



East Central Florida Regional Planning Council

455 N. Garland Avenue, Orlando, FL 32801
 Phone 407.245.0300 • Fax 407.245.0285 • www.ecfrc.org

Tara McCue, AICP
 Executive Director

1. Applicant Identification	
Name:	East Central Florida Regional Planning Council
Full Address:	455 N. Garland Avenue, Orlando, Florida 32801
2. Funding Requested	
a. Assessment Grant Type	Assessment Coalition
b. Federal Funds Requested	\$1,500,000
3. Location	
ECFRPC (Coalition Lead) Target Area	
a. City	Palm Bay
b. County	Brevard
c. State	Florida
City of Apopka - Non-lead Coalition Member (NLCM)	
a. City	Apopka
b. County	Orange
c. State	Florida
City of Kissimmee - Non-lead Coalition Member (NLCM)	
a. City	Kissimmee
b. County	Osceola
c. State	Florida
Little Growers, Inc. Target Area - Non-lead Coalition Member (NLCM)	
a. City	Melbourne and Palm Bay (does not overlap)
b. County	Brevard
c. State	Florida
4. Coalition Members' Target Areas and Priority Site Information	
• ECFRPC - Coalition Lead	"The Compound", City of Palm Bay Florida
• City of Apopka (NLCM)	Downtown CRA
• City of Kissimmee (NLCM)	Downtown CRA
• Little Growers, Inc. (NLCM)	Booker Heights/Coldside, Melbourne, Florida
Target Areas	
• ECFRPC (Coalition Lead) Census Tract	12009071332
• Apopka (NLCM) Census Tract	12095017600
• Kissimmee (NLCM) Census Tract	12097041600
• Little Growers, Inc. (NLCM) Census Tract	12009064902 & 12009065124
Priority Site Addresses	
• ECFRPC (Coalition Lead) Priority Site	No Address, Parcel ID: 29-36-23-KV-G
• Apopka (NLCM) Priority Site	604 E Main Street
• Kissimmee (NLCM) Priority Site	12 East Vine Street 722 N Central Ave
• Little Growers, Inc. (NLCM) Priority Site	834 Brothers Ave Melbourne Fl
5. Contacts	
a. Project Director	Luis Nieves-Ruiz, AICP

Executive Committee

Chair Julian Green City Commissioner City of Wildwood	Vice Chair Peggy Choudhry County Commissioner Osceola County	Secretary Mindy Gibson City Councilmember City of Satellite Beach	Treasurer Doug Shields County Commissioner Lake County	Immediate Past Chair Amy Lockhart County Commissioner Seminole County	Member at Large Craig Curry County Commissioner Marion County	Member at Large Jake Johansson County Councilmember Volusia County
---	--	---	--	---	---	--

	Economic Development Director (407) 245-0300 ext. 308 lnievesruiz@ecfrpc.org 455 North Garland Avenue Orlando, FL 32801
b. Chief Executive/Highest Ranking Official	Tara McCue, AICP Executive Director (407) 245-0300 ext. 327 tmccue@ecfrpc.org 455 North Garland Avenue Orlando, FL 32801
6. Population (US Census, 2021)	
• ECFRPC (Coalition Lead) Palm Bay, FL	122,942
• City of Apopka, FL	55,496
• City of Kissimmee, FL	82,168
• Little Growers (NLCM) Melbourne, FL	85,064
7. Other Factors	
Sample Format for Providing Information on the Other Factors	Page #
Community population is 10,000 or less.	6
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.	5
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	5
At least 30% of the overall project budget will be spent on eligible reuse/area- wide planning activities, as described in <u>Section I.B.</u> , for priority sites within the target areas.	
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.	
8. Letter from the State or Tribal Environmental Authority	Attached
9. Releasing Copies of Applications	Not Applicable

Executive Committee

Chair
Julian Green
City Commissioner
City of Wildwood

Vice Chair
Peggy Choudhry
County Commissioner
Osceola County

Secretary
Mindy Gibson
City Councilmember
City of Satellite Beach

Treasurer
Doug Shields
County Commissioner
Lake County

Immediate Past Chair
Amy Lockhart
County Commissioner
Seminole County

Member at Large
Craig Curry
County Commissioner
Marion County

Member at Large
Jake Johansson
County Councilmember
Volusia County



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 23, 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 the East Central Florida Regional Planning Council's (ECFRPC) Brownfields grant application for an EPA Brownfields Coalition Assessment Grant. The coalition consists of the ECFRPC and the cities of Apopka, Kissimmee, and Little Growers, Inc. 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-23-13, titled "FY24 Guidelines for Brownfields Assessment Grants (Assessment Coalition Grants)." This letter of acknowledgment addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8, page 28. EPA Brownfields grant funding will strengthen the ECFRPC's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in the 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 ECFRPC consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The ECFRPC is also encouraged to contact Lu Burson, the Central District Brownfields Coordinator, at (407) 897-2912 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:

Luis Nieves-Ruiz, ECFRPC – luis@ecfrpc.org

Lu Burson, DEP Central District – lu.burson@dep.state.fl.us



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION; a. Coalition Members, Target Areas, and Brownfields;
i. Coalition Members: The East Central Florida Regional Planning Council (ECFRPC) provides technical assistance to governments and organizations within our eight-county (Brevard, Lake, Marion, Orange, Osceola, Seminole, Sumter and Volusia) region in the areas of land use and environmental planning, resilience, health and food systems, comprehensive planning, and economic development. ECFRPC has formed a Coalition with the **City of Apopka (local government)**, the **City of Kissimmee (local government)**, and, **Little Growers, Inc. (youth-centered urban agriculture non-profit)** to address the brownfield challenges in our Region.

Despite the economic uptick associated with Florida’s growing population, that growth has been uneven across the State, especially for smaller inland communities like Apopka and Kissimmee. Factors like public health concerns, volatile labor markets, and inflation, are forcing them to adopt a mix of revenue optimization and budget cuts. As a non-profit, Little Growers solely depends on grants and philanthropic donations to meet its needs. What all three members have in common is a lack of staff capacity or internal financing to conduct brownfield investigations on their own, or plan for needed cleanups. ECFRPC has developed long-standing successful relationships with these coalition members on numerous projects and is building on this success by coming together to address the impacts of brownfields on these communities.

ii. Overview of Brownfield Challenges and Description of Target Areas: ECFRPC is one of ten planning councils in Florida. For this grant, **the geographic boundary will be our own jurisdiction**, which is eight counties in Central Florida: Brevard, Lake, Marion, Orange, Osceola, Seminole, Sumter, and Volusia. According to the latest US Census Data, ECFRPC is home to 4,339,191 people and covers 7,752 square miles. East Central Florida is a young region that grew based on the advent of the Space Age and Walt Disney World. As Florida’s population and economy grew, that growth sprawled along the interstate system, predominantly I-4 and I-95, diverting businesses, tourists, and workers away from areas not along interstate routes. The developments along the corridors in the Target Areas manifest the definition of urban sprawl at a time when quality urban design, transportation planning, and environmental impacts had not yet matured as regulatory tools. As development favored one area, existing businesses were forced to relocate to reach their markets, and workers who could relocate to be closer to work did so, creating “disconnected areas” with a large makeup of poor and impoverished citizens and reduced tax bases. **This is highlighted by all four target areas (TAs) being located in disadvantaged census tracts according to the Climate and Economic Justice Screening Tool (CEJST).** Properties began falling into disrepair, abandonment, or tax delinquency starting as early as the 1950s when the interstate system began cutting across Florida. As these sites were abandoned, there was little regard or understanding of what their environmental legacy could be. Many of the known brownfield sites operated prior to the promulgation of environmental regulations or the development of standard practices for properly managing hazardous substances and petroleum products. Awareness of the health effects of these substances and products was not considered a concern or unknown. These factors have led to urban sprawl, disconnected communities, increased unemployment, and high poverty in the target areas. The ultimate goal of this grant is to spark interest in redeveloping existing brownfields in these disconnected areas as **“Resilient Corridors”**. The concept of **“Resilient Corridors”** is aimed at creating areas that can better withstand environmental, economic, and social stresses. This grant will concentrate funds in these target areas, helping to transform their brownfields into assets that enhance community resiliency and equitable development. **The Coalition members have identified the following separate Target Areas within the City of Apopka, Kissimmee, Melbourne, and Palm Bay:**

• **Apopka (Coalition Member) – Downtown Community Redevelopment Area (CRA)/ Main Street Corridor** - Historically known as the “Indoor Foliage Capital of the World,” Apopka is currently Orange County’s second-most populous (55,496) jurisdiction. Apopka’s economy was once based on agriculture. In the 1980s, the town experienced an influx of immigrants, particularly from Mexico and Central America, who migrated here for agricultural work; however, over the years, the emergence of international competitors and shifts in the global marketplace reduced demand and affected local farmers and workers whose livelihoods depended on the industry. While the influx of labor supported ferneries, it also led to socio-economic challenges. As the industry declined, many of these **workers faced low wages (median household income is \$40,964/34% lower than the State¹), subpar living conditions (42% of housing in the Target Area is substandard²), and limited access to services (food desert census tract³), contributing to the City’s high percentage of low-income residents (56%, double the State percentage).** The situation was further complicated by issues of integration and the pressures of providing for a growing immigrant community. Under Florida law, local governments can designate CRAs to assist in the elimination of slum and/or blighted conditions, like **within this target area, the Downtown CRA Boundaries/Main Street Corridor**, a 633-acre area. This Target Area is defined by 10th Street to the south; Sheeler Ave. to the east; Oak Street to the North, and Hawthorne Ave. to the West. The CRA was established in 1993 and **despite 30 years of redevelopment/blight removal focus, it still meets the statutory criteria for blight.** The stigma of real and perceived environmental contamination from historical uses identified in 1.a.i above has complicated the

¹ US Census, 2021: ACS 5-Year Estimates Data Profiles

² US Census, 2021: ACS 5-Year Estimates Data Profiles

³ US Department of Agriculture, Economic Research Service, USDA - Food Access Research Atlas



ability of the City to redevelop this target area in this otherwise rapidly growing area of the country. Additionally, an initial inventory of brownfields completed by ECFRPC’s GIS staff revealed **165 brownfield sites in the Apopka CRA. (Census Tract 12095017600).**

• Kissimmee (Coalition Member) – Downtown CRA /Vine Street Corridor – The City of Kissimmee has a long history as one of central Florida’s oldest communities. Since 1960, the City’s population (82,168) has increased ten-fold. The specific target area for Kissimmee is the Downtown CRA Boundaries/Vine Street Corridor (defined by Vine Street on the north, John Young Parkway on the west, Lakeshore Boulevard/Lakeshore Drive on the south, and conservation lands on the east of side of Lawrence Silas Boulevard to the east). The City’s founders and original businesses were oriented primarily towards ranching and citrus production. As the Central Florida regional tourist-based economy prospered in the latter half of the 20th century, the Vine Street Corridor served as a major link between the Turnpike and Disney World, transforming the City’s character and fostering a new service-oriented job base. Regional competition, shifting dynamics, and an absence of comprehensive planning has led to decline and disinvestment within the area. As portrayed in the Florida Project movie, depicting the life of the Target Area’s residents, this corridor has a **proliferation of brownfields⁴, high poverty (53%), a concentration of people of color (80%)⁵, and a rise in diseases and adverse health conditions.** An initial inventory completed by ECFRPC’s GIS staff revealed **58 brownfield sites in Kissimmee.** The vision for this Downtown CRA corridor is to transform the existing strip-style, highway commercial development into a connected series of mixed-use, urban-scale neighborhoods and villages. This TA also encompasses Kissimmee’s Medical Arts District and Census Tract 12097041600.

• Little Growers (CM) – Booker Heights/Coldside/S Babcock Street Corridor - Little Grower's target area is located in northeast Palm Bay (city) and Southeast Melbourne (city), in the communities known as Booker Heights (Melbourne) and Coldside (Palm Bay). This area was first settled by freed slaves. These unincorporated African-American communities were historically subject to placement of environmental nuisances (Hazardous Waste Proximity - 97th percentile in State/ 82nd in Nation)⁶, like many other communities of color across the country. This target area is bounded by US Highway 192 to the north, Babcock Street to the west, Palm Bay Rd (Hwy 516) to the South, and US 1 to the East. This TA encompasses Census Tracts 12009064902 and 12009065124. From 2010 to 2021, each of the overall city populations have grown (Melbourne, 9%/Palm Bay, 18%), yet in the same time frame the target area has lost 20% of its population.⁷ **This area is notorious for drug and criminal activity, high poverty (62% - double the rate of the Region), sensitive populations (27% over 65, 53% cost-burdened households, 10% unemployment), and dilapidated, asbestos-laden housing owned by absentee landlords.**⁸ These issues have led to neighborhood disinvestment and business failure. An initial inventory completed by ECFRPC’s GIS staff revealed **35 brownfield sites in Booker Heights/Coldside.**

• ECFRPC (Coalition Lead) – “The Compound”/J.A. Bombardier Blvd Corridor - **“The Compound”** is a 2,942-acre area comprising 4,978 parcels that dominates the southwestern corner of Palm Bay’s city limits. It is defined by the boundaries of Census Tract 12009071332. Most residential development within the City was built by the General Development Corporation (GDC), a land development company. Growth from the 1960s was greatly influenced by the development and spread of the aerospace industries associated with the Kennedy Space Center. GDC purchased this property with plans to create a large-scale residential community. By 1990, GDC filed for bankruptcy and was accused of fraud in home lot sales, leading to criminal indictments of company leaders. Due to the bankruptcy, the development was never completed, aside from 200 miles of paved road and basic infrastructure. **Criminal activities such as fires, both of unknown causations and criminal arson (2016, 2017, and 2023), illegal dumping (bullet shells, construction materials, hazardous waste), and drug deals are increasing over time, making the Compound an even more alarming public health threat.** Many people throughout the region (and on the internet worldwide) know that the Compound is a place notorious for illegal activity, and it stays in the news, with some outlets dedicating an entire page on their website to these issues.⁹ **Some of these issues include trespassing, illegal or suspicious commotion, trash dumping, noise, domestic disturbances, off-road vehicles and reckless driving, and even human remains dumping (as recent as October 2023)**¹⁰. ECFRPC organized and combed through hundreds of 911 calls collected and provided by Palm Bay and was able to structure this data. In 2021, there were 475 calls regarding The Compound. Of all of the violent crime calls, there was 1 for homicide and 8 dead persons. Palm Bay owns 235 acres/129 parcels of the Compound, which allows site access for assessments.

ii. Description of the Priority Brownfield Sites: ECFRPC’s GIS team conducted a preliminary inventory in each target area. The tables below provide an overview of the brownfield sites in the target areas, as well as the selected priority sites. **These sites were selected due to the likelihood of redevelopment moving forward in the near-term and the housing and**

⁴ ECFRPC GIS Team conducted a preliminary inventory

⁵ US Census,2021: ACS 5-Year Estimates Data Profiles

⁶ EPA’s EJ Screen

⁷ S0101: AGE AND SEX - Census Bureau Table

⁸ US Census,2021: ACS 5-Year Estimates Data Profiles

⁹ [Many split on what to do with 'The Compound' in Palm Bay \(mynews13.com\)](https://www.mynews13.com); [The Compound \(clickorlando.com\)](https://www.clickorlando.com)

¹⁰ [Death investigation underway in Palm Bay after body found in area known as “The Compound” – WFTV; https://www.wesh.com/article/dead-body-the-compound/45488324](https://www.wesh.com/article/dead-body-the-compound/45488324)



economic benefits these projects will provide, as well as their location in disadvantaged census tracts.

Target Area	Overview of Inventoried Brownfield Sites
City of Apopka	165 sites including 3 former industrial properties, 2 gas stations, 1 lumberyard, 3 agricultural nurseries, a funeral home, 2 auto repair shops, 1 salvage yard, and an auto paint shop.
City of Kissimmee	58 sites including 7 auto repair shops, 2 gas stations, 7 manufacturing facilities, 9 industrial facilities, 2 auto dealerships, and various other vacant commercial properties.
Booker Heights/Coldside	35 sites including a trucking and distribution terminal, 2 gas stations, 2 agricultural nurseries, 11 former industrial sites, and various other manufacturing and commercial facilities.
The Compound	The City of Palm Bay owns 235 acres (129 parcels) and has granted access to all of them.

→ Coalition Member/Target Area	→ Priority Brownfield Site/Census Tract
Apopka/ Downtown CRA/Main Street	Razed Vacant Parcel - 502 E Main Street, Apopka FL (12095017600)
<i>This 4.88-acre site was owned by the City of Apopka and was recently sold to TCII Capital Group, a local developer. The site's historical use was an old commercial property that burned down. This site is located in a mixed-commercial/residential area and has a derelict cement foundation on parts of the property indicating that buildings (whatever remained after the fire) were razed. The former building likely had asbestos, which may now be friable and spread across the site and neighboring properties. The site is covered in loose dirt/gravel, contributing to high concentrations of particulate matter. Furthermore, this site is located adjacent to an old gas station, which if leaking, could have spread petroleum-related impacts on this property. This site is the location of the planned "Apopka City Center", which, once redeveloped, will include a Starbucks, a dental office, and a Food Hall and Brewery. Link to Site brochure: ACC Lease Brochure.pdf (tciicapital.com). The site across the street is also being developed into a Winn-Dixie (grocery store) as part of this development. This site falls within Apopka's Downtown CRA.</i>	
Apopka/ Downtown CRA/Main Street	Former Sunoco gas station - 485 E Main Street, Apopka FL (12095017600)
<i>This .8 acre site is a vacant Sunoco gas station, which closed in early 2017. The gas station was built in 1988, and is adjacent to Apopka's other priority site. Both sites are located at the intersection of McGee Ave and US 441 Main Street. The property directly to the South of this property is part of the Apopka City Center development, where a Winn Dixie grocery store is currently under construction. This site shares a boundary with multiple low-income houses (trailers), the closest being only 44 feet away. Contaminants of concern are benzene, toluene, ethylbenzene, and xylenes (BTEX); methyl tert butyl ether (MTBE); and naphthalene. The typical-looking 3,3750 sq. ft. one-story convenience store, 3,000 sq. ft. canopy, and 3 dispenser islands remain on this priority site. This site is at the same intersection as the Apopka City Center project, making its location desirable for reuse.</i>	
Kissimmee/ Downtown CRA/Vine St Corridor	Former gas station – 12 East Vine Street (12097041600)
<i>This .5-acre former gas station and convenience store is located at a major intersection (SE Corner of Vine Street and Main Street), and sits at a major gateway into the Kissimmee community. It is unkempt, boarded up, and littered with trash. Tanks are still in place. Due to its historical use, potential environmental issues include petroleum in soil and groundwater and heavy metals. It shares a border with Venture Motel and is adjacent to several residences. This site is zoned for T5-M (Mixed-Use Center). This site falls within Kissimmee's Downtown CRA.</i>	
Kissimmee/ Downtown CRA/Vine St Corridor	Former Mikell Plumbing - 722 N Central Ave (12097041600)
<i>This .7-acre property is located at another major intersection in Kissimmee (Central Ave and MLK Jr. Blvd). this property consists of two buildings – a metal warehouse built in 1924, and a concrete-block office building. This property was purchased by the HCA Florida Osceola Hospital in March of 2023, which is located to the north of this property. The Hospital would like to reuse this site for a nursing school/medical office. This site falls within Kissimmee's Downtown CRA and Kissimmee's Medical Arts District.</i>	
ECFRPC/ Coalition Lead- The Compound	Parcel ID: 29-36-23-KV-G (NE Corner of the Compound) (12009071348)
<i>This property is a 32-acre parcel in the NE corner of the compound owned by the City of Palm Bay. As discussed above, the compound represents a pressing public health threat to the community. In addition to the murders and body dumping, local police are also having problems keeping the site patrolled. This site is a magnet for numerous illegal activities, including illegal dumping (hazardous substances), drug deals, shooting, and off-roading – which has also led to fatalities on site. Furthermore, this entire area was historically used for agricultural purposes, which makes pesticides and fertilizers Contaminants of Concern (COC). Other potential COCs include hazardous substances from illegal dumping and lead from bullet casings. The City would like to establish this as an economic development corridor, and would like to see the development of a business park on this property.</i>	
Little Growers/ Booker Heights/Coldside	Former Multi-family Housing - 834 Brothers Ave Melbourne FL (12009064902)
<i>This .11-acre site currently is the location of a vacant and boarded up two-story condemned multi-housing unit that was built in 1955. Little Growers has already coordinated with the owner and gotten site access. Little Growers would like to revitalize this building into a 4-unit affordable housing development. This site is in the middle of a low-income neighborhood – (65% within 1/8th of a mile are low-income, 79% are people of color, 86th percentile in the state for % Pre-1960 Housing).¹¹ Potential contaminants of concern include asbestos and lead-based paint.</i>	

iii. Identifying Additional Sites: ECFRPC understands that at least two sites per target area must be assessed if this grant is funded, and a Memorandum of Agreement (MOA) documenting the coalition's site selection process will be in place prior to the expenditure or drawdown of any funds. As previously stated, all of these target areas are located within disadvantaged census tracts according to CEJST. Once the priority sites mentioned are evaluated, the Council will proceed to other sites in each target area's inventory. A Site Evaluation Framework will be created by the Brownfield Advisory Committee (BAC), taking into account metrics from EJ-Screening tools like EJ Screen and CEJST. This will help in discerning sites that are nearest to the largest sections of underserved communities, the overall effects on residents near the site, the health risks posed by each site, interest from developers, site accessibility, and the potential benefits of proposed site redevelopments for the communities in focus. To foster

¹¹ EPA's EJ Screen, 1/8 mile radius report: [EJScreen Community Report \(epa.gov\)](#)

genuine community participation, the BAC, along with other community members who express interest, will be encouraged to participate. The paramount criterion for the Site Evaluation Framework will be to prioritize sites that benefit the maximum number of nearby underserved residents. In shaping this framework, insights will be drawn from the EPA Region 4 TAB provider and the Delta Institute’s Brownfield Marketability Scoring Tool.

1.b. Revitalization of the Target Areas; i. Reuse Strategy and Alignment with Revitalization Plans: The following table clearly describes each priority site’s projected reuse and their alignment with local government’s land use and revitalization plans:

Partner/Site	Reuse Strategy & Alignment with Revitalization Plan
Apopka/ Razed parcel	This site is the location of the planned “Apopka City Center”, which once redeveloped will include a Starbucks, a dental office, and a Food Hall and Brewery . Link to Site brochure: ACC Lease Brochure.pdf (tcicapital.com) & Apopka City Center (eg3development.com)
Apopka/ Gas station	This site is at the same intersection as the planned “Apopka City Center” development, which makes it highly desirable for reuse. The City would like this reused as a mixed-use redevelopment with housing on the upper floors.
Local Government Advancement (both priority sites): <i>This reuse aligns with Apopka’s Comprehensive Plan, Objective 1.3, “Use Infill development and redevelopment as an economic tool”; Policy 1.3.1, “Develop revitalization plans for the City’s older commercial corridors”; Policy 1.3.3, “Continue participation in the federal brownfields program”; Policy 1.7.4 “Partners with local stakeholders to make sure that attractive sites have necessary infrastructure”; and Policy 18, “The city will continue to apply for federal and state brownfields grants to assess and cleanup properties.”</i>	
Kissimmee/ Gas station	This site falls in the Downtown Kissimmee CRA and is zoned for T5-M (Mixed-Use Center) and will be utilized for a commercial business.
Local Government Advancement: <i>This reuse aligns with Kissimmee’s Downtown Redevelopment Agency Master Plan, Goal 1, “1. Enhance connectivity and provide mobility options to uses, districts, corridors and neighborhoods for a more cohesive, walkable, livable, economically successful and environmentally sustainable Downtown CRA; and Objective 8, “8. Use the redevelopment of sites as opportunities to maintain and reconnect the historic city grid so that major destinations that are important to the economic development of Kissimmee are easily accessed by all users.”</i>	
Kissimmee/ Mikell Plumbing	This site’s planned reuse is for a nursing school/medical office that will be affiliated with the hospital.
Local Government Advancement: <i>This reuse aligns with the City of Kissimmee’s Medical Arts District Strategic Plan, 2017 (pg. 11, figure 11) which depicts this site as the future planned location of a nursing school/ medical offices.</i>	
ECFRPC/ Compound	The City of Palm Bay has a plan to revitalize the 32-acre parcel into a business park. Environmental due diligence will provide the necessary first step toward this project’s construction.
Local Government Advancement: <i>This reuse aligns with The City of Palm Bay’s Economic Development Strategic Plan, Strategy PL-1-3: “Develop new employment centers within the City of Palm Bay”; Strategy PR-1-3: “Use the business cluster strategy to attract new investment”; Strategy PR-3-1: “Use infill and redevelopment strategy to drive economic development”.</i>	
Little Growers/ housing	Little Growers has already received site access to this property and plans to have this site redeveloped for 4 affordable housing units .
Local Government Advancement: <i>This reuse aligns with the City of Melbourne’s Comprehensive Plan, Objective 1.2, “The City shall encourage and assist the private sector in the provision of safe, clean, and affordable housing for workforce and low and moderate-income households”; and Policy 1.2.5: “The City shall encourage the provision of affordable housing in infill/redevelopment areas by providing incentives”.</i>	

ii. Outcomes and Benefits of Reuse Strategy: According to the Federal Register¹², all of the target areas are considered urban, with the exception of Apopka. The table below provides how each reuse will facilitate the desired outcomes:

Outcomes and Benefits of Reuse Strategy		
Outcome Achieved	Site/Target Area	Explanation
Stimulate Economic Development	<i>Razed vacant parcel/Apopka</i>	As detailed above, a developer is planning for this property’s reuse to include a Starbucks (15 jobs), a dental office (8 jobs), and a food hall and brewery (15-30 jobs) , representing a \$100 million-dollar investment upon completion . ¹³
	<i>32-acre parcel/Compound</i>	This site’s reuse as a business park will create at least 500 new jobs. Currently, there are 4,188 jobs, so 500 jobs would increase the number of available jobs by 11.94% .
Facilitate creation, preservation, or addition to a park, greenway, or undeveloped property	<i>ALL priority sites</i>	The US EPA estimates that for every one acre of redeveloped brownfields, 4.5 acres of natural landscape is protected. Therefore, these six priority site reuses (38.8 acres) could preserve 174.6 acres of greenfields . These site reuses will relieve development pressures from undeveloped sites, therefore, each site addressed will facilitate the preservation of undeveloped property.
Improve local climate adaptation/mitigation capacity and resilience	<i>1-2 Priority Sites</i>	ECFRPC will use these grant funds to conduct site-specific climate-smart planning activities, which will improve climate adaptation and resiliency capacity in the target areas.
	<i>Both priority sites in Kissimmee</i>	The Downtown CRA Design manual requires new parking lots and structures to: Reduce stormwater runoff and encourage filtration of rainwater through: 1. Use of permeable materials in paving. 2. Placement of bio-swales or other vegetation at the boundaries of paved areas. Reduce urban heat island effect by: 1. Using materials with a high albedo to limit the absorption of sunlight. 2. Provide shade over parking areas

¹² Federal Register :: 2020 Census Qualifying Urban Areas and Final Criteria Clarifications

¹³ <https://citycenterdev.com/our-projects>



		using trees or built structures.
	<i>Both priority sites in Apopka</i>	Land use patterns significantly impact reducing vehicle miles traveled (VMT) and energy consumption, leading to lower greenhouse gas emissions. Strategies such as compact and high-density development, transit-oriented development, and mixed-use areas promote pedestrian, bicycle, and transit use, thereby reducing VMT. Green building standards contribute to energy conservation, and protecting green spaces acts as natural carbon sinks, mitigating carbon emissions. This site's mixed-use reuse will reduce urban sprawl and VMT, encourage mixed-use development, preserve green space, educate residents and businesses on energy conservation, promote energy-efficient design and construction, and embrace renewable energy.
Facilitate renewable energy or incorporate energy efficiency measures	<i>32-acre parcel/ Compound</i>	The market study that will be funded by this grant will examine the possibility of adding renewable energy and attracting clean tech industries to the business park. Furthermore, all new developments are subject to adhering to Palm Bay's Low Impact Development Guidance Manual: Microsoft Word - cover.docx (palmbayflorida.org) .

C. Strategy for Leveraging Resources; i. Resources Needed for Site Reuse: The Coalition plans to leverage the brownfield grant with as many other sources of funding as possible. The assessment funding provided by an EPA grant will be added to the suite of front-end activities needed to address the vacant, abandoned and underutilized sites, allowing the Coalition to work with developers to ensure projects are completed, assessed and then remediated and redeveloped.

Funding Source	Type of Funding Support	Explanation
CRA's Tax Increment Financing (TIF)	Remediation, Reuse	The Target Areas for Apopka and Kissimmee are located in the City's CRAs. For capital improvements in these CRAs, Apopka plans on dedicating \$3,685,00 annually and Kissimmee, \$750,000 annually. TIF funds can be used for can be used to pay for site acquisition, demolition, and development of affordable housing.
Building Permit Refund Assistance Program (BPRAP)	Reuse Incentive	Apopka - Permit Fee reimbursement for up to 50% with a maximum \$5,000 refund upon Certificate of Occupancy for targeted businesses in the CRA.
HOME Investment Partnership Program	Reuse Incentive	Little Growers (Melbourne) - Can be used to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. \$1,300,662 available annually.
Opportunity Zone (OZ)	Reuse Incentive	Little Grower's Priority Site and the Apopka-razed parcel are located in an OZ. Incentives include a 10% reduction of their capital gains tax liability, while those who keep their investment in the fund for at least 7 years will receive an additional 5% discount, and if you keep it for 10 years, investors will not have to pay any capital gains taxes.
Florida Live Local Act	Reuse Incentive	ALL SITES - All developers can receive a property tax exemption on the portions of their properties used for affordable housing if their properties qualify, including market-rate developers. All sites located in eligible areas.
Florida Designated Brownfield Areas	Remediation and Reuse Incentives	ALL SITES - Brownfield Redevelopment Bonus Refund (\$2,500 tax refund for each new job created) Voluntary Cleanup Tax Credits (VCTC) (Projects that execute a Brownfield Site Remediation Agreement (BSRA) with FDEP are eligible for a 50% tax credit for cleanup costs. An additional 25% tax credit is available if redeveloped with affordable housing. Sales Tax Credit on Building Materials (available for construction of housing or mixed-use projects).
TCII Capital Group	Reuse	TCII Capital Group is redeveloping the Apopka City Center (priority site in Apopka is a part of this), which upon completion, will represent a \$100 million-dollar investment. ¹⁴

Last, the estimated cost of new infrastructure is \$90,000 per acre of urbanized area. This would include such costs as water, sewer, gas, electric, phone, cable, storm water drains and detention, streets, sidewalks, and lighting. Utilizing the \$90,000 per acre estimate, **these six priority sites would save \$3,492,000 of unnecessary capital infrastructure costs and eliminate the permanent cost of maintenance that would be borne in perpetuity by Central Florida taxpayers.** Economically, these site reuses will save taxpayers millions.

ii. Use of Existing Infrastructure: Because all target sites fall within already developed sections of cities serviced by municipal infrastructure, each of our Coalition members will rely on existing infrastructure. As a result, reusing the priority sites (or other brownfields) will not necessitate the installation of new infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT; A. COMMUNITY NEED; i. The Community's Need For Funding: This grant will meet the needs of these low-income and small-population communities by providing the necessary seed funding for assessments and reuse in areas where initial sources for funding are not available. According to CEJST, all target areas are located in disadvantaged census tracts, and have disproportionately high percentages living in poverty. United Way's ALICE (Asset Limited, Income Constrained, Employed) report found that 45% of East Central Florida's residents are unable to adequately support themselves before accounting for any sort of savings. Despite being fully employed, this population struggles to afford basic household necessities such as childcare and transportation. Low-

¹⁴ <https://citycenterdev.com/our-projects>

income percentages for areas like the Kissimmee TA (53%), Apopka TA (56%), the Compound TA

(39%) and Little Growers TA (62%) are significantly higher than the broader averages for both Florida (33%) and the USA (31%). This suggests that a disproportionately large segment of these populations struggles with financial hardships. This data underscores the urgent need for economic intervention and support needed to assess these properties and support these small and low-income communities. Furthermore, the land use pattern of these cities is mostly comprised of single-family residential uses, which do not generate enough taxes to pay for many services. Little Growers is a small non-profit and does not have the financial capacity to fund these activities. Due to these economic struggles in the

Small Population and Low-Income Indicators ¹⁵							
Metric	Compound (ECFRPC TA)	Kissimmee TA	Apopka TA	BH/ Coldside TA	ECFRPC's Jurisdiction	Florida	USA
Population	7,595	9,623	5,454	6,195	4,339,191	21,538,187	331,449,281
Low-Income	39%	53%	56%	62%	31%	33%	31%
Median Household (HH) Income	\$54,327	\$52,592	\$40,964	\$26,797	\$61,482	\$61,777	\$69,021
Cost Burdened HH	41%	53%	43%	53%	32%	34%	30%

Coalition Cities and the relatively small populations of the target corridor within these cities, there are no other readily available mechanisms for which the Coalition can access enough funding to perform all of the environmental assessments needed for the brownfield sites in the targeted areas. If awarded this grant, the ECFRPC will serve the Coalition Members by providing funding for assessments and planning activities to our partners, which do not have access to resources to address these sites independently. Apopka and Palm Bay are working hard to develop new employment center areas, and funding from this grant will facilitate these reuses and help create these new businesses.

ii. Threats to Sensitive Populations; (1) Health or Welfare of Sensitive Populations: The vulnerabilities experienced by sensitive populations in the target areas shed light on pressing socioeconomic issues that demand attention. The low-income populations in the target areas are all higher than in the region, state, and nation. The percentage of the low-income population in **Booker Heights/Coldside (Little Growers TA)** stands at a staggering 62%. This is almost twice the percentage of the low-income population in the US. Similarly, **Apopka** and **Kissimmee** TAs have over half of their population classified as low-income, at 56% and 53% respectively. These percentages indicate significant pockets of financial instability and suggest a struggle to meet basic daily needs. Another point of concern lies in the high percentages of 'People of Color' in areas such as **Apopka** and **Kissimmee**, with figures of 89.9% and 80% respectively. Coupled with other present socioeconomic challenges, these populations face amplified adversities in a system where racial and ethnic minorities historically face barriers.

Vacant properties are strongly associated with crime and violence. One study found that crime rates on blocks with abandoned properties were twice as high as on those without any abandoned properties (Spelman 1993). Furthermore, the **Compound TA** is known for being the location of **murders, dumping (bodies and hazardous waste), and drug deals.**

The overall Violent Crime rate in the Compound TA is 7% higher than the Region, 15% higher than the State, and 20% higher than the national rate. The rate of drug overdose deaths in this area (50 per 100,000) is almost

Sensitive Populations in the Target Areas ¹⁶							
Metric	Compound (ECFRPC TA)	Kissimmee TA	Apopka TA	BH/ Coldside TA	ECFRPC's Jurisdiction	Florida	USA
Population	7,595	9,623	5,454	6,195	4,339,191	21,538,187	331,449,281
Low-Income	39%	53%	56%	62%	31%	33%	31%
Under 5	4.3%	9%	8.4%	5%	4.8%	5.4%	6.1%
Over 65	14.8%	10%	11%	27%	12.8%	19.7%	15.2%
People of Color	39.2%	80%	89.9%	56%	46.1%	47.4%	40.6%
Birth Rate*	59	39	61	61	47.5	49	51
Less than High School Education	68.6%	18%	51.8%	11.1%	16%	14%	12%
Unemployment	6.9%	6%	5%	10%	5.5%	5.3%	5.5%
Violent Crime**	500.50	406.10	607.20	500.50	466.10	433.90	416

double the rate for the state (26) and more than double national rate (22). Additionally, the mortality rate for unintentional injuries is 82 per 100,000, which is 36% higher than the state rate (57) and 48% higher than the national rate.¹⁷ Additionally, crime in the **Booker Heights/Coldside TA** is equally as high. Although vacant properties are a problem, they are first and foremost a symptom of other problems—concentrated poverty, economic decline, and market failure. According to census data, in the **Booker Heights/Coldside neighborhoods**, 19.3% of housing units are vacant, as opposed to Melbourne (13%) and Palm Bay (9%). Studies¹⁸ show that when vacancy rises to above 20% (known as hyper vacancy) of an area's total properties, this percentage may continue to grow indefinitely, and statistically, structures will most likely remain vacant, and become abandoned, rather than reused. Consequently, houses sell, if they sell at all, only to investors at rock-bottom prices while the neighborhoods become areas of concentrated poverty, unemployment, and health problems, which only perpetuates the environmental justice issues in these communities. Funding this grant will facilitate means to overcome the financial impediment to reuse of these

¹⁵ Source: US Census, 2021: ACS 5-Year Estimates Data Profiles

¹⁶ US Census, 2021: ACS 5-Year Estimates Data Profiles; *per rate per 1,000; Federal Bureau of Investigation, FBI Uniform Crime Reports. *rate per 100,000

¹⁷ Centers for Disease Control and Prevention, CDC - National Vital Statistics System. Accessed via CDC WONDER. 2016-2020.

¹⁸ The Empty House Next Door | Lincoln Institute of Land Policy

properties and allow for federal investment in these disadvantaged communities to catalyze economic revitalization before these neighborhoods reach the point of no return.

The proposed site reuses aim to address these issues through economic and social interventions: **Compound TA's** transformation into a business park may foster job creation (est. 500 jobs)¹⁹ and economic growth; **Kissimmee TA's** development into medical offices, nursing training, and commercial space can enhance access to health services and higher education opportunities; **Apopka TA's** mixed-use developments, including amenities like a Starbucks, a dentist, and a brewery, and housing will create permanent jobs (est. 58), increase access local services and foster community cohesion; and Booker **Heights/Coldside TA's** plans for affordable housing aim to directly address the urgent need for safe and affordable living spaces, potentially reducing health risks and improving overall welfare.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The table below presents strategies for site reuse aimed at mitigating and identifying health risks for populations in designated areas with an elevated prevalence of disease linked to hazardous substance exposure.

TA	Disease/Adverse Health Condition
Apopka	Studies show that asthma is more prevalent in low-income households. ²⁰ As noted in the table above, 56% of those living in the target area are considered low-income. According to EJ Screen, the incidence rates for asthma in the target census tract is higher (10.9) than the state average (8.7) and US averages (10), and is in the 85 th percentile in the Nation. ²¹ Furthermore, the asthma rate in the target area is 22% higher than the City as a whole (8.9), denoting a greater-than-normal incidence of asthma in the target area. The priority site currently isn't paved and is covered in loose dirt, which can become airborne and contribute to elevated levels of particulate matter, which is also a contributor to asthma. The particulate matter in the target area (7.52) is higher than in the city (7.48). Furthermore, there is a shortage to access to dental care in the target area. The rate of dentists per 100,000 is 51.2, vs the rate for the State (63) and US (72). ²² <i>This grant will provide the funds necessary for assessment to ensure this reuse project moves forward, reducing possible particulate matter exposure, creating an estimated 58 permanent jobs, creating additional access to dental care, and reduce poverty, and asthma rates in the TA.</i>
Kissimmee	Suspected nongenetic risk factors for birth defects include exposure to benzene (Lupo et al. 2010b; Wennborg et al. 2005), toluene (Bowen et al. 2009), polycyclic aromatic hydrocarbons (PAHs) (Ren et al. 2011), and petroleum-based solvents, including aromatic hydrocarbons (Chevrier et al. 1996), which are common contaminants found at gas stations (priority site). According to Florida Charts, the incidence rate for 19 types of birth defects is higher in Osceola County (where Kissimmee is located) than the state rate. Furthermore, according to EJ Screen, the rate of cancer in the target area (5.4) is 20% higher than the City as a whole (4.5). <i>This gas station site's reuse will help identify and mitigate what may be causing the greater than normal rates of birth defects and cancer in this community.</i> ²³
B. Heights/Coldside	According to EJ Screen, this target area is plagued with higher than normal incidences of cancer and asthma : asthma prevalence is 12.2, placing this community in the 98 th percentile in the State, and 92 nd percentile in the nation. For cancer, the prevalence rate is 8, placing this community in the 74 th percentile in the State, and 89 th in the nation. These are also higher than the rates for the cities. Furthermore, this community is also located in a housing-burdened census tract (53% of the target area is housing-burdened), and a "Justice 40 (CEJST) disadvantaged community." Furthermore, 53% of the housing units in the target area are substandard , which is a much higher percentage than the state (35%) and nation (315). ²⁴ Research shows that substandard housing can expose residents to the risk of lead poisoning, asthma, and injury. ²⁵ <i>This grant will provide the funds necessary for assessment to ensure the reuse of a priority site for 4-affordable housing units moves forward, reducing possible exposures to lead paint and asbestos, addressing and mitigating associated health threats to populations in the target area.</i>
The Compound	Asthma prevalence in the TA's census tract is 6% higher than the City, and 16% higher than the state. Furthermore, between 2017-2021, there were 66 cancer deaths in this census tract, while the neighboring census tract (713.54) is over 10x the size of the TA census tract, and only had 48 cancer deaths in the same time frame. The unemployment rate for the Compound TA is 7%, while City of Palm Bay's unemployment rate is 5%. Studies show that unemployed men and their families have increased mortality experience, particularly from suicide and lung cancer. The lung cancer incidence rate (per 100,000) for the Compound TA is higher (66.3) than the County (65.4), the State (54.4) and the nation (54). The overall mortality rate for cancer is higher in this target area (156.6) than the State (141.8) and Nation (149.4). <i>This grant will provide the necessary funding to jumpstart the development of this business park, and therefore lowering unemployment in the target area and facilitate the reduction of the increased risks associated with unemployment.</i>

(3) Environmental Justice; (a) Identification of Environmental Justice Issues: The table below details the environmental justice issues (and their severity) affecting the target areas (which are all located in disadvantaged census tracts).²⁶

The Severity of the Environmental Justice Issues in the Target Areas					
Target Area	Environmental Justice Issue (EJ SCREEN)	FL & USA Percentiles	Environmental Justice Issue (CEJST)	USA Percentile	Disadvantaged Census Tract
Apopka	Toxic Releases to Air	85 th /76 th	Low Income	94 th	Yes
	RMP Facility Proximity	80 th /72 nd	Proximity to RMP Facilities	91 st	

¹⁹ ECFRPC Planning Staff estimate

²⁰ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4210655/>

²¹ <https://screeningtool.geoplatform.gov/en/#13.88/28.66527/-81.50838>

²² US Department of Health & Human Services, Health Resources and Services Administration, HRSA - Area Health Resource File, 2021

²³ <http://www.flhealthcharts.com/ChartsReports/rdPage.aspx?rdReport=ChartsProfiles.CommunityCensusProfile&cenuscid=97&rdRequestForwarding=Form>

²⁴ US Census Bureau, American Community Survey. 2017-21. Source geography: Tract

²⁵ Krieger and Higgins 2002; Reid, Vittinghoff, and Kushel 2008; Braubach and Fairburn 2010

²⁶ CEJST



	Underground Storage Tanks	78 th /90 th	Energy Costs	90 th	
	Low Life Expectancy	96 th /95 th	Less Than High School Education	24% (%)	
Kissimmee	Diesel Particulate Matter	98 th /95 th	Low Income	93 rd	Yes
	Air Toxics Respiratory HI	75 th /70 th	Lack of Indoor Plumbing	99 th	
	Lead Paint/ Pre-1960s Housing	87 th /66 th	Housing Cost	94 th	
Booker Heights/Coldside	Superfund Proximity	87 th	Poverty	96 th	Yes
	RMP Facility Proximity	82 nd /74 th	Housing Costs	98 th	
	Hazardous Waste Proximity	97 th /82 nd	Heart Disease	99 th	
The Compound	Superfund Proximity	58 th /62 nd	Low Income	70 th	Yes
	Unemployment Rate	71 st /70 th	Transportation Barriers	90 th	
	Limited English Speaking HH	61 st /72 nd	Expected Agricultural Loss Rate	94 th	

(b) Advancing Environmental Justice: The proposed site reuses for the target areas—The Compound, Kissimmee, Apopka, and Booker Heights/Coldside—are designed to address existing environmental injustices and reduce the displacement of residents and businesses among the underserved communities, consistent with the goals of the brownfield grant application and EPA’s FY2022-2026 Strategic Plan (Goal 6 – Safeguard and Revitalize Communities, Objective 6.1 – Clean Up and Restore Land for Productive Uses and Health Communities).

For the **Compound TA**, the development into a business park is a strategy to counter the unemployment rate, which stands in the 71st percentile nationally, offering job opportunities to the local community, which experiences a high rate of low-income residents in the 70th percentile. This project will seek to employ a significant number of local residents, aiming to decrease the unemployment rate by a quantifiable margin within a set period post-completion. **Kissimmee’s** priority sites’ transformation into a medical office, nursing training, and commercial redevelopment responds to environmental justice issues by targeting the high respiratory hazard index (75th percentile) and addressing the low-income percentage (93rd percentile). The medical and training facilities will offer accessible healthcare and education to the community, with the objective of employing locals and reducing health disparities. Quantitative targets will include measuring improved health outcomes and increased high school graduation rates. In **Apopka**, the mixed-use developments, including a Starbucks, a dentist, a restaurant and brewery, housing, and commercial businesses directly combat the lack of educational attainment (24% have less than a high school education) and high low-income rate (94th percentile) by introducing businesses that can provide employment to residents without the need for extensive prior education. This approach intends to decrease the percentage of the population with less than a high school education by providing jobs and training, as well as by offering affordable commercial space to prevent the displacement of existing businesses. Lastly, **Booker Heights/Coldside** will see the construction of four affordable housing units to address the severe housing concerns indicated by its 96th percentile in poverty rates and 98th percentile in housing costs. The project aims to provide housing for at least a portion of the community, directly combating the identified housing crisis without displacing current residents. The effectiveness of these units will be quantitatively assessed by monitoring the decrease in the number of residents spending more than 30% of their income on housing. **Overall, these projects are structured to minimize displacement through carefully planned development that provides job opportunities, accessible healthcare and education, and affordable housing, directly targeting the specific environmental justice issues identified in the target areas.** Quantifiable measures will include job creation numbers, healthcare access statistics, educational attainment rates, and affordable housing occupancy levels, with the aim to see marked improvements within a timeline post-implementation.

2.b. Community Engagement; Project Involvement & ii. Project Roles: The ECFRPC, Coalition Members, and our communities are currently leading several efforts to improve communities in the target areas, and have been working together on projects for at least two years. The ECFRPC has an existing Community Involvement process as laid out in its 2021 Community Involvement Plan (CIP) that will be immediately updated before it is submitted to the EPA for review upon award of this grant. Implementation of this plan has included a series of community outreach meetings dating back to the first meeting on **December 1, 2021** with 8 meetings to date. The most recent meeting was held in the Spring of 2023. Each non-lead coalition member will be engaged and informed throughout the project via their participation on the Brownfields Advisory Committee (BAC). Under our existing grant, we developed detailed Brownfields Advisory Committee Guidance ([4c4fbd 1ffc2ad0058744b78761d08115c4adba.pdf \(ecfrpc.org\)](https://www.ecfrpc.org/4c4fbd1ffc2ad0058744b78761d08115c4adba.pdf)), which explains the BAC and outlines BAC-member duties, which include: a) Receiving public comment (via nomination form) on the rehabilitation and redevelopment of brownfields areas, future land use, local employment opportunities, community safety, and economic justice. b) Reviewing and recommending to the ECFRPC ways to encourage public interest and participation in brownfields initiatives. c) Reviewing and recommending to the ECFRPC on proposed brownfield site or area designations and rehabilitation agreements. d) Reviewing and approving the site nomination form. e) reviewing and commenting on draft Brownfields Site Rehabilitation Agreements f) Reviewing and commenting on-site assessment report findings or the technical documents containing the proposed course of action following site assessment. g) Reviewing, and approving periodic reports to the ECFRPC, including an annual report. To continue involving the community, the ECFRPC will directly contact the Coalition partners, government partners, and community organizations concerning upcoming meetings and will ask them to communicate to their network of citizens and



stakeholders. Outside of the coalition members, additional project partners are:

Name of organization/entity/group	Point of contact (name & email)	Specific Involvement in The Project or Assistance Provided
Stetson University's Institute for Water and Environmental Resilience (all target areas)	Dr. Jason Evans jevans1@stetson.edu	Provides data and expertise for the resiliency-related activities, including flood mitigation. Will provide input on site selection, cleanup, and site-reuse.
South Brevard NAACP (Palm Bay/Melbourne)	Bennie Jackson, Jr. info@sbnaacp.org	Will assist with outreach to South Brevard residents and will be a stakeholder for the Food Entrepreneurship and Climate Justice Plan. Assist with site selection and reuse.
The Cambric Group (Apopka)	Bob Cambric [REDACTED]	The founder of this organization is a current member of the BAC, will continue assisting with outreach to underserved communities by soliciting feedback in the Apopka TA regarding site selection, cleanup, and reuse.
Diversity of Thought (Palm Bay/Melbourne)	David Jones business@doti.us	Will serve as a stakeholder for the Food Entrepreneurship and other Palm Bay projects, will serve on BAC, and will gather input from the community about site selection, cleanup and reuse.
Osceola County NAACP (Kissimmee)	Jennifer Paul [REDACTED]	This organization will assist with outreach to underserved communities in the Kissimmee area, will obtain input from the TA regarding site selection and reuse.
Florida Farmworkers Association (Apopka)	Jeannie Economos farmerworkerassoc@aol.com	This organization will help to identify potential brownfield sites and assist with outreach to underserved communities, and provide input on site reuses.
The Sustainable Work Alliance (Kissimmee)	David Cassavant david@sustainablewp.org	This organization was a recipient of the Brownfields Training Program grant. Will assist with outreach to underserved communities, serve on the BAC, and connect the Kissimmee TA residents to jobs that may arise as a result of site reuse.
CareerSource Central Florida (Apopka and Kissimmee)	Nilda Blanco, Nblanco@careersourcecf.com	Workforce training. Will serve on the BAC, assist in facilitating the target communities are linked to employment opportunities.
CareerSource Brevard (BH/Coldside & Compound)	Marci Murphy mmurphy@careersourcebrevard.com	Workforce training. Will serve on the BAC, assist in facilitating the target communities are linked to employment opportunities.
TCII Capital (Apopka)	Marc Lewin marc@tciicapital.com	Developer for priority site in Apopka. Will serve on the BAC.

iii. Incorporating Community Input: The ECFRPC also has, and will continue to identify impassioned key leaders of the community and notify them directly of upcoming meetings. The ECFRPC will also keep citizens and stakeholders informed on project progress through our website: [BROWNFIELDS | ECFRPC](#); press releases; television ads; flyers, social media; direct email campaign; Facebook, the Florida Brownfields Association’s Environmental Justice Committee; and scheduled community outreach events. The community outreach meetings and ECFRPC’s website serve as a platform to solicit input from the community on planning, prioritization of sites, needs identification, and remediation decisions. ECFRPC and our stakeholders have already received significant input regarding the priority sites and target areas. Through previous community outreach meetings, some sites from each of the Coalition communities have already been selected as initial priority sites to address. The ECFRPC plans to communicate progress to the community and stakeholders concerning these issues through a variety of methods, such as community outreach meetings that will be conducted on a bi-annual basis. In each of these meetings, the ECFRPC will seek input from the community of the target areas regarding site identification, environmental concerns, site prioritization, and potential reuse planning. Notification of these meetings will be provided by emails to each of the government and community-based organizations. Notifications may also be provided through flyers distributed throughout the community, news media, and local newspaper. We will provide written updates to post on the Coalition Members’ webpages as well as our website. Stakeholder meetings will also have time devoted in each meeting to communicating progress to members of the community attending the meetings. At meetings there will be time for citizens to provide input and ask questions about the project. For those unable to attend meetings, meetings will be live-streamed and our website will also include a place for citizens to send questions, concerns, and suggestions. All feedback, along with a written response from ECFRPC, will be posted on the website and printed for the next community meeting. Furthermore, the Spanish-speaking population in the target areas are as follows: Apopka TA (31%), Kissimmee TA (41%), the Compound TA (11%), and Booker Heights/Coldside (10%). Progress updates will be available in Spanish for the local non-English-speaking Hispanic population. Luis Nieves-Ruiz, project manager for this project also speaks Spanish, and can provide translation services at meetings. Translation services for deaf residents will also be provided, as needed. An Outreach and Equity Advisory group comprised of members of the community will also be utilized in order to ensure that the affected communities are informed about outreach meetings and to ensure progress of the grant is sufficiently communicated. Updates will be advertised and placed on our website.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS; 3.a. Description of Tasks/Activities and Outputs: ECFRPC has carefully evaluated and planned activities to ensure they are eligible for reimbursement and appropriate to project goals. We will prioritize the sites in the target areas before assisting others. We will use our extensive in-house grant management, planning, and economic development skills, and access to other partner resources to augment the EPA grant funds to spur redevelopment in our jurisdiction. We have already taken proactive steps to demonstrate our commitment to effective use of brownfield funds by soliciting dedicated and experienced coalition members and committing our own resources to the effort. No health monitoring activities are planned as part of this brownfields project at this time, but the need for such activities will be evaluated based on the findings of planned environmental assessments. Sections 3.a.i, 3.a.ii, 3.a.iii, and 3.a.iv have been consolidated in the following tables:

Task 1. Program Management	
i. Project Implementation	ii. Anticipated Project Schedule
Grant oversight and correspondence with EPA	Ongoing throughout project
Develop and monitor the Grant Work Plan	Quarter 1 (Q1), updated as needed
Finalize scope and terms with environmental professional selected through a federally compliant selection process; Kickoff Meeting with Project Partners and contractors to finalize agreements, and discuss roles and expectations	Q1
ACRES updates	At the end of each month, and as needed
Financial tracking and reports	At the end of each month, annual reports
Annual reports	Q4, Q8, Q12, Q16
Final report	Q16
Attend two brownfields conferences	Q1 and Q5
iii. Task/Activity Lead: ECFRPC, with reporting assistance from Qualified Environmental Professional (QEP)	
iv. Outputs: Grant Work Plan, 48 monthly reports, 4 annual reports, 1 final report	
Task 2. Site Inventory and Community Outreach	
i. Project Implementation	ii. Anticipated Project Schedule
Update our Community Involvement Plan	Q1, updated as needed
Hold meetings with partners to review sites, environmental records, reuse potential, developer interest, and goals alignment	As needed
Site inventory, selection, and prioritization	Q1, updated monthly
Attend community meetings	Q1, Q2, more as needed
Prepare community educational materials (press releases, flyers/mailers)	As needed
Website and social media work	Website and social media account integration established in Q1, updated as needed
Collect and respond to community feedback	Continuously as needed
iii. Task/Activity Lead: Brownfields Steering Committee (includes ECFRPC staff)	
iv. Outputs: Brownfields Project website (update), 6 community meetings, 5 press releases, 5 flyers, site inventory	
Task 3. Phase I and Phase II Environmental Site Assessments (ESAs)	
i. Project Implementation	ii. Anticipated Project Schedule
Create Quality Assurance Project Plan (QAPP)	Q1
Conduct 25 Phase I ESAs (4 Priority Sites plus 21 additional sites)	Begin after site inventory is approved by the BAC. Priority Sites completed by Q4. Additional sites completed throughout the project and completed by Q14.
Conduct 18 Phase II ESAs and 5 Phase III ESAs	Begin after a Phase I is completed. Priority Sites completed by Q4. Additional sites completed throughout the project. All completed by Q15.
iii. Task/Activity Lead: QEP with ECFRPC oversight	
iv. Outputs: 1 QAPP, 25 Phase I ESAs, 18 Phase II ESAs, 5 Phase III ESAs including Site Specific QAPPs	
Task 4. Planning	
i. Project Implementation	ii. Anticipated Project Schedule
Identify cleanup options and costs	Begin after a Phase II is completed. Priority sites completed by Q5. All completed by Q16.
Develop 7 Analysis of Brownfields Cleanup Alternatives (ABCAs)	Begin after cleanup identification is completed. Priority sites completed by Q6. All completed by Q16.
Create Revitalization Plan, 1 Equitable Development Plan, 1 Site Reuse Plan	Begin after assessment and ABCA is completed and may include eligible reuse planning, infrastructure evaluation, or site disposition strategy. All activities completed by mid-Q15.
iii. Task/Activity Lead: ABCAs = QEP with ECFRPC oversight / Planning= ECFRPC Staff with QEP support	
iv. Outputs: 7 ABCAs, 1 Brownfield Revitalization Plan, 1 Equitable Development Activities, 1 Climate-Smart Planning Activity	

3.b. Cost Estimates: Cost estimates were developed from our experience with our existing FY19 EPA Brownfield Assessment Grant. Cost estimates for implementing the tasks anticipated to be associated with this project are presented in the below table, followed by a detailed explanation of how the costs were derived.

		Program Management	Community Outreach	Phase I & II ESAs	Planning	Total
Direct	Personnel	\$65,000	\$47,125	-0-	\$197,000	\$309,125
	Fringe Benefits	-0-	-0-	-0-	-0-	-0-
	Travel	\$10,600	-0-	-0-	-0-	\$10,600

Supplies	-0-	\$1,275	-0-	-0-	\$1,275
Contractual	\$26,250	\$26,250	\$1,091,500	\$35,000	\$1,324,000
Total Direct Costs	\$101,850	\$74,650	\$1,091,500	\$232,000	\$1,500,000
Total Indirect Costs	-0-	-0-	-0-	-0-	-0-
Total Budget	\$101,850	\$74,650	\$1,091,500	\$232,000	\$1,500,000

Task 1: Program Management: \$101,850

Personnel Costs: 1,000 hrs x \$65/hr = \$65,000; *Travel Costs:* 4 staff x 4 conferences x \$2,650/staff per conference = \$10,600, includes flight (\$1,000), hotel (\$1,000/night for 4 nights), meals (\$400/day for 4 days) and registration (\$250); *Contractual Costs:* 175 hrs x \$150/hr = \$26,250

Task 2: Community Outreach: \$74,650

Personnel Costs: 725 hrs x \$65/hr = \$47,125; *Supplies Costs:* BSC/community meeting presentation materials = \$1,275; *Contractual Costs:* 175 hrs x \$150/hr = \$26,250

Task 3: Phase I & II ESAs: \$1,091,500 (73% of the total project funds)

Contractual Costs: Generic QAPP for Phase II ESAs = \$6,500. 25 Phase I ESAs at avg cost of \$5,000 ea. (includes lien search back to 1980 for each parcel) = \$125,000. 18 Phase II ESAs at average of \$45,000 ea. = \$810,000. 5 Phase III ESAs at avg cost of \$30,000 ea. = \$150,000. Each will include SSQAPP, Sampling & Analysis Plan, Health & Safety Plan, Property Eligibility Determination, AAI Checklist.

Task 4: Planning \$232,000

Personnel Costs: Reuse Assessment and Planning 3,940 hours at an average rate of \$50/hr = \$197,000. Planned Reuse activities include 1 Brownfield Revitalization Plan = \$70,000. 1 Equitable Development Activities = \$75,000. 1 Climate-Smart Brownfield Planning Activity – \$52,000; *Contractual Costs:* 7 ABCAs at \$5,000 ea. = \$35,000.

c. Plan to Measure and Evaluate Environmental Progress and Results: The ECFRPC will be responsible for the tracking and measuring of each of the Coalition Cities’ projects. ECFRPC has identified the outputs and the corresponding costs to be incurred per quarter throughout the four-year project period. If awarded, ECFRPC will coordinate with the EPA Project Officer on the draft of this grant’s workplan to ensure feedback is received and the Workplan is sound. We plan on utilizing the reporting requirements of the Cooperative Agreement as a means of tracking progress. A budget will be developed to set cost expectations for each project task. Costs will be tracked monthly to ensure project progress is in line with spending and budgets. ECFRPC will require the selected environmental professional to provide a schedule of milestones, budgets, and deliverables with monthly updates to integrate into monthly project tracking. There will be a written timeline of all project outputs in the executed Cooperative Agreement. This timeline will be reviewed and progress checked monthly by ECFRPC. If outputs are not on schedule with the proposed timeline, ECFRPC will call a meeting with the BAC and Coalition Cities and corrective action measures will be taken and documented to ensure timeliness of all future project milestones. ECFRPC will utilize ACRES as a way to track all project outcomes associated with all properties where EPA funding is utilized. As a way to keep the Coalition Cities’ communities updated on the progress of the project, output and outcome progress will also be posted on the website and updated quarterly at: <https://www.ecfrpc.org/>.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE; a. Programmatic Capability, i. Organizational Capacity; ii. Organizational Structure, iii. Description of Key Staff: The ECFRPC has all of the necessary skills and personnel needed to successfully manage the EPA Brownfields Coalition Assessment Grant, as evidenced by our performance under our existing EPA Brownfields Grant. Furthermore, ECFRPC's work has won numerous awards at the local, statewide and national levels. Additionally, ECFRPC member governments have received more than \$13.8 million in federal and state grants since 2011 through ECFRPC. This represents a return on investment of \$3.59 for every dollar invested by our members through County dues. **Proposed Governance/Decision-Making Structure:** Based on the organization’s experience, the ECFRPC will act as the lead agency and fiscal agent for this project. This role includes acting as the main liaison between all Coalition Members, coordinating the major administrative tasks, and submitting reports to EPA. Since the Coalition Members are closer to the impacted communities, it is expected that they will take the lead in organizing community outreach efforts, including communication with local stakeholders. To ensure all of the Coalition Members are meaningfully involved in how grant funds will benefit each community, the Coalition members will enter into a Memorandum of Understanding (MOU) prior to the disbursement of any assessment funds. The MOU will clearly define the decision-making structure between the ECFRPC and each of the coalition partners and will also include the eight minimum elements that must be included, according to the EPA.²⁷ **Key Staff:** First, the Project Director will be **Luis Nieves-Ruiz**, the ECFRPC’s Director of Economic Development. Luis holds a Master of Regional Planning degree from Cornell University. With over 20 years of experience, his career contributions have enhanced economic development, regional food systems, brownfields, and community revitalization nationwide. Luis’ extensive knowledge and exceptional leadership skills were recognized in 2022 when he was inducted as one of the youngest fellows of the American Institute of Certified Planners. Last year, he was also awarded the Professional of Year Award by the Hispanic

²⁷ [Brownfields Assessment Coalitions Memorandum of Agreement | US EPA](#)



Chamber of Commerce of Metro Orlando/Prospera His accomplishments have also been recognized by the National Association of Development Organizations, the Orlando Business Journal, the Urban Land Institute, Next City, Wallace Center at Winrock International, Big Brothers Big Sisters of Central Florida, and Leadership Florida. Luis has worked extensively with the Coalition partners on various resilience and economic development projects. He has also managed over \$1.3 million of federal and state grants for a variety of projects, including the South OBT/SR 441 Brownfields Assessment Coalition Grant. Mr. Nieves-Ruiz will continue to ensure that all reporting is prepared and submitted on a timely basis and all required information will also be input into the ACRES database. **Tara McCue** has been appointed to serve in an alternate capacity if needed. Tara is the ECFRPC's Executive Director and has been at the Council for over 21 years. Tara is a certified planner through the American Institute of Certified Planners and works throughout the region on various projects and programs including health impact assessments, safe routes to schools, complete streets, community development, and coastal resiliency, among others. Tara has a Bachelor's in Marine Biology from UNC-Wilmington and a Masters in Environmental Resource Management from the Florida Institute of Technology. **Julie Bowes**, Director of Finance and Human Resources has been with the ECFRPC for over 5 years and has 20 years of experience overseeing projects, giving her an understanding of both the programmatic and financial management. Julie has a Bachelor's Degree in Organizational Management from Warner Southern College. Julie will manage the financial aspects of the grant using GMS accounting software. This software is a double-entry accounting system that has the ability to track multiple grants/contracts by cost center, using project and element codes. Separate journals and ledgers are maintained for each program.

4.a.iv. Acquiring Additional Resources: The ECFRPC will retain a QEP to assist us with grant management, assessment, and planning activities. The procurement process will begin with advertising a Request for Proposals (RFP) that will comply with the requirements outlined in 2 CFR Part 200 and 2 CFR Part 1500 and EPA procurement guidance documents for conducting tasks associated with the completion of this assessment grant. Consultants will be given a 30-day period to respond to our RFQ. Within 60 days, The ECFRPC will select a consultant based on factors, including price, as outlined in the RFP. **ECFRPC plans to promote strong labor practices, local hiring/procurement, and link members of the community to employment opportunities in a meaningful and equitable way.** First, ECFRPC has partnered with the Sustainable Workplace Alliance, which has received a job training grant. As a result of the grant funding, the 3.5-week training and job placement program is delivered at no cost to a limited number of students each year. During this 138-hour training program, attendees receive six nationally recognized certifications including: HAZWOPER 40 Hour, OSHA 15 Hour Site Disaster Worker, OSHA 10 Hour in Construction, Water and Soil Sampling, HAZMAT Labeling, Forklift / Powered Industrial Truck, First Aid and CPR. Additionally, participants will receive training in: Environmental Justice, Life Skills and Goal Setting, Job Search Strategies and Resume Building, and How to Succeed at the Job Interview. Furthermore, Kissimmee provides a "Hire Local Grant". This incentive offers eligible companies \$5,000 towards the hiring of individuals that reside within the Medical Arts District or within a half-mile radius of the Medical Arts District boundaries, or participants in a City-sponsored workforce training program. Companies are eligible to hire up to five employees utilizing this grant, with a maximum allocation of \$25,000 per company. Employees must remain on the payroll for a minimum of one year. CareerSource Central Florida is the direct service provider for various workforce programs that are fully supported by the U.S. Department of Labor, Health and Human Services, and Agriculture as part of awards totaling \$42 million. Additionally, CareerSource Central Florida has several other programs to connect the target communities to opportunities that arise as a result of this project including apprenticeships, trainings, and networking. Furthermore, CareerSource Central Florida offers a Summer Youth Program, which offers stipends or wages during a 5-week training program. Our partnership with these training programs will ensure the target communities have the opportunity to receive free training and job placement from opportunities that may arise as a result of this brownfield project.

4.b. PAST PERFORMANCE AND ACCOMPLISHMENTS; I. Currently Has or Previously Received An EPA Brownfields Grant: ECFRPC was awarded an Assessment Grant under the FY21 grant cycle, BF- 02D07021-0 in the amount of \$600,000. We have drawn down greater than 70% of our existing grant which is expected to be completed and fully expended during the fall of 2024. (1) Accomplishments: To date, ECFRPC has conducted 19 Phase I ESAs, eight (8) Phase II ESAs and one Supplemental Phase II Assessment, far exceeding our original grant work plan output of 13 Phase I ESAs. We anticipate meeting or exceeding the grant work plan output of 9 Phase II ESAs by the summer of 2024 as we have just completed a Phase I ESA with identified RECs. We have also held 4 BAC meetings and conducted brownfield outreach at 15 community outreach events as listed in our latest [Quarterly Report](#) and as described on our Brownfield website <https://www.ecfrpc.org/brownfields>). Furthermore, 9 properties, totaling 10.11 acres have been made ready for reuse. (2) Compliance with Grant Requirements: ECFRPC is in full compliance with the approved workplan, schedule, and terms and conditions under its FY2021 grant. ECFRPC has established a successful history of timely and acceptable quarterly performance and grant deliverables. Additionally, ECFRPC has consistently and accurately updated its progress through the ACRES reporting system. The ECFRPC has made and reported its progress towards achieving the expected results of the grant in a timely manner. Remaining grant funds are committed to ongoing eligible grant activities, as detailed in our quarterly reports.



ECFRPC THRESHOLD CRITERIA FY 2024

1. APPLICANT ELIGIBILITY

- a. The lead grant applicant is the East Central Florida Regional Planning Council (ECFRPC), as stated in the Florida Statutes:

TITLE XIII, PLANNING AND DEVELOPMENT
CHAPTER 186 STATE AND REGIONAL PLANNING
186.512 Designation of Regional Planning Councils
(e) <u>East Central Florida Regional Planning Council</u> : Brevard, Lake, Orange, Osceola, Seminole, Sumter, and Volusia Counties.

As a regional council, ECFRPC is eligible for funding. Proof of eligibility is attached.

- b. Not Applicable, ECFRPC is not a 501 (c)(4). None of the Coalition Members are 501 (c)(4)s.

2. NUMBER AND ELIGIBILITY OF NON-LEAD COALITION MEMBERS

- The City of Apopka, Florida is a General Purpose Unit of Local Government as stated under 2 CFR § 200.1
- The City of Kissimmee, Florida is a General Purpose Unit of Local Government as stated under 2 CFR § 200.64.
- Little Growers, Inc is a nonprofit 501(c)(3), documentation attached.

3. TARGET AREAS

• ECFRPC - Coalition Lead	"The Compound", City of Palm Bay Florida
• City of Apopka (NLCM)	Downtown CRA
• City of Kissimmee (NLCM)	Downtown CRA
• Little Growers, Inc. (NLCM)	Booker Heights/Coldside, Melbourne, Florida

4. EXISTING BROWNFIELDS GRANTS TO NON-LEAD MEMBERS

- The City of Apopka is not the recipient of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2016 or later.
- The City of Kissimmee is not the recipient of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2016 or later.
- Little Growers, Inc. is not the recipient of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2016 or later.

5. COALITION AGREEMENT

Letters are provided as an attachment.

6. COMMUNITY INVOLVEMENT

2.b. Community Engagement; Project Involvement & ii. Project Roles: The ECFRPC, Coalition Members, and our communities are currently leading several efforts to improve communities in the target areas, and have been working together on projects for at least two years. The ECFRPC has an existing Community Involvement process as laid out in its 2021 Community Involvement Plan (CIP) that will be immediately updated before it is submitted to the EPA for review upon award of this grant. Implementation of this plan has included a series of community



outreach meetings dating back to the first meeting on **December 1, 2021** with 8 meetings to date. The most recent meeting was held in the Spring of 2023. Each non-lead coalition member will be engaged and informed throughout the project via their participation on the Brownfields Advisory Committee (BAC). Under our existing grant, we developed detailed Brownfields Advisory Committee Guidance ([4c4fbd_1ffc2ad0058744b78761d08115c4adba.pdf \(ecfrpc.org\)](#)), which explains the BAC and outlines BAC-member duties, which include: a) Receiving public comment (via nomination form) on the rehabilitation and redevelopment of brownfields areas, future land use, local employment opportunities, community safety, and economic justice. b) Reviewing and recommending to the ECFRPC ways to encourage public interest and participation in brownfields initiatives. c) Reviewing and recommending to the ECFRPC on proposed brownfield site or area designations and rehabilitation agreements. d) Reviewing and approving the site nomination form. e) reviewing and commenting on draft Brownfields Site Rehabilitation Agreements f) Reviewing and commenting on-site assessment report findings or the technical documents containing the proposed course of action following site assessment. g) Reviewing, and approving periodic reports to the ECFRPC, including an annual report. To continue involving the community, the ECFRPC will directly contact the Coalition partners, government partners, and community organizations concerning upcoming meetings and will ask them to communicate to their network of citizens and stakeholders. Outside of the coalition members, additional project partners are:

Name of organization/entity/group	Point of contact (name & email)	Specific Involvement in The Project or Assistance Provided
Stetson University's Institute for Water and Environmental Resilience (all target areas)	Dr. Jason Evans jevens1@stetson.edu	Provides data and expertise for the resiliency-related activities, including flood mitigation. Will provide input on site selection, cleanup, and site-reuse.
South Brevard NAACP (Palm Bay/Melbourne)	Bennie Jackson, Jr. info@sbnacp.org	Will assist with outreach to South Brevard residents and will be a stakeholder for the Food Entrepreneurship and Climate Justice Plan. Assist with site selection and reuse.
The Cambric Group (Apopka)	Bob Cambric [REDACTED]	The founder of this organization is a current member of the BAC, will continue assisting with outreach to underserved communities by soliciting feedback in the Apopka TA regarding site selection, cleanup, and reuse.
Diversity of Thought (Palm Bay/Melbourne)	David Jones business@doti.us	Will serve as a stakeholder for the Food Entrepreneurship and other Palm Bay projects, will serve on BAC, and will gather input from the community about site selection, cleanup and reuse.
Osceola County NAACP (Kissimmee)	Jennifer Paul [REDACTED]	This organization will assist with outreach to underserved communities in the Kissimmee area, will obtain input from the TA regarding site selection and reuse.
Florida Farmworkers Association (Apopka)	Jeannie Economos farmerassoc@aol.com	This organization will help to identify potential brownfield sites and assist with outreach to underserved communities, and provide input on site reuses.
The Sustainable Work Alliance (Kissimmee)	David Cassavant david@sustainablewp.org	This organization was a recipient of the Brownfields Training Program grant. Will assist with outreach to underserved communities, serve on the BAC, and connect the Kissimmee TA residents to jobs that may arise as a result of site reuse.
CareerSource Central Florida (Apopka and Kissimee)	Nilda Blanco, Nblanco@careersourcecf.com	Workforce training. Will serve on the BAC, assist in facilitating the target communities are linked to employment opportunities.
CareerSource Brevard (BH/Coldside & Compound)	Marci Murphy mmurphy@careersourcebrevard.com	Workforce training. Will serve on the BAC, assist in facilitating the target communities are linked to employment opportunities.
TCII Capital (Apopka)	Marc Lewin marc@tciicapital.com	Developer for priority site in Apopka. Will serve on the BAC.

iii. Incorporating Community Input: The ECFRPC also has, and will continue to identify impassioned key leaders of the community and notify them directly of upcoming meetings. The ECFRPC will also keep citizens and stakeholders informed on project progress through our website: [BROWNFIELDS | ECFRPC](#); press releases; television ads; flyers, social media; direct email campaign; Facebook, the Florida Brownfields Association's Environmental Justice Committee; and scheduled community outreach events. The community outreach meetings and ECFRPC's website serve as a platform to solicit input from the community on planning, prioritization



of sites, needs identification, and remediation decisions. ECFRPC and our stakeholders have already received significant input regarding the priority sites and target areas. Through previous community outreach meetings, some sites from each of the Coalition communities have already been selected as initial priority sites to address. The ECFRPC plans to communicate progress to the community and stakeholders concerning these issues through a variety of methods, such as community outreach meetings that will be conducted on a bi-annual basis. In each of these meetings, the ECFRPC will seek input from the community of the target areas regarding site identification, environmental concerns, site prioritization, and potential reuse planning. Notification of these meetings will be provided by emails to each of the government and community-based organizations. Notifications may also be provided through flyers distributed throughout the community, news media, and local newspaper. We will provide written updates to post on the Coalition Members' webpages as well as our website. Stakeholder meetings will also have time devoted in each meeting to communicating progress to members of the community attending the meetings. At meetings there will be time for citizens to provide input and ask questions about the project. For those unable to attend meetings, meetings will be live-streamed and our website will also include a place for citizens to send questions, concerns, and suggestions. All feedback, along with a written response from ECFRPC, will be posted on the website and printed for the next community meeting. Furthermore, the Spanish-speaking population in the target areas are as follows: Apopka TA (31%), Kissimmee TA (41%), the Compound TA (11%), and Booker Heights/Coldside (10%). Progress updates will be available in Spanish for the local non-English-speaking Hispanic population. Luis Nieves-Ruiz, project manager for this project also speaks Spanish, and can provide translation services at meetings. Translation services for deaf residents will also be provided, as needed. An Outreach and Equity Advisory group comprised of members of the community will also be utilized in order to ensure that the affected communities are informed about outreach meetings and to ensure progress of the grant is sufficiently communicated. Updates will be advertised and placed on our website.

7. EXPENDITURE OF EXISTING GRANT FUNDS

ECFRPC has an open grant (BF02D07021) and has drawn down at least 70% (74.6%), as of October 1st. As of November 1, 80% has been drawn down. Proof of both is attached.

8. CONTRACTORS AND NAMED SUBRECIPIENTS

- Contractors
Not Applicable
- Named Subrecipients
Not Applicable