Lake Wales FL (10+ acres)	CT 12105014301 / City of Lake Wales	Cement Production	Vacant and blighted lot	Broken pavement, decaying structures, unsecured	Adjacent to cargo rail line; former cement production facility
Main St 3-C Property Wauchula FL (.69 acre)	CT 12049970400 Wauchula CRA	Developed as hotel, then fruit packing facility, and later as a pressing shop	Vacant and blighted lot	Unsecured site with dirt patches; former structures have been demolished	Potential leakage from adjacent gas station /repair, past fertilizer warehouse to south; potential solvents from pressing shop
Nor Ayad Property, Wahneta, Unincorporated Polk County, FL (9.06 acres)	CT 12105013500 / Polk County	Commercial nursery and greenhouses	Vacant site with potential for trespass/vagrancy	Unsecured and overgrown, dilapidated structures	Fertilizers, pesticides, and similar products. Possible underground storage tanks.
Smith Property Eloise, Unincorp. Polk County (4.59 acres)	CT 12105014600 / Polk County	Outdoor storage for varying motor vehicles	Portion of the site is used for commercial truck storage	Crumbling asphalt surfaces, decaying shed	Potential petroleum from adjacent property auto/large truck repair
Spiker Property Eloise, Unincorp. Polk County (2.96 acres)	CT 12105014600 / CFRPC (due to complexity/location on HWY intersection with multiple rail lines and zoning)	Former filling station and auto repair facility	Vacant and blighted lot	Broken pavement; overgrown vegetation; unsecured	Potential leakage from filling station/repair shop; adjacent to multi-track rail lines
Trinity Affordable Housing and Health Care Redevelopment Site, Eloise, Unincorp. Polk County (12 acres)	CT 12105013802 / Central Florida Health Care	Former agricultural	Vacant lot with propensity for vagrancy and homeless encampments	Adjacent to single family housing, overgrown with trees and vegetation	Adjacent to cargo rail line; pesticides

These priority sites have been selected for their locations within disadvantaged census tracts and for their potential for reuse as purposeful and sustainable redevelopment and reuse with informed by meaningful community engagement and cooperative planning efforts.

iv. Identifying Additional Sites

The coalition will conduct community engagement meetings in the Target Areas to elicit input from community members for other potential sites. The coalition will also work with property owners of suggested sites to determine eligibility and interest in participating in the program. CFRPC is highly experienced in securing property owners participation in Brownfield projects. CFRPC will also post a

site nomination form on their website so that members of the public who are unable to attend in person can nominate sites. CFRPC will ensure that all engagement meetings have a virtual component. The prioritization of eligible sites will be based on location in a CEJST Disadvantaged CT; propensity for successful reuse; environmental concerns in conjunction with location near to sensitive populations. Again, **all of the Target Areas for this project are in are CEJST Disadvantaged Census Tracts.** The two counties of Polk and Hardee are two of the four top phosphate mining counties in the state of Florida and in the Nation with an estimated 100,000+ acres of historic mining land waiting to be assessed (FLDEP).

b. Revitalization of the Target Areas

i. Reuse Strategy and Alignment with Revitalization Plans

Polk County CT 12105014301: the priority sites within the City of Lake Wales, Former Blue Goose Boats and Former Rock Island Cement Factory, are intended for mixed-use redevelopment for the purpose of economic revitalization through job creation and supporting local entrepreneurship as per the *Lake Wales Connected: Downtown Revitalization Plan* completed in 2019.

Polk County CT 12105013802 and CT 12105014600: these the unincorporated target areas within Polk County are known as Eloise. The Trinity Health priority site will be redeveloped by Central Florida Health Care as a multi-service health care center. The Smith Property is intended to be redeveloped for workforce/affordable housing. The Spiker Property site due to the associated complexities will be managed by CFRPC; a few parcels are in a Community Activity Center Land Use (CAC) District, as described in the Comprehensive Plan. The purpose of the CAC is to provide special residential development and non-residential uses such as offices, professional services, department stores, supermarkets, restaurants, and community facilities. The remaining three parcels are in a Business-Park Center 2 (BPC-2) district. The Polk County Land Development Code describes the BPC-2 district as an area to support the businesses and activities within the Business Park. Additionally, based on the recent “Live Local” Act passed by the Florida Legislature, housing projects, such as at the Smith property and the Spiker, are encouraged. Given the Spiker site’s location at a major intersection, it serves as a gateway property into Eloise, so any redevelopment of the site will improve the appearance of the area. This area was designated as a CRA by the Polk County Commission in 2000, in recognition of the need for redevelopment and revitalization.

Polk County CT 12105013500: The unincorporated community of Wahneta has been a priority for redevelopment by Polk County. Both the County’s Comprehensive Plan and Land Development Code have special provisions for this area, with the intent of promoting redevelopment. The priority site is designed as being in a Residential-Suburban X (RSX) Land Use District. Within this district, residential development on parcels greater than five acres is allowed at maximum density of three dwelling units per acre, subject to compliance with applicable criteria. Applied to this 9.04-acre site, this means that the site has the potential for 27 housing units.

Hardee County CT 12049970400: The Target Area is within Hardee County and is located in the area of Wauchula CRA. This Main Street priority site is located in the center of this small rural community. The CRA updated its Community Redevelopment Plan in 2019, and the updated plans calls for the development of affordable and workforce housing and parks and recreation facilities. Given the prominence of this site within the city, it will be important to conduct the proposed planning to determine the best strategy for this site. The property is located within the HC_1 historical commercial zone, so it may be subject to additional development restrictions, which may have hampered redevelopment to date.

ii. Outcomes and Benefits of Reuse Strategy

By identifying potential contaminants, the coalition can create a strategy for remediation, as required, which will eventually lead to environmental improvements in these disadvantaged census tracts. The

Wauchula site may also result in the creation of greenspace and passive recreation space, but as noted above, the reuse plans made possible through this grant will determine its best reuse. The development of the Trinity site would bring much needed health services to a recognized MUA. Redevelopment for residential purposes would upgrade the amount and quality of the housing stock in the target areas and would have the potential to spur additional redevelopment in order to bring much needed jobs. The *Hardee County 2030 Comprehensive Plan*, amended in 2014, lists in it goals to provide the foundation for land use decision making to achieve and maintain a high-quality human and natural environment to the promote public health and provide for the reduction of greenhouse gas emissions. In the objectives under this goal, the plan promotes the discouragement of sprawl, which the central location of the priority sites aligns with and energy efficiency in the design of new housing. The *Polk County Comprehensive Plan* (updated in 2023) calls for sustainable development [practices and established land development regulations to incentivize these practices (POLICY 2.1251-A1).

iii. Resources Needed for Site Reuse

The reuse and redevelopment efforts to be funded by this brownfield assessment project will require both public and private investment. New Market Tax Credits provides federal tax credit for private investment. Funding for affordable housing will be incentivized through Low Income Housing Tax Credit. Florida’s brownfield program offers multiple incentives to developers. Florida Voluntary Cleanup Tax Credits are available to cover a portion of any necessary remediation costs. The targeted areas that are designated CRAs offer Tax Increment Financing (TIF) to support redevelopment if taxable values increase as a result of redevelopment.

iv. Use of Existing Infrastructure

Existing infrastructure in the target areas includes roadway, streetscapes and utilities, such as electrical power and sewer/stormwater service. Improvements in infrastructure in the case of the priority sites will be assessed as part of the redevelopment strategies to ensure the success of the reuse and redevelopment of the priority sites. Furthermore, the CRFRCP is currently developing plans to improve broadband in unincorporated areas of both Hardee and Polk Counties. The coalition partners will access CDBG or USDA Community Facility grants, for example, to support necessary infrastructure enhancements.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

The Community’s Need for Funding

CFRPC and the coalition members cannot independently finance the efforts that will be funded by this grant given the existing financial burdens. As outlined in the below table, the target area Census Tracts are disadvantaged with higher rates of poverty and lower household incomes. Those areas that are also designated as CRAs by definition are blighted; hence, the areas also have lower property values and subsequently lower property tax revenues. These factors mean that there is little in our operating budgets to pay for these activities. Further, the coalition communities alone are less populated rural areas.

Metric	CT 12105014301 Lake Wales	CT 12105013802 Eloise	CT 12105014600 Eloise	CT 12105013500 Wahneta	CT 12049970400 Wauchula
Poverty Percentile ¹	93	72	83	18	86
Unemployment Percentile ¹	99	84	63	27	50
Population	1,735	7,436	4,155	3,394	6,520
Median Household Income	\$33,472	\$58,762	\$52,809	\$62,548	\$32,768

Metric	CT 12105014301 Lake Wales	CT 12105013802 Eloise	CT 12105014600 Eloise	CT 12105013500 Wahneta	CT 12049970400 Wauchula
Medium Home Value	\$175,000	\$119,900	\$171,200	\$175,600	\$81,500

Sources: US Census, ACS 2021 five-year estimates; ¹CEJST

i. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Residents of the target areas live in disadvantaged census as determined by CEJST and thus are disproportionately impacted by exposure to environmental contaminants as a majority are members of sensitive populations.

Metric	CT 12105014301 Lake Wales	CT 12105013802 Eloise	CT 12105014600 Eloise	CT 12105013500 Wahneta	CT 12049970400 Wauchula
Children under 18	19.1%	32.2%	28.9%	14.3%	24.3%
Minority (other than White alone)	85.2%	55.3%	48.6%	29.5%	53.4%
Women of childbearing ages	33.9%	48.8%	40.2%	23.6%	34.1%
Over 65	14.1%	10.7%*	13.6%	40.2%	18.4%

Source: US Census, ACS 2021 five-year estimates

By identification of potential environmental threats to these groups in the Target Areas will allow the coalition members to create strategies to eliminate those threats, thus leading to improvements in the health or welfare of these sensitive groups. Increasing economic opportunities will lead to better access to resources for all residents within the target areas.

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

Metric	CT 12105014301 Lake Wales	CT 12105013802 Eloise	CT 12105014600 Eloise	CT 12105013500 Wahneta	CT 12049970400 Wauchula
Cancer ¹	EJ Screen cancer data not available on 10/15/23				
Asthma	94%tile	79%tile	77%tile	24%tile	56%tile
Diabetes	99%tile	75%tile	82%tile	84%tile	87%tile
Heart Disease	97%tile	67%tile	82%tile	96%tile	88%tile
Low Life Expectancy	98%tile	87%tile	69%tile	56%tile	56%tile

Sources: CEJST; ¹EPA EJ Screen

Cancer is the second leading cause of death in Polk County with 21.3% of all deaths, according to the Polk County 2020 Community Health Assessment. The Hardee County 2022 Community Health Assessment notes that cancer is one of the leading causes of death in the county with lung and prostate cancer being most prevalent and both outpacing the state incidence rate. Identification of routes of exposure to hazardous substances, pollutants, contaminants, or petroleum through assessment and planning activities for the removal of determined hazards will allow the coalition members to determine a course of action to remediate these. The eventual removal will have positive impacts on these health issues.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues

All of the target Areas in this coalition are impacted by threats from climate change or negative environmental exposures as demonstrated in the table below. Further compounding environmental issues in Central Florida is that the area is the largest phosphate mining region in the US, with Hardee and Polk amongst the top four producing counties according to the Florida Department of

Environmental Protection. Phosphate is primarily used in the production of fertilizers. Mining phosphate can lead to negative air and water quality impacts that harm humans and wildlife. Phosphate mining can lead to exposures to known cancer causing pollutants such as cadmium, uranium, arsenic, chromium and mercury (Reta et al, 2018).

Metric	CT 12105014301 Lake Wales	CT 12105013802 Eloise	CT 12105014600 Eloise	CT 12105013500 Wahneta	CT 12049970400 Wauchula
Diesel particulate	50%tile	62%tile	49%tile	63%tile	15%tile
Lead Paint	62%tile	43%tile	48%tile	52%tile	50%tile
Underground Storage Tanks	89%tile	62%tile	43%tile	85%tile	70%tile
Flood Risk	75%tile	19%tile	50%tile	14%tile	40%tile
Wildfire Risk	97%tile	95%tile	97%tile	79%tile	93%tile

Source: CEJST

(b) Advancing Environmental Justice

Land assessments and reuse planning made possible through this funding will accelerate development of critical economic redevelopment projects and minimize displacement of residents by creating affordable and workforce housing options. This project and these funds will help to address environmental justice challenges in disadvantaged communities, by encouraging the redevelopment of brownfield sites to mitigate health risks, introduce new businesses and services, create jobs, and build new, quality workforce and affordable housing in the Target Areas.

b. Community Engagement

i and ii. Project Involvement and Roles

Name of community organization/entity/group	Point of contact	Specific project involvement
Habitat for Humanity	Chairwoman Ms. Julie Farish Julie@habitateastpolk.org	Community Advisory Group
Wauchula Community Redevelopment Agency	Jessica Newman jnewman@cityofwauchula.com	Community Advisory Group
Eloise Community Redevelopment Agency	Mark Bennett markbennett@polk-county.net	Community Advisory Group
Central Florida Health Care	Ann Claussen aclaussen@cfhconline.org	Community Advisory Group

iii. Incorporating Community Input

Gathering public input is essential to the redevelopment plans for these priority sites. This application was informed and prompted by extensive stakeholder engagement of the CFRPC Comprehensive Economic Development Strategy Plan 2022. CFRPC organized multiple community meetings to understand stakeholder priorities and area needs for economic viability, affordable housing, and access to healthcare that form the basis of this application. These meetings allowed the CFRPC to develop lasting relationships within the community that will be used throughout the Brownfield Program. In addition, the CFRPC will utilize the input and information gathered from community partner meetings and charrettes to advance the CFRPC’s Brownfield Project. The CFRPC’s social media accounts have had a growing audience due to the increase in usage, creating a solid platform for disseminating Brownfield project information. A project brochure explaining Brownfields and the project will be shared throughout the coalition communities. Press releases to the local media will keep the community up to date on project milestones and events. Public meetings are offered with a virtual option to increase local participation

and will be an alternative method of delivery as necessary. The CFRPC’s webpage has a dedicated Brownfield Project section with up-to-date information on the project and community meetings. In addition, CFRPC staff will provide information during the regularly scheduled CRA Meetings. To further the inclusion of non-English speaking members of the community, translation services will be provided, and all project materials will be available in Spanish.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task/Activity 1: Programmatic Support
<i>i. Project Implementation:</i> Project management of EPA-funded activities for the priority & non-priority site(s), cooperative agreement oversight; budget management, scheduling and coordinating subcontractors, monthly team meetings, conference/workshops travel for purposes of staff development and efficiency improvement; ACRES reporting, identification of non-priority sites. <i>Non-EPA grant resources needed:</i> in-kind resources including project team staff effort
<i>ii. Anticipated Project Schedule:</i> Months 1-48, project activities will commence immediately upon issuance of cooperative agreement. The project team will meet monthly throughout the program.
<i>iii. Task/Activity Lead(s):</i> Project Director with support from a contracted QEP and project staff
<i>iv. Output(s):</i> # Quarterly reports, ACRES data entry; notes from monthly team meetings; maintenance of a complete and accurate project information repository; financial records
Task/Activity 2: Community Engagement
<i>i. Project Implementation:</i> The project staff in cooperation with a QEP will be responsible for the coordination and delivery of active community engagement throughout the project lifetime that builds on previous efforts of the coalition staff, including securing site access; community engagement meetings that educate community members on Brownfields and the importance of addressing these sites; site selection through community input. Discussion of EPA-funded activities for non-priority site(s), if applicable, are identical to item i. <i>Non-EPA grant resources needed:</i> in-kind resources including project team staff effort and efforts of partners who will host and promote community participation
<i>ii. Anticipated Project Schedule:</i> Months 3 through 44; first community meeting will occur within 4 months.
<i>iii. Task/Activity Lead(s):</i> Project Director with support from QEP and project staff
<i>iv. Output(s):</i> Community Involvement Plan; meeting summaries; community input for reuse plans
Task/Activity 3: Assessment Phase I, Pre-Demolition, and Data Gap Assessments
<i>i. Project Implementation:</i> <i>EPA-funded activities for the priority site(s)</i> – After a generic QAPP is developed, site assessment will begin. This work will include Phase I ESAs and Phase II ESAs (including site specific QAPPs. A brownfield site inventory will be conducted in the Target Area after the grant agreement is executed. Based on updated inventory results and community recommendations, Assessments beyond the priority sites will be completed. Phase II ESAs will be conducted based on Phase I findings. <i>Non-EPA grant resources needed:</i> in-kind resources including staff time for oversight of the QEP and review of all reports/activities
<i>ii. Anticipated Project Schedule:</i> Months 4-42, assessment of the priority sites launching by month 6
<i>iii. Task/Activity Lead(s):</i> QEP with oversight by the project director
<i>iv. Output(s):</i> Generic Quality Assurance Project Plan (QAPP); Environmental Investigation; FASTM-AAI compliant Phase I Environmental Site Assessments (ESAs); Phase II ESAs (including site specific QAPPs)
Task/Activity 4: Reuse and Remediation Planning
<i>i. Project Implementation:</i> ABCAs will summarize the strategy for cleanup and ultimately reuse of priority sites. Area-wide brownfield planning will produce a reuse/redevelopment strategies for priority sites. Community health assessments will be completed in the Target Areas. <i>Non-EPA grant resources needed:</i> in-kind resources - planning and economic development activities by CRA staff effort
<i>ii. Anticipated Project Schedule:</i> Months 12 through 46
<i>iii. Task/Activity Lead(s):</i> QEP experienced in these task elements will lead the remediation design planning and the project director with assistance from QEP, will lead the reuse planning portion of this activity
<i>iv. Output(s):</i> Analysis of Brownfield Cleanup Alternative (ABCAs) for priority sites; priority site redevelopment

strategies; Community health assessments
<i>Notes:</i> Proposed planning efforts are a critical component to move sites to valuable reuse. 30% of the budget is dedicated to planning.

b. Cost Estimates

The following cost estimates are based on CFRPC’s past EPA Brownfields projects and grant management experience.

Budget Table					
	1: Programmatic	2: Community Engagement	3: Assessment	4: Planning	Total
Personnel	\$10,000	\$25,000		\$ 50,000	\$ 85,000
Fringe	\$ 3,014	\$ 7,516		\$ 14,930	\$ 25,460
Indirect	\$ 3,296	\$ 8,240			\$ 28,066
Travel	\$10,000	\$ 4,000			\$ 14,000
Supplies		\$ 4,000			\$ 4,000
Contractual	\$53,690	\$61,244	\$850,000	\$368,340	\$1,471,934
Other: Community liaison stipend		\$10,000			\$ 10,000
Sub/totals	\$80,000	\$120,000	\$850,000	\$450,000	\$1,500,000

Task 1 – Program Management: *Travel Costs-\$10,000* in travel expenses for attendance for one person at two national and two persons at one regional brownfields-related training /conferences. *National Brownfields Conference attendance for 1 staff person X 2 national conferences = \$5,900 (\$2,900 per national conference) Breakout: \$700 Flight; \$1,000 hotel (5 nights x \$200 per night), \$500 registration, \$300 (airport/hotel transfers), \$400 per diem expenses (\$80 (national) per day for 5 days). Regional brownfields conference attendance X 2 persons = \$3,500: \$1,200 hotel (2 persons X 4 nights (including travel day x \$150 per night), \$400 registration (\$200 per person), \$1,000 flights (\$500 per person, or mileage for drivable location), \$600 per diem expenses (\$75 (regional) per person X 2 for 4 days) and \$300 ground transport (parking and airport transfers, taxis). \$600 = remaining travel funds would be applied to local travel/mileage to meetings with property owners, developers or to community partners by city staff members (@\$0.575 mile). If workshops are held virtually, the coalition will apply any excess funds towards community engagement and assessment activities. Contractual: \$53,690 is budgeted for program support by a QEP, which will provide 429.5 hours at \$125 per hour over the project period. CFRPC staff with support from a QEP, will complete quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic elements.*

Task 1 total: \$80,000

Task 2 – Community Engagement: *Contractual Costs: \$4,000* in travel funds would be applied to \$1,600 for local travel/mileage to public meetings by city staff members (@\$0.575 mile) and \$2,4000 for potential hotel stays given the size of the CFRPC territory (4 nights per year x 4 years@ \$150 per night). **\$49,244** in QEP support are approximately 394 hours at \$125 per hour over four years; **\$12,000** (set fee) for development of Community Involvement Plan (CIP); community meetings, visioning sessions as well as for meetings with site owners and potential developers. Supplies: **\$4,000** is allocated to typical meeting supplies, including meeting notices/printing costs, postage over the four-year grant project. A **community liaison** will be identified with cooperation from our community partners. The liaison will be given a stipend of \$2,500 per year over the four-year project period for a total of **\$10,000**. The project liaison will be paid in accordance with time and effort spent on the project. The project liaison will be required to track time on a time sheet and will invoice the project monthly. The liaison will be required to seek approval and purchase any necessary supplies through the CRA as the CRA staff are experienced in federal grants/expenditures. **Task 2 total:**

\$120,000

Task 3 – Assessment: Contractual: Set Fees Generic Quality Assurance Project Plan (QAPP) = **\$6,500**; GIS-based Brownfield Inventory of Target Areas, **\$105,000**: ASTM-AAI compliant Phase I for each priority sites, 7@ \$5,500 each = **\$38,500**; Two Phase II Environmental Site Assessments for an estimated 10 sites (7 priority and 3 additional sites (including site specific QAPPS) @ \$40,000 each (depending on complexity) = **\$400,000**; 4) 60 estimated Phase I ESAs x \$5,500 per = **\$300,000** **Task 3 total: \$850,000**

Task 4 – Remediation/Reuse Planning: Contractual Costs: set fees: Area wide plans and site redevelopment strategy for each Target Area and priority site with creation of planning-related presentation materials for the purposes of public meetings and community engagement = **\$155,000**; Analysis of Brownfield Cleanup Alternative (ABCA) report for each priority site and three additional sites = **\$50,000**; Community Health Assessment in each Target Area= **\$105,000**; Infrastructure evaluations for priority sites= **\$140,000**. **Task 4 Total: \$450,000** (30% of budget is for planning)

c. Plan to Measure and Evaluate Environmental Progress and Results

The Project Director will be responsible for the oversight and implementation of tracking, measuring, and evaluating progress. CFRPC project staff will enter outcomes and outputs in ACRES and quarterly reports through an efficient project management system that will be maintained and updated on an ongoing basis. The project team will review progress at bi-monthly meetings and will adjust activities to ensure successful implementation of the project that align with the goals of the coalition. When necessary, the EPA project officer will be consulted to address any obstacles or challenges to progress. Anticipated outputs include the following: number of sites added to site inventory; community meetings/charrettes held; ACRES entries; Phase I and II ESAs completed; ABCAs completed; site reuse assessments created; quality and feasibility of redevelopment plans; site reuse visioning; infrastructure evaluation; and evaluation of market viability. Reports to EPA, MBE/WBE forms, and closeout reporting will also be outputs. Anticipated outcomes include: number of attendees at community meetings/events; sites and acres able to be marketed with an understanding of environmental conditions; sites made available for reuse; jobs created; dollars leveraged; contaminant concentrations reduced; acres of green space created; meaningful engagement of potential developers, and sites redeveloped. Qualitative measures of long-term community engagement and overall improvement of quality of life will be monitored through surveys. Progress will also be measured against anticipated deadlines and community satisfaction. Results will shared at public meetings, through local media channels, and via the CFRPC website.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i-iii Organizational Capacity; Organizational Structure: and Key Staff

The CFRPC project team has successfully managed their RLF project since the FY 2012 grant award. The project team, in coordination with the proposed coalition partners and the QEP, will work to identify eligible sites in tandem with community input. The Coalition members will participate in monthly project meetings and solicit ongoing input in the decision-making process from the QEP and EPA Project Officer. We will also take advantage of any technical assistance and training provided by EPA and the Region IV TAB provider to enhance our knowledge and skills with regard to this grant when awarded. CFRPC has the ability to manage the grant through Jennifer Codo-Salisbury, Executive Director, and Shannon McPherson, Administrative Director. CFRPC's staff has extensive environmental project management experience and has successfully managed many state and federal grants. Ms. McPherson serves as Brownfields Project Director. CFRPC has successfully completed multiple EPA assessment grants, an Area-wide Planning Grant, is currently successfully administering an EPA Brownfields Cleanup Revolving Loan Fund Grant and will meet all grant environmental/administrative requirements. CFRPC's Finance Dept. is headed by Tami Hulse, who

will serve the project as financial coordinator. CFRPC ensures compliance with program and comprehensive-planning requirements by incorporating approved accounting procedures, providing internal audits, and following grant requirements. CFRPC uses several reporting systems to comply with reporting requirements. Though the organization is small, it handles a variety of grants administrative and compliance requirements. All grant and contracts managed by CFRPC are current on reporting requirements and in compliance with all contract terms and conditions. CFRPC has procedures in place to ensure a smooth transition can occur if new project management is needed. A team of several partners and staff will be assisting CFRPC. The team will meet regularly to share program progress, allowing staff to be prepared to step in, if needed. Should employee turnover occur during the grant period, CFRPC has proven hiring procedures to ensure properly qualified and experienced personnel fill vacancies quickly. Each coalition partner will be involved in the review and decision process, as well as to provide specific community input. Central Florida Health Care, The City of Lake Wales, Polk County, and Wauchula Community Redevelopment Agency will be represented respectively by Ann Clausen CEO, Deena Wales Assistant City Manager, Mark Bennett Senior Planner, and Jessica Newman Wauchula Community Redevelopment Agency Director.

Acquiring Additional Resources

To assist with grant management and to conduct project activities, CFRPC will contract with a Qualified Environmental Professional in accordance with local and federal procurement requirements at 40 CFR 200.317-200.326, which will be sought through the advertisement of a Request for Qualifications that is advertised through local media and project partner websites as well as through proven distribution channels. The review of multiple submissions will be made by a selection committee that includes the coalition partners and will be formed to choose the top environmental consultant. The selection will be based on qualifications and prior experience. Preference will be given to contractors that have an established team that includes DBE subcontractors or that demonstrate commitment to hiring from within the local project area.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) **Accomplishments:** Please refer to the table below for accomplishments and outcomes. Outputs were accurately reflected in the Assessment, Cleanup and Redevelopment Exchange System, except for those projects that closed prior to the system implementation.

Program	Funder	Amount	Balance	Award Date	Grant Accomplishments
Brownfields – Community Wide Assessment Grant	EPA	400,000	-0-	10/2014	Conducted 20 Phase I and 5 Phase II ESA’s, carried out reuse planning, testing, and technical assistance including establishment of a community garden.
Brownfields Area-wide Planning Grant	EPA	198,032	-0-	6/2013	Facilitated community involvement, conducted research and technical assistance activities to develop an Area-wide Plan and implementation strategy.
Brownfields – RLF	EPA	1,000,000	-0-	9/2011	Selected consultants, organized selection process, drafted loan & subgrant applications & grant/loan documents, approved multiple subgrants & loan.

(2) **Compliance with Grant Requirements**

CFRPC has maintained adherence with the EPA-approved work plan in all of its previous EPA Brownfield projects. By taking a project management approach to these projects we are able to maintain the schedule as well as successfully meet all terms and conditions. Throughout our projects we have submitted quarterly and closeout reports in a timely manner and to the satisfaction of EPA project officers. We have recorded activities and maintained ACRES as applicable. Ongoing ACRES reporting. Include whether you have made and have reported on, or are making and reporting on, progress towards achieving the expected results of the grant in a timely manner.

**Central Florida Regional Planning Council
FY24 EPA Brownfields Coalition Assessment
Threshold Criteria**

1. Applicant Eligibility

Central Florida Regional Planning Council (CFRPC) is an eligible applicant authorized by Chapter 186.502(4) Florida statutes. A copy of the enabling statute is attached.

2. Number and Eligibility of Non-lead Coalition Members

Central Florida Health Care is a 501c3 non-profit organization. *Please see the attached IRS tax example status letter.*

The City of Lake Wales is a small city government in Polk County, Florida and an eligible entity. *No documentation is required.*

Polk County is a Florida county government and an eligible entity. *No documentation is required.*

Wauchula Community Redevelopment Agency is a qualified community development entity. *Please see the attached documentation.*

3. Target Area

Polk County Census Tract (CT) 12105014600: this Target Area is within the jurisdiction of Polk County and is located in the area of the Eloise CRA.

Polk County CT 12105014301: this Target Area is within the jurisdiction of the City of Lake Wales.

Polk County CT 12105013802: this Target Area is also within the jurisdiction of the Eloise CRA and is a targeted project area of Central Florida Health Car .

Polk County CT 12105013500: this Target Area is within the jurisdiction of Polk County in an unincorporated community called Wahneta.

Polk County CT 12105014600: this Target Area is within the jurisdiction of Polk County and is also located in the area of Eloise CRA.

Hardee County CT 12049970400: this Target Area is within Hardee County and is located in the area of Wauchula CRA

4. Existing Brownfields Grants to Non-lead Members – Not applicable.

5. Coalition Agreement – please see the attached partnership letters.

6. Community Involvement

The proposed communications strategy is multifaceted, involving press relations and releases for local/community newspapers and broadcast media, website postings, social media, brochures, public meetings in each community; presentations to county/city commissions, community organizations (service and civic clubs, local neighborhood improvement organizations, chambers of commerce, realtor/builder associations, and with individuals/groups of stakeholders). Due to an increase of Spanish-speaking LEP individuals who may be impacted by any assessment/cleanup/ redevelopment efforts, CFRPC will ensure they are included in all discussions and bilingual printed materials will be available. CFRPC will hire a translator, if necessary, and may utilize any bilingual staff. CFRPC has in place monthly advertised scheduled public meetings where project progress may be communicated.

CFRPC will continue to use these resources to notify the region of brownfields program opportunities and activities. CRFPC will continue working with stakeholders on its brownfields public education program which describes the benefits of program participation, including potential economic and health benefits that accrue to communities. CRFPC will distribute its educational brochure to help communities better understand brownfields and brownfields remediation.

7. **Expenditure of Existing Grant Funds**

CFRPC does not currently have an active EPA Assessment Grant.

8. **Named Contractors and Subrecipients**

Named Contractors – Not applicable

Named Subrecipients- Not applicable