



### Narrative Information Sheet

1. Applicant Identification

City of Palmetto Community Redevelopment Agency  
516 8th Avenue West Palmetto, FL 34221

2. Website URL <https://palmettofl.org/>

3. Funding Requested

a. Assessment Grant Type Community-Wide

b. Federal Funds Requested \$500,000

4. Location a) Palmetto, b) Manatee County, and c) Florida.

5. Target Area and Priority Site Information

- **Geographic Boundary:** Palmetto Community Redevelopment Area
- **Target Area:** Manatee County CT 12081001300 and CT 12081001502
- **Priority Site 1 - CRA Mixed-use Assemblage** - 18 contiguous parcels (multiple addresses) totaling 11+ acres on 4<sup>th</sup> Street W and 5<sup>th</sup> Avenue W.
- **Priority Site 2 - Estuary Park** - Estuary Park exists as a reserve along the Carr Drain spill out and Manatee River and US 41 N in the Target Area. Park entrance is located at US 41 and Haben Boulevard.

6. Contacts

a. Project Directors

Rowena Young-Gopie, Director  
Palmetto Community Redevelopment  
Agency  
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Palmetto, FL 34221  
Phone (941)723-4988  
[RYoungGopie@palmettocra.org](mailto:RYoungGopie@palmettocra.org)

Edward Johnson, Assistant Director  
Palmetto Community Redevelopment  
Agency  
324 8<sup>th</sup> Ave West, Suite #103  
Palmetto, FL 34221  
Phone (941)723-4988  
[ejohnson@palmettocra.org](mailto:ejohnson@palmettocra.org)

b. Chief Executive/Highest Ranking Elected Official

Mayor Shirley Groover-Bryant  
City of Palmetto  
516 8th Avenue W Palmetto, FL 34221  
941-723-4570  
[sbryant@palmettofl.org](mailto:sbryant@palmettofl.org)



7. Population 13,577 ([www.census.gov](http://www.census.gov))

8. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	
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).	
<b>The priority site(s) is in a federally designated flood plain.</b>	<b>1</b>
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.	
<b>The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.</b>	<b>1, 3, 6</b>
<b>At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <a href="#">Section I.B.</a>, for priority site(s) within the target area(s).</b>	<b>8, 9</b>
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority – See attached

10. Releasing Copies of Applications – Not applicable



# 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 31, 2024

Alyssa Kuhn  
Brownfields Program  
U.S. Environmental Protection Agency  
61 Forsyth Street, S.W. 13<sup>th</sup> Floor  
Atlanta, GA 30303-8960  
[Kuhn.Alyssa@epa.gov](mailto:Kuhn.Alyssa@epa.gov)

Dear Ms. Kuhn:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Palmetto Community Redevelopment Agency's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-24-08, titled "FY25 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.9. EPA Brownfields grant funding will strengthen the Agency's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

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

Sincerely,



Scott Sweeney, Environmental Manager  
Brownfields and CERCLA Site Screening Section

SS/jc  
cc:

Rowena Young-Gopie, Palmetto CRA – [ryounggopie@palmettocra.org](mailto:ryounggopie@palmettocra.org)  
Philip Wilkerson, DEP Southwest District – [philip.wilkerson@floridadep.gov](mailto:philip.wilkerson@floridadep.gov)



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

**a. Target Area and Brownfields**

**i. Overview of Brownfield Challenges and Description of Target Area**

The City of Palmetto (city), located on the Tamiami Trail (US 41) in Manatee County, Florida, is home to a population of 13,577 residents (US Census, 2023 estimate). Historically, the City grew around US 41 as its main thoroughfare, which took motorists between Tampa and Miami. When the Interstate highways were constructed in the mid-20<sup>th</sup> Century, I-75 took tourism traffic away from this locale, and the once thriving community moved further and further towards economic and physical decline. While growth has been experienced in other areas of Manatee County (like Bradenton to the south) and nearby areas such as Tampa (40 miles to the north), development here has been minimal. **Brownfield Challenges:** Former industrial uses that existed within the community, such as tomato packing, cargo rail lines, historic filling stations, marine engine and auto repair, and phosphate and dolomite processing gradually declined and ceased operations. In addition to job and tax revenue loss, historical industrial sites complicate the redevelopment process for the community and have contributed to a depressed economy.

The City established a Community Redevelopment Agency (CRA) by City Ordinance 259 pursuant to the Community Redevelopment Act (Florida Statutes 163.356) following a City commissioned finding of necessity in November 1985. The established Palmetto Community Redevelopment Area (CRA) is statutorily defined as a “blighted area” and represents 27.85% (approximately 1,268.65 acres) of the total city area. The CRA area, though established nearly 40 years ago, continues to meet this criterion today due to the abundance of properties deteriorated by age, obsolescence, lack of investment and persistent weather events, which exacerbate the blighted condition and threaten the health and safety of residents.

The **geographic boundary** for proposed project is the **Community Redevelopment Area of the City of Palmetto**. The **Target Area** is the **Carr Drain Corridor** that bisects **two Justice 40 Initiative Disadvantaged Census Tracts: CT 12081001300 and CT 12081001502**. The target area exists completely within **FEMA designated flood zone AE** and within a **Florida-designated Brownfield Area** with persistent flooding, widespread blight and numerous brownfield properties. **How Grant Funds May Help Address these Challenges:** This grant would provide needed funding to assess properties prior to the installation of nature-based stormwater solutions and the redevelopment of municipally owned properties for climate resilient, affordable workforce housing. Without these funds, these activities will be stalled and disadvantaged residents will continue to experience the effects of living in an area of environmental and economic burden.

ii. **Description of the Priority Brownfield Site(s)** Within the Carr Drain Corridor there are a litany of derelict properties and vacant lots which present brownfield challenges. The Palmetto CRA (applicant) has identified two multi-parcel priority sites in collaboration with community partners and concerned residents. **Priority Site 1 - CRA Mixed-use Assemblage (CT 12081001502): Workforce Housing** The CRA owns 18 parcels (11+ acres) on 4<sup>th</sup> Street W and 5<sup>th</sup> Avenue W. The sites are a priority because of their central location within the Target Area; the potential for relatively larger scale development given that multiple parcels are adjacent/continuous; and the potential benefits of residential mixed-use redevelopment within an area of great need for improved affordable/workforce housing, access to essential goods and services, and job creation. The potential reuse is also in keeping with the *Palmetto CRA 2022-2028 Community Redevelopment Plan*. The sites will be assessed and if necessary remediated for the purposes of sale and finance for redevelopment as suitable and affordable/workforce housing, both single-family and multi-family units, and for commercial, professional, such as doctor offices, and retail space in order to spur local job opportunities and promote further sustainable redevelopment in the CRA. Currently the sites are vacant or contain



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structures (former single-family homes, sheds, storage areas, and garages) in varying stages of decay or disrepair. The sites have been formerly used as single-family home properties or agricultural uses with unsuitable migrant housing. On and/or adjacent to the priority sites were multiple historic uses of concern. Environmental concerns include lead-based paint, asbestos, and possible leaking fuel tanks due to the age of remaining structures. The CRA is the owner of these properties, so no access issues exist. The CRA is also not the Potential Responsible Party, so if contamination issues are determined for these properties and the sites are deemed eligible, then these sites would be considered for cleanup within this project. Potential contaminants would also include particles from neighboring cement production, proximity to phosphate mining/processing/ and pesticides from historic agricultural uses, local landscaping and pest control. **Priority Site 2 - Estuary Park West Expansion (CT 12081001300): Expansion & Redevelopment of Recreational Opportunities** Estuary Park exists as a reserve along the Carr Drain spill out and Manatee River and US 41 N in the Target Area. The city would like to expand the park by adding additional City of Palmetto-owned (9.6 acres) and privately-owned parcels (4.4 acres) that currently meet the definition of brownfields to the existing park to create a nature based stormwater park feature to capture runoff from the adjacent Carr Drain, a historic stormwater spill out that runs from the CRA to the river. The Manatee River flows to Tampa Bay and onto the Gulf of Mexico. Tampa Bay is “estuary of national significance as designated by EPA in 1990 due to its essential marine ecosystem and the threats to it. By incorporating these parcels into a park that also serves as a wet detention system, the CRA will reduce the suspended solids and harmful elements within the stormwater that flow onto the river and bay while reducing the risk of future flooding in the CRA and city through nature-based solutions to address climate change. The intention for this project is to assess the current environmental conditions of these additional parcels and remediate any found contaminants. The CRA and the city would also seek to provide linkages to existing area walking/non-motorized trails and create kayak access to the river in the Target Area. Currently the parcels that make up this site are vacant but overgrown and scattered with debris. Adjacent to the sites were historical industrial uses such as cement production and mechanical shops. These sites have been also used for illicit dumping and homeless encampments due to vacancy and the overgrown conditions.

iii. Identifying Additional Sites The City will focus on identifying additional sites for assessment throughout the target area’s two census tracts, **CEJST qualified disadvantaged communities**. In preparation of this grant application, the City conducted a windshield survey of the target area and identified over a **dozen** additional brownfield sites within the target area. This grant project proposes to include a comprehensive site inventory and evaluation based ranking criteria process (Budget Task 3) in synchrony with target area residents in this underserved community. Project Staff have established preliminary evaluation criterion together with project partners. Criteria outlined includes community need, project partner and resident input, and CEJST and US Census data to ensure underserved communities are benefited from redevelopment projects. In the event all target-area sites have been addressed with grant funding, **the City will work with project partners and residents throughout the geographic boundary of the city limits to identify abandoned and underused properties**. Once identified, the City will apply the already established evaluation ranking criteria (based on need of the underserved) to determine the order sites will be addressed.

### b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans The *Palmetto CRA 2022-2028 Community Redevelopment Plan (CRA Plan)* was approved by the CRA Board in March 2022. The CRA Plan is an evolving document, much like the City of Palmetto Comprehensive Plan that is evaluated and amended on a regular basis to accurately reflect the changing conditions within the CRA. This plan was prepared using extensive public participation and with sound planning principles





to guide redevelopment. The CRA Plan is in keeping with the statutes and policies of the City of Palmetto. The Plan calls for the CRA to take action that will spur private development of suitable workforce and affordable housing, creation of economic opportunity, the public development of parks, and the removal of blight and substandard housing without displacing current residents. Further, the City of Palmetto Comprehensive Plan policies require that the City enact Water Quality and Conservation measures: **Policy 9.4.4:** The City shall continue to review its land development regulations to encourage the use of innovative development practices that minimize negative water quality impacts. **Policy 9.4.6:** Natural landscape barriers to flooding and stormwater shall be preserved or enhanced as a requirement to obtain a development order. The CRA and the City specifically call for the further development of Estuary Park in these plans. The inclusion of the additional parcels to expand Estuary Park as a priority site is an essential part of the overall plan for revitalization. **Reuse planning funds made available through this grant would allow for the creation of an area-wide brownfields redevelopment plan.** Such a plan would direct further phased and specific planning strategies in the Target Area. For instance, the CRA has acquired 45 properties for the purposes of redevelopment of affordable, climate resilient housing, a strategy described in the CRA Plan, and for mixed-use commercial that encourages private business start-up, local job creation, and overall better maintenance of all properties within the CRA. **Funding for an area-wide brownfields redevelopment plan would allow the CRA to engage with developers and community members to drive a tiered plan for this type of sustainable development across the Target Area.** The CRA Plan has determined what elements the community has envisioned; now we need to blueprint to guide us toward its realization.

ii. Outcomes and Benefits of Reuse Strategy The proposed project will facilitate in-fill redevelopment and stimulate economic development in the City of Palmetto CRA by providing assessment and cleanup/reuse planning funding for priority sites. The assessment funds will quantify contamination or eliminate the concern, allowing sites to proceed with redevelopment. Once the priority sites are assessed, cleaned up, and redeveloped, the hope is this will attract additional public and private investments in surrounding properties to enhance resiliency, improve amenities, create jobs and enhance the quality of the natural and built environments for existing residents in this disadvantaged community. **Benefits include** Site 1 – Eleven (11) acres of quality, affordable, energy efficient, climate resilient housing for the area's low-moderate income workforce and increased property tax revenues for the City CRA Tax Increment Fund which will be used for additional improvements in the target area. Site 2 – Expansion of Estuary Park; provision of additional greenspace; new recreational amenities; and improved flood/storm resiliency for the target area through a nature-based stormwater basin and filtration system hidden within plantings. The proposed project will be constructed under updated Florida Building Codes, specifically designed for hurricane, sea level rise and climate mitigation resiliency, improving local resiliency to protect residents and community investments within a disadvantaged community.

**c. Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse The City will use a multi-layered approach to leveraging resources for assessment, cleanup, redevelopment and reuse, including loans, grants, CRA Tax Increments (TIFs) and private investment. Brownfields Assessment funds would maximize the impact of City funds by covering assessment costs associated with priority sites and additional properties identified. **For remediation of the priority sites**, the City intends to apply for a US EPA Brownfield Cleanup Grant as needed to make sites safe and suitable for their intended uses and can use tax increment financing (TIF) dollars to supplement funding needs. In addition, Florida's brownfield program offers up to 15 financial incentives, 12 regulatory incentives, and four technical assistance incentives (Florida§376.84). Florida Voluntary Cleanup Tax Credits are available to cover



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a portion of necessary remediation costs. We are also able to access FDEP CERCLA 128(a) Site Specific Activities/Targeted Brownfields Assessment resources for cleanup activities. **For reuse and redevelopment**, the City has multiple resources available for affordable housing redevelopment, such as funding from the Department of Housing and Urban Development and the Florida State Housing Initiatives Partnership program that fosters public/private partnerships to create affordable housing. For Park expansion, redevelopment and stormwater improvements at Estuary Park, the City will target grant funding from the FDEP's Recreational Development Assistance Program, FEMA, and South Florida Water Management District.

ii. Use of Existing Infrastructure Work performed under this grant will facilitate the use of existing infrastructure at the priority sites and within the target area. The neighborhood is located within a completely developed area with roads, water, sewer, electrical grid, and telecommunications available to be utilized for redevelopment. Improvements to the priority sites will result in improved stormwater treatment within the flood prone community.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need**

i. The Community's Need for Funding As detailed in the tables below, EJScreen indicates that the Target Area CTs are in **the 90-95<sup>th</sup> and 80-90<sup>th</sup> percentiles for low-income and the 95-100 and 90-95<sup>th</sup> percentiles for unemployment rate**. As such, the community lacks the tax base and economic engine to fund the environmental assessment needed for redevelopment. The current CRA budget does not allocate funds for environmental assessment in the target area. Due to the small population and low-income status of the community, our funds must be applied to essential services, such as safety/policing/emergency response and sanitation. As described in section 1, the CRA staff, planning studies and previous community engagement activities have determined that the greatest needs in the Target Area are affordable, climate resilient housing options, economic revitalization, including jobs, and environmental improvements that include resiliency, recreation, and healthier living options. The assessment and planning activities proposed (see section 3) will initiate much-needed solutions to address these concerning community conditions. The redevelopment and reuse of the priority sites will result in better housing, storm resilience, water quality improvements, connectivity, and recreational enhancements in the Target Area.

Demographic Indicators	Target Area		FL	US
	CT 12081001300	CT 12081001502		
Poverty rate	37%	44%	33%	31%
People of Color	35%	67%	45%	39%
Non-English Speakers	13%	30%	7%	5%
Unemployment Rate	17%	10%	5%	3.5%
Children: < 5 yrs	10%	10%	5%	6%
Children: < 18 yrs	23%	24%	19%	21%

Target Area	Disadvantaged Community Thresholds Exceeded			
	Water & Wastewater	Climate Change	Workforce Development	Health
CT 12081001502	USTs 96 <sup>th</sup> percentile and low income 92 <sup>nd</sup> percentile	Expected agriculture loss rate 97 <sup>th</sup> percentile and projected flood risk 96 <sup>th</sup> percentile	Linguistic isolation 80 <sup>th</sup> percentile, 91 <sup>st</sup> poverty and 25% of residents with less than high school education	Heart Disease 95 <sup>th</sup> , Diabetes 95 <sup>th</sup> , Low life expectancy 91 <sup>st</sup> and low income 92 <sup>nd</sup> percentile
CT 12081001300	USTs 92 <sup>nd</sup> percentile and low income 84 <sup>th</sup> percentile	Projected flood risk 98 <sup>th</sup> percentile and low income 84 <sup>th</sup> percentile	Linguistic isolation 81 <sup>st</sup> poverty 87 <sup>th</sup> Unemployment 97 <sup>th</sup> and 20% residents < HS diploma	Heart Disease 95 <sup>th</sup> , Diabetes 85 <sup>th</sup> , Low life expectancy 84 <sup>th</sup> and low income 84 <sup>th</sup> percentile



ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations As exhibited in the tables above, EJScreen places the target area CTs (CT 12081001300 and CT 12081001502) in the 78<sup>th</sup> -91<sup>st</sup> percentile for overall Demographic Index, which highlights the significant sensitive populations within the community. These include People of Color; Limited English/Linguistic Isolation; Less than High School Education; and Children. CEJST recognizes the target area as disadvantaged in four risk categories – Water & Wastewater, Housing, Climate Change and Workforce Development. EJ Screen identifies CT 12081001300 as a food desert with low-income population and low access to fresh healthy foods. According to the US Department of Health and Human Services, HRSA data, Manatee County and all of Palmetto are Medically Underserved Areas (MUA) due to a lack of primary care physicians. Lack of access to nutritious food and medical care makes it more likely that area residents will encounter health disparities as described in the next section. The identification of threats and subsequent remediation and reuse of the priority sites will improve the welfare conditions of the target area through source removal and provision of accessible, affordable housing designed for resiliency and energy efficiency.

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

EPA EJ Screen indicates that the **target area CTs exhibit disproportionately higher rates of diabetes, heart disease, cancer asthma and low life expectancy.** Additionally, the Target Area is in **80-90<sup>th</sup> percentiles for low-life expectancy.** The *Manatee County 2021-2023 Community Health Improvement Plan* noted that People of Color have the lowest life expectancy of all races in the County and that they have higher rates of death from cancer, diabetes, and heart disease. Infant mortality rate for black infants is 3.9 points higher in Manatee County than the entire state. Compounding these health issues, according to EJ Screen, the majority of the Target Area fall into the 90-95<sup>th</sup> percentile for lack of health insurance. The assessment of the targeted sites provides the first crucial step in a reduction of potential exposure to asbestos, lead, petroleum products, and hazardous substances, all of which have adverse health effects on these sensitive populations. Addressing blighted vacant sites would remove the potential for exposure through trespass. Creating recreation opportunities, improving area water quality, and providing stormwater systems would also improve the health and welfare of area residents. The redevelopment of these sites into affordable, climate resilient housing would improve health and safety and help to alleviate the negative impacts on the majority sensitive populations in the Target Area and City.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues Multiple threats impact the residents of the CRA Target Area. EPA EJScreen indicates that the Target Area is in **the 95-100, 90-95<sup>th</sup> and 80-90<sup>th</sup> percentiles for traffic proximity** and the **90- 95<sup>th</sup> and 80-90<sup>th</sup> percentiles for ozone.** The entire Target Areas is in **80-90<sup>th</sup> percentiles for RMP Facility proximity** and in **95-100 and 90-95<sup>th</sup> for underground storage tanks.** According to the Trust for Public Land, Urban Heat Island ArcGIS map, **the Target Area ranges from moderate to severe on the urban heat island scale.** “Federal statistics over a 30-year period show extreme heat is the leading cause of weather-related deaths in the United States. Extreme heat exacerbated by urban heart islands can lead to increased respiratory difficulties and heat stroke. These environmental stressors significantly affect the most vulnerable children, the elderly and those with preexisting conditions.” Further EJ screen places the **Target Area in the 95-100<sup>th</sup> percentile for flood risk.** The proposed grant will promote environmental justice in this community from inception through conclusion by embracing community engagement in the planning process. It will seek input from these community members, stakeholders, and residents without regard to race, income and employment status, disability status, age or gender. Improvement in housing options and conditions will protect our sensitive populations from further exposure to





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harmful environmental factors. The planned creation of the stormwater park within Estuary Park will mitigate or at least improve local climate adaptation and mitigation capacity and resilience in several ways. Blue-green infrastructure in urban ecosystems mitigates urban heat islands and improves air quality. These initial benefits also positively impact long-term climate change, which protects area residents and community resources.

(b) Advancing Environmental Justice This Brownfield Assessment Grant will support and encourage economic and housing development in Palmetto. Focusing on President Biden’s Justice40 Initiatives, EPA Brownfield funding will address several EJ issues impacting this community by reducing the **EJ burden, decreasing the number of abandoned and blighted properties, creating new and affordable housing, and creating additional greenspace within the community.** Redevelopment of the priority sites into affordable climate resilient housing, and greenspace will address EJ issues and set the stage for revitalization, enhancing storm resiliency and water quality, improving stormwater capacity, expanding greenspace and creating an improved standard of living within the **target-area disadvantaged census tracts.** The priority parcels are currently vacant and no displacement of any businesses or residents will occur with this grant.

**b. Community Engagement**

i. Project Involvement The CRA incorporated extensive community engagement activities into the development of its current, updated CRA Plan, which incorporated input and feedback from multiple community stakeholders gathered through public hearings and community drop-in days at the CRA office. This engagement informs this proposal, including the selection of priority sites.

ii. Project Roles The Palmetto project team is fortunate to have the cooperation of the following local community-based organizations.

Organization	Entity’s Mission & Project Role	Point of contact
<b>First Baptist Church</b>	Faith based organization within the target area <b>Project Role:</b> Community Outreach, Host Meetings	941-722-7795 <a href="mailto:fbc@fbcpalmetto.com">fbc@fbcpalmetto.com</a>
<b>Habitat for Humanity – Manatee County</b> Non-Profit	<b>501(c)(3)</b> committed to building affordable homes that are sold to local families in need along with existing home repair program. <b>Project Role:</b> Affordable Housing Development Partner, Site Identification	Kaveecia Moore 941-748-9100 ext. 117 <a href="mailto:kmoore@manateehabitat.org">kmoore@manateehabitat.org</a> Bernie Quinn 941-748-9100 <a href="mailto:bquinn@manateehabitat.org">bquinn@manateehabitat.org</a>
<b>Keep Manatee Beautiful</b> Non-Profit	<b>Keep Manatee Beautiful</b> brings together volunteers, businesses, and local governments to provide grassroots solutions to littering, illegal dumping and beautification. <b>Project Role:</b> Community Outreach Partner, Site Identification	Jennifer Hoffman (941) 795-8272 <a href="mailto:keep@manateebeautiful.com">keep@manateebeautiful.com</a>
<b>One Stop Housing</b>	One Stop Housing's mission is to provide affordable housing for working families. One Stop Housing also provides resources and support for tenants, such as STEM education, financial empowerment, health and wellness, and personal development	Mark Vengroff (941) 586-4947 <a href="mailto:markv@onestophousing.com">markv@onestophousing.com</a>
<b>Manatee Rural Health</b>	To establish, maintain, and specialize in the delivery of primary healthcare service and health education. <b>Project Role:</b> Community Outreach Partner, Public Health Advisor	Dr. Melvin Price 941-776-4050 <a href="mailto:mprice@mcr.health">mprice@mcr.health</a>
<b>Catholic Charities of Manatee County</b>	Provides family-based immigration services. <b>Project Role:</b> Community Outreach Partner	<a href="https://catholiccharitiesdov.org/manatee-county">https://catholiccharitiesdov.org/manatee-county</a> (941) 355-4680 <a href="mailto:sarasota@catholiccharitiesdov.org">sarasota@catholiccharitiesdov.org</a>



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iii. **Incorporating Community Input** The project team will meet with neighborhood and community groups directly within the Target Area to further identify and prioritize additional brownfield sites for assessment and planning efforts. Community partner, First Baptist Church, located within the target area has agreed to provide meeting space. The CRA will also appoint a Community Liaison, who will be a community resident or trusted community partner member, to ensure that neighborhood and community organization interests are represented on the CRA Board. Project progress will be communicated through a variety of media outlets (newsletters, email lists, website publications, public television, and social media) to engage target area residents and ensure project success. Project meetings will be advertised using traditional and social media. They will be open to the public for input and for relaying progress. The CRA will televise/live stream board meetings (previously adopted for social distancing during COVID-19 but continued to expand access to stakeholders) and provide electronic forms for public input as an inclusionary method for those residents unable to attend. *To accommodate a significant Spanish-speaking population, translators or Spanish-language materials will be provided as appropriate.* Based on its extensive experience in soliciting stakeholder input in community projects, the above methods have historically been the most effective. It is the project team's goal to collaborate with and involve community stakeholders in all stages of redevelopment, including project planning, site selection for assessments, cleanup decisions, and reuse planning through effective promotion of the project, public meetings, obtaining meaningful public input, and informative progress updates. Project Co-Directors, Ms. Rowena Young-Gopie and Mr. Ed Johnson, will be responsible for soliciting, considering, and responding to the community directly in the method in which they reach out.

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

**a. Description of Tasks/Activities and Outputs** The City of Palmetto CRA is requesting a US EPA Brownfields Assessment Grant in the amount of \$500,000 for community wide assessment.

<b>Task 1: Programmatic Support</b>
Project Implementation EPA-funded: QEP Support for quarterly, annual, and closeout reporting (including MBE/WBE forms and EPA ACRES database updates). Non-EPA-funded: contractor procurement and Work Plan development
ii. Anticipated Project Schedule: Contractor selection and Work Plan Development - June 2025; kick-off meeting/setup of programmatic forms – Oct 2025; and quarterly, annual, and closeout reporting (including forms and ACRES updates) - Oct 2025 through Sept 2029
iii. Task/Activity Lead: Grant Manager, Ms. Emily Dickson will be responsible for programmatic activities with assistance from the QEP, overseen by Ms. Cheryl Miller, Finance Director and Project Director, Ms. Rowena Young-Gopie, to ensure compliance with the Work Plan & schedule.
iv. Outputs: 1 kick-off meeting/setup of programmatic forms, 16 quarterly reports, 1 close-out report, 4 annual reporting periods with annual financial and MBE/WBE reporting
<b>Task 2: Outreach</b>
Project Implementation EPA-funded: conference attendance/travel for City staff, brochure development, Community Involvement Plan (CIP), quarterly brownfields meetings, priority site meetings, site prioritization coordination and graphic materials; Non-EPA-funded: The City will provide in-kind translation services as-needed, staff outreach coordination and meeting attendance
ii. Anticipated Project Schedule: CIP and brochure development: completed by Nov 2025, priority site meetings Oct 2025-Sept 2026, Brownfield quarterly meetings and site prioritization - Oct 2025 through Sept 2029
iii. Task/Activity Lead: Project Director, Ms. Rowena Young and Co-Director, Ed Johnson will direct outreach activities with support from Brownfield Coordinator, Jenny Silverio. The contractor will lead development of the CIP, outreach materials, assist with meetings, and site prioritization.
iv. Outputs: 1 attendee at 6 Brownfield Conferences, 1 brochure, 1 CIP, 16 quarterly brownfield meetings, 3 priority brownfield meetings, prioritized sites



**Palmetto Community Redevelopment Agency, Palmetto, Florida  
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**Ranking Criteria**

<b>Task 3: Site Assessment</b>
i. Project Implementation. EPA-funded: Site Inventory, Generic Quality Assurance Project Plan (QAPP), Phase I & II ESA, Site Specific QAPPs and Health and Safety (H&S) Plans. Non-EPA-funded: Staff time is provided in-kind to maximize assessment funds.
ii. Anticipated Project Schedule. Generic QAPP Q1; Phase I ESAs - through month 24; site eligibility forms, site-specific QAPPs, H&S plans, and Phase II ESAs – Dec 2025 – June 2028
iii. Task/Activity Lead. The contractor (QEP) will complete the Site Inventory, site eligibility forms, QAPPs, H&S Plans, and assessment activities. Assessments will be completed in accordance with current ASTM standards and the All-Appropriate Inquiries rule. City staff will secure site access. The Brownfields Project Directors will review site eligibility forms, QAPPs, H&S Plans, and ESAs, as well as provide oversight for all tasks.
iv. Outputs: 1 Site Inventory, 1 Generic Quality Assurance Project Plan (QAPP), 8 Phase I ESAs with site access agreements, 6 Phase II ESAs with site eligibility approvals, Site-Specific QAPPs and H&S Plans.
<b>Task 4: Cleanup/Reuse Planning</b>
i. Project Implementation. EPA-funded: Analysis of Brownfields Cleanup Alternatives (ABCAs), asbestos cleanup plan, and Brownfield Reuse Plans. Non-EPA-funded: : Staff time is provided in-kind to maximize assessment funds.
ii. Anticipated Project Schedule: Cleanup (ABCAs) and reuse planning for Priority Sites – Jan 2026- Jul 2029; Area Wide Redevelopment Plan - Sept 2027 - Jul 2029
iii. Task/Activity Lead: Qualified Environmental Consultant, planners, and market analysts with oversight from the Project Directors, Ms. Young-Gopie and Ed Johnson.
iv. Outputs: 4 ABCAs and 4 Brownfields Reuse Plans; 1 Area Wide Brownfield Redevelopment Plan

**b. Cost Estimates** Below are the anticipated cost estimates for this project *based on past brownfield project experience with contractual rates based on current south-central Florida market averages*. The budget for this project includes travel and contractual costs only. **Eighty-five percent (85%) of the budget is allocated to Assessment & Cleanup/Reuse Planning Tasks.**

**Task 1 - Programmatic Support \$25,000 (5% of total budget).** *Contractual:* \$25,000 - \$2,100 for kickoff meeting and setup of programmatic forms (site access agreement, site nomination form, site application form) \$175/hr @ 12 hours; \$20,000 for 16 quarterly reports (\$1,250 each) including ACRES updates, MBE/WBE, and annual financial forms; \$2,900 for 1 closeout report.

**Task 2 - Outreach \$47,500 (9.5% of total budget).** *Travel:* \$7,500 1 attendee at 6 brownfield conferences - 2 National and 4 Regional (\$2,400 for 6 registrations, \$2,400 for 12 hotel nights, \$900 for 2 flights to National conferences, \$900 for transportation (mileage and taxis – avg. of \$50/day for 18 days), and \$900 for 18 days per diem @ \$50/day). *Contractual:* \$40,000 - \$3,600 Brochure development (32 hours @ \$100), Community Involvement Plan \$3,600 (40 hours @ \$125), \$16,800 for 16 quarterly brownfields meetings at \$1,050 = (6 hours/meeting @ \$175 X 16); \$12,500 for priority site meetings (\$2,500 each for 3 sites); and \$7,500 for site prioritization coordination and preparation of graphic materials (50 hours @ \$150).

**Task 3 – Site Assessments \$247,750 (49.5% of total budget).** *Contractual:* \$247,500 – \$30,000 for site inventory and development of GIS based viewer (200 hours @ \$150/hr); \$5,000 for 1 Generic QAPP; \$40,000 for 8 Phase I ESAs (8 @ \$5,000), \$147,000 for 6 Phase II ESAs (@ an average cost of \$24,500 due to varying complexity); \$25,500 for 6 site eligibility forms and Site Specific QAPPs/H&S Plans (\$4,250 each). Priority sites will have a Phase I & II ESA, with Site Specific QAPP/H&S Plan.

**Task 4 – Cleanup/Reuse Planning \$180,000 (36% of total budget).** *Contractual:* \$180,000 - \$30,000 for 4 ABCAs (\$7,500 each); \$50,000 for an area wide planning redevelopment plan and \$100,000 4 site specific Brownfield Reuse Plans (at an average cost of \$25,000).



**Palmetto Community Redevelopment Agency, Palmetto, Florida  
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**Ranking Criteria**

Budget Categories		Project Tasks (\$)				Total
		1. Programmatic Support	2. Outreach	3. Site Assessments	4. Cleanup Reuse/Planning	
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$7,500	\$0	\$0	\$7,500
	Contractual	\$25,000	\$40,000	\$247,500	\$180,000	\$492,500
<b>Total Budget</b>		<b>\$25,000</b>	<b>\$47,500</b>	<b>\$247,500</b>	<b>\$180,000</b>	<b>\$500,000</b>

No Personnel, Fringe Benefits, Equipment, Supplies, Other (subawards), or Indirect Costs are budgeted. City costs above those budgeted for travel are considered in-kind leveraged funding.

**c. Plan to Measure and Evaluate Environmental Progress and Results** The Project Co-Directors will be responsible for tracking, measuring, and evaluating progress in achieving expected project outputs, overall project results and eventual project outcomes. The project team has established measurable outcomes and outputs that will provide benchmarks for progress evaluation, which will be tracked in a spreadsheet throughout the project period, updated quarterly. Anticipated outputs include number of sites added to site inventory; community meetings held; ACRES entries; Phase I and II ESAs completed; ABCAs completed; and Site Reuse Plans created. Reports to EPA, MBE/WBE forms, and closeout reporting will also be outputs. Anticipated outcomes include number of attendees at community meetings/events; acres/sites made available for reuse; dollars leveraged; acres of green space created; jobs created; and number of affordable, climate resilient housing units built. Qualitative measures of long-term community education and overall improvement of quality of life will be monitored through surveys. Progress will be measured against meeting anticipated deadlines and community satisfaction.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **a. Programmatic Capability**

i. Organizational Capacity and ii. Organizational Structure and iii. Description of Key Staff The Palmetto Community Redevelopment Agency (CRA) is a dependent special district and political subdivision of the City of Palmetto established by City leaders November 4, 1985. The CRA Board, under Florida Statute 163 Part III and the CRA Redevelopment Plan, develops and approves the policies, budgets, and contracts of the Community Redevelopment Agency of the City of Palmetto, FL. The five-member Palmetto City Commission serves as the CRA Board. A three-member volunteer advisory board provides citizen recommendations on all CRA initiatives, plans, programs and budgetary measures. The CRA staff has the administrative capacity and experience, over 50 years in combined staff administrative experience, to manage project implementation, administrative tasks, fiscal management and compliance with applicable federal award conditions and requirements within the four-year project period. The Palmetto CRA successfully managed a 2016 brownfield cleanup grant. Additionally, the CRA was a partner in two EPA Brownfield Coalition grants, the 2011 Sarasota/Manatee Metropolitan Planning Organization Coalition assessment grant, and the 2015 Manatee County Coalition Assessment Grant, which provided CRA staff with a tremendous amount of experience with the EPA Brownfields Program. The CRA will implement a project management system for tracking and monitoring progress towards the programmatic, administrative, and financial requirements of the project and grant. The team will participate in monthly project meetings and offer ongoing input in decision making. ACRES will be updated on a quarterly basis with site activity and quarterly reports. The project director will work with the EPA Project Officer and QEP to implement countermeasures, such as reevaluating management strategies to resume the project schedule and meet workplan milestones should delays or obstacles be encountered. **The CRA Director, Rowena Young-Gopie and CRA Assistant Director, Ed Johnson, will serve together**





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as the **Project Co-Directors**. Ms. Young-Gopie was formerly the Community Redevelopment Specialist for City of Sarasota, where she was an integral component of their Brownfields Project team. She has over ten years' experience in community development, with a strong focus on affordable housing and economic development. Mr. Johnson was formerly Urban Development Manager for the City of Tampa, where he was the Project Director on over \$3 million in brownfields assessment grants, including the first Multipurpose Grant awarded in the Region for the City of Tampa. Johnson and Young-Gopie will oversee the day-to-day operation of the grant project, including community outreach and reporting. **City Grant Manager, Ms. Emily Dickson**, will be responsible for grant reporting. Ms. Dickson holds a bachelor's degree in accounting and has managed the City's grant portfolio for six years. The City of Palmetto Finance Office, headed by **Finance Director Cheryl Miller**, will manage the financial side of the project. Ms. Miller has 25 +years of finance experience and managed the finances of the City of Palmetto FY2016 EPA Cleanup Grant. The Finance Department currently manages approx. \$9M in grant funding which includes 2 CDBG, ARPA, FEMA grants. **Jenny Silverio, the CRA Compliance Coordinator, will serve as Brownfields Project Coordinator** and will support the project directors in all aspects of project management and implementation. She has extensive experience in community outreach and engagement and with pragmatic aspects of the Brownfields program gained during the last EPA Cleanup Grant.

ii. Acquiring Additional Resources The CRA will procure a qualified environmental contractor and subcontractors to assist with technical and reporting aspects of the grant. Procurement procedures will be conducted in full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500, and 40 CFR Part 33. The CRA will promote strong practices, local/hiring, and will link members of the community to potential employment opportunities for all brownfield-related redevelopment.

**b. Past Performance and Accomplishments**

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

Program	Funds Remaining	Grant Accomplishments and Outputs
2016 Brownfield Cleanup \$200,000	\$16,942.10* * Due to cost savings achieved on the project	Completion of the Clean Up of the former Edenfield Property resulting in the redevelopment of a former rail spur into a Stormwater Park that treats 70 acers of stormwater, provides walking trails, environmental education, habitat creation and a nature-based solution to address climate change. Activities completed included: completion of Analysis of Brownfields Cleanup Alternatives, extensive community outreach and engagement, remediation of contaminated media including arsenic & PAHs , pragmatic support and reuse planning.

(2) Compliance with Grant Requirements The City complied with work plans, schedules, terms, and conditions for the 2016 EPA Brownfields Cleanup Grant. Quarterly reports and deliverables were submitted to EPA and entered into ACRES in a timely fashion. The 2016 grant was completed and closed-out within the grant period. All terms/conditions were met.





**Palmetto Community Redevelopment Agency, City of Palmetto, Florida**  
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**Threshold Criteria**

**1. Applicant Eligibility**

- a. The City of Palmetto Community Redevelopment Agency (CRA) is the grant applicant. The CRA is a political subdivision of and under the direction and control of the City of Palmetto, a "general purpose unit of local government" as that term is defined in 2 CFR 200.64. The City created the CRA by Florida Statute (Chapter 163, Part III) for the purpose of elimination of slum and/or blighted conditions within the designated Community Redevelopment Area, the target area for this application. Therefore, the CRA is eligible to receive a USEPA cooperative assistance agreement. A copy of the original City ordinance establishing the CRA is provided by attachment.
- b. **Not Applicable.** The City of Palmetto Community Redevelopment Agency is not a 501(c)(4).

**2. Community Involvement**

The CRA incorporated extensive community engagement activities into the development of its current, updated CRA Plan, which incorporated input and feedback from multiple community stakeholders gathered through public hearings and community drop-in days at the CRA office. This engagement informs this proposal, including the selection of priority sites. The project team will meet with neighborhood and community groups directly within the Target Area to further identify and prioritize additional brownfield sites for assessment and planning efforts. Community partner, First Baptist Church, located within the target area, has agreed to provide meeting space. The CRA will also appoint a Community Liaison, who will be a community resident or trusted community partner member, to ensure that neighborhood and community organization interests are represented on the CRA Board. Project progress will be communicated through a variety of media outlets (newsletters, email lists, website publications, public television, and social media) to engage target area residents and ensure project success. Project meetings will be advertised using traditional and social media. They will be open to the public for input and for relaying progress. The City will televise/live stream board meetings (previously adopted for social distancing during COVID-19 but continued to expand access to stakeholders) and provide electronic forms for public input as an inclusionary method for those residents unable to attend. *To accommodate a significant Spanish-speaking population, translators or Spanish-language materials will be provided as appropriate.* Based on its extensive experience in soliciting stakeholder input in community projects, the above methods have historically been the most effective. It is the City's goal to collaborate with and involve community stakeholders in all stages of redevelopment, including project planning, site selection for assessments, cleanup decisions, and reuse planning through effective promotion of the project, public meetings, obtaining meaningful public input, and informative progress updates. Project Co-Directors, Ms. Rowena Young-Gopie and Mr. Ed Johnson, will be responsible for soliciting, considering, and responding to the community directly in the method in which they reach out.

**3. Expenditure of Existing Grant Funds**

The City of Palmetto CRA affirms it does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.



4. **Contractors and Named Subrecipients**

• **Contractors.**

**Not applicable.** The City of Palmetto Community Redevelopment Agency has not selected a contractor or consultant that will be compensated with EPA funds. If selected for an award, the CDC will solicit professional services to support the project in full compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500, and 40 CFR Part 33.

• **Named Subrecipients.**

**Not applicable.** The City of Palmetto Community Redevelopment Agency has not named subrecipients in its application for Brownfields Grant funding.