



Narrative Information Sheet

1. Applicant Identification City of Lake Alfred
120 E. Pomelo Street
Lake Alfred, FL 33850
863-291-5270
2. Website URL <https://www.mylakealfred.com/>
3. Funding Requested
 - a. Grant Type Single Site Cleanup (7 parcels)
 - b. Federal Funds Requested \$1,995,605.00
4. Location a) City of Lake Alfred, b) Polk County, and c) Florida.
5. Property Information

The Former Growers Fertilizer Site (FDEP Brownfield Site BF531301000) includes seven parcels as detailed below:

- **Former Growers Main Plant Area** 26-27-32-503000-002010 - 4.55-acres - 312 North Buena Vista Drive, Lake Alfred, Florida, 33850.
- **Retention Pond (North of Main Plant Area)** 26-27-32-503000-002040 - 1-acre - 0 North Buena Vista Drive Lake Alfred, Florida, 33850.
- **Storage and Rail Frontage Property (East of Growers Main Plant Area)** 26-27-32-503000-012150 - 0.37-acre - 0 North Buena Vista Drive Lake Alfred, Florida, 33850.
- **Storage and Rail Frontage Property (East of Growers Main Plant Area)** 26-27-32-503000-012290 - 0.51-acre - 0 North Buena Vista Drive Lake Alfred, Florida, 33850.
- **Storage and Rail Frontage Property (East of Growers Main Plant Area)** 26-27-32-503000-012180 - 0.21-acre - 0 Messer Lane Lake Alfred, Florida, 33850.
- **North Buena Vista and Shinn Boulevard Frontage Property (Southeast of Growers Main Plant Area)** 26-27-32-503000-017010 - 0.93-acre 0 North Buena Vista Drive Lake Alfred, Florida, 33850.
- **North Buena Vista and Shinn Boulevard Frontage Property (Southeast of Growers Main Plant Area)** 26-27-32-503000-017121 - 0.13-acre - 0 North Buena Vista Drive Lake Alfred, Florida, 33850.

6. Contacts
 - a. Project Director
Ryan Leavengood, City Manager
863-291-5270
rleavengood@mylakealfred.com
120 E. Pomelo Street, Lake Alfred, FL 33850



b. Chief Executive/Highest Ranking Elected Official

Mac Fuller, Mayor
 863-291-5270
Mfuller@MyLakeAlfred.com
 120 E. Pomelo Street, Lake Alfred, FL 33850

7. Population 7,101 (www.census.gov)

8. Other Factors

| Other Factors | Page # |
|---|----------|
| Community population is 15,000 or less. | 1 |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory. | |
| The proposed brownfield site(s) is impacted by mine-scarred land. | |
| Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation. | |
| The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | 1 |
| The proposed site(s) is in a federally designated flood plain. | 4 |
| The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | |
| The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures. | 3 |
| The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments. | |
| The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing. | |

9. Releasing Copies of Applications

Not applicable. The application does not have confidential, privileged, or sensitive information.



Ranking Criteria

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 Lake Alfred is located in Polk County, Florida, south of Interstate 4, just north of Winter Haven, east of Auburndale and west of Haines City. The City encompasses approximately 9.3 square miles of land area and is home to 7,101 residents. The City's namesake, Lake Alfred, is part of the Chain of Lakes, a series of lakes in Central Florida.

Lake Alfred was first settled as a military outpost, Fort Cummings, in the United States Territory of Florida in 1839. The Fort closed down in the mid-1840s and the area once again became a remote region of Florida. In 1887 the South Florida Railroad came through connecting Sanford and Tampa, as part of the rail system constructed by William Van Fleet. A lumber mill and turpentine still was constructed and named the Lake Alfred Lumber Company. Workers logged the area but moved on to log unforested areas around 1907 when the J. C. Cox family came to Lake Alfred and acquired two 40 acre citrus groves. This was the beginning of the Citrus age and the beginning of the growth of the city. In 1910, the Florida Fruitlands Company was established and purchased considerable acreage, cleared the pine stumps and planted citrus. The City was incorporated in 1913 and renamed in 1915 after its namesake waterbody: Lake Alfred. In the early 1920s, the Fruitlands Company built a hotel and investors came to Lake Alfred by train or car to purchase land, spurring a development boom. Lake Alfred grew rapidly as stores were built and citrus processing and packing plants began to sprout up. Citrus was the main industry and remained so for many decades afterwards. The University of Florida located the Citrus Experiment Station in Lake Alfred in the 1920s, which grew to become respected worldwide for its accomplishments in Citrus research. Today this location is known as the UF/ IFAS Citrus Research and Education Center. Support industries, such as the fertilizer plant that occupied the subject site were established in the 1930's as the area recovered from the Great Depression. During the 1950s-1970s, Lake Alfred experienced prosperous years and many homes were built. Economic shifts in the local economy began in the late 1980's and the City began to lose significant agricultural production. A series of climatic events (impactful hurricanes and hard freezes) severely impacted citrus crops between 2005 and 2015, which coupled with the impact of the great recession on homebuilding and home values during the same period dramatically reduced tax values and the economic landscape. Agricultural losses and associated agriculture-dependent industries, including the subject site, suffered irreparable impacts. As these industries failed, the City was left with idle, vacant and eventually blighted remains. **Specific Target Areas:** This cleanup project would address the largest and most conspicuous brownfield site within this small community, the **Former Grower's Fertilizer Plant (target site) and associated parcels**, all located in **CT 12105012900**. The site is currently an impossible to miss, blighted introduction to the City's downtown district and is immediately adjacent to the City's largest natural asset, Lake Alfred. The site detracts from the City's effort to rebrand its image, protect its natural resources and improve amenities for local residents. **How this grant addresses the brownfield challenges:** If awarded, the proposed funding will enable the City to remove blight and the threat posed by unstable structures in area at risk for significant and increasingly unpredictable storms, remediate the property and use the land to expand recreational park space (Lions Park) and construct a multipurpose community center in an IRA disadvantaged CT.

ii. Description of the Proposed Brownfield Site(s) The former Grower's Fertilizer Plant (subject site) is located at 312 North Buena Vista Drive in Lake Alfred, Polk County, Florida at the entrance to the City's Downtown District. The property encompasses 7.7 acres of land within seven irregularly shaped contiguous parcels at the intersection of the CSX Railroad and SR 557 (North Buena Vista Drive). The City has expended considerable funding to acquire the site and conduct assessments following a very vocal outcry from concerned citizens. The subject is currently enrolled with the State of Florida's voluntary brownfield cleanup program and includes the following parcels:



- **Former Growers Main Plant Area** 26-27-32-503000-002010 - 4.55-acres - 312 North Buena Vista Drive,
- **Retention Pond (North of Main Plant Area)** 26-27-32-503000-002040 - 1-acre - 0 North Buena Vista Drive
- **Storage and Rail Frontage Property** 26-27-32-503000-012150 - 0.37-acre - 0 North Buena Vista Drive
- **Storage and Rail Frontage Property** 26-27-32-503000-012290 - 0.51-acre - 0 North Buena Vista Drive
- **Storage and Rail Frontage Property** (26-27-32-503000-012180 - 0.21-acre - 0 Messer Lane
- **North Buena Vista and Shinn Blvd Frontage Property** 26-27-32-503000-017010 - 0.93-acre - 0 North Buena Vista
- **North Buena Vista and Shinn Blvd Frontage Property** 26-27-32-503000-017121 - 0.13-acre - 0 North Buena Vista

The site borders the city owned Lions Park to the north and west. The City's largest natural asset, Lake Alfred is located just to the northwest of the subject site with access from the park. **Past Uses** The site operated continuously for 85 years (from 1934 to 2019) as a fertilizer processing plant. The site was utilized for the storage, blending, and distribution of dry and liquid fertilizers, pesticides, and herbicides. According to interviews conducted during the City's due diligence period, the subject property was used to manufacture stucco from 1906 to 1934. **Current Use** The City acquired the site in late 2023 in response to local concerns and vocal outcry from residents. The Site has been secured (fencing, video surveillance, patrol) and vacant since the City took possession. **Structures** The site includes several structures in various stages of decay. These structures include a main building structure formerly used for dry blending, dry bulk storage, and liquid blending; retail pesticide store; mechanic shop; three storage sheds; fuel building housing a 12,000-gallon diesel aboveground storage tank (AST), and liquid fertilizer tank farm. **Known contamination** includes pesticides (aldrin and dieldrin) collocated with elevated arsenic, chromium, cadmium, iron, manganese, ammonia found at concentrations exceeding FDEP cleanup target levels. Additionally, de minimis TPH impacts to soil along with dieldrin were identified north of the fuel building. Residual waste debris present at the main plant building will require removal and proper disposal. The ASTs, piping, totes, and drums, although empty, will require cleaning and proper disposal. Asbestos Containing Materials within building materials in the structures also require abatement. **Severity of Conditions** The subject property is located just outside of the downtown district on the primary throughfare at the northern gateway to the downtown is severely blighted and a source of great concern to residents and City officials alike. Increasingly severe and unpredictable storms have increased these concerns and the local outcry to remove the threat.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans The City's acquisition of the site was driven by local outcry and dismay. The subject site is the greatest obstacle to redevelopment within the City. As stated in 1.a above, the property is located at the entrance of the City's downtown district and located IMMEDIATELY adjacent to the City's name's sake and greatest natural resource, Lake Alfred. The reuse strategy and proposed reuse of the subject site as a public park directly aligns with and advances the City's land use, revitalization plans and community priorities. The City has recently updated its Downtown CRA Redevelopment Plan and is currently in the final stages of completing its Citywide Parks & Recreation Master Plan. During this process the subject site was identified as the top priority by community members for redevelopment as a public park. Its dilapidated condition and high visibility location at the gateway to the City and adjacency to Lake Alfred and Lion's Park lend it as the perfect opportunity to increase recreational amenities and improve climatic resiliency. With the expansion of the park and redevelopment of the subject site, we will be able to fill so many needs of different interests and ages at this park. **The expanded park will include outdoor space, lakefront property, a community center for programs of all ages (that will also serve as an emergency shelter), sun shaded playgrounds and sport courts.** This reuse strategy is in direct alignment with the Community's revitalization strategy, both The Downtown CRA Redevelopment Plan and Parks & Recreation Master Plan. Both documents identify the proposed project as a top priority. It is consistent with the Community Redevelopment Agency's goal of removing blight and improving City gateways.



From a land use perspective, it removes a heavy industrial use from the downtown area and adjacent park space. Some of the property is within the flood plain but that portion of the property will just be integrated into the surrounding park space as a passive park and conservation/trails (since the City already owns the property surrounding Growers). We will amend the future land use and rezone the property to Public Buildings and Grounds. We have a downtown master plan which does not include industrial as a part of the uses. The visuals of the master plan and associated code combined with the parks and recreation master plan are the primary sources of our planning for the use of this property.

ii. Outcomes and Benefits of Reuse Strategy The remediation, redevelopment and reuse of the subject property will transform the Growers site from a blighted eyesore to the cornerstone of the community.

Elimination of Slum & Blight The subject site has presented a significant obstacle to redevelopment of downtown and presents a threat to the health and safety of residents. **Preservation & Recreational**

Property The site will be utilized to expand the adjacent Lions Park. The redevelopment of the subject site will provide recreational, and community needs of different interests and ages. Planned improvements include outdoor space, lakefront property, a community center for programs of all ages (with the ability to serve as a community shelter during climatic weather events), a splash pad, sport courts, and more! Lions Park is currently underutilized with poor connectivity to the disadvantaged community it serves. The facility entrance is disconnected to pedestrian and bike facilities. The new entrance at the subject site will remedy this, and with the revitalization plans could turn into the jewel of the community. **Climate Adaptation & Mitigation** The proposed reuse strategy considers that the subject site is partially located in a federally designated flood plain (AE) and purposes to work with the nature of the location instead of against it. Nature based stormwater solutions (native plantings with natural filtration processes) and the reduction of impervious surface are planned to improve on-site retention of stormwater will reduce runoff to adjacent properties and mitigate the effect of impurities on the Lake. **Renewable Energy & Energy Efficiency** Additionally, the community center will be designed to hurricane shelter standards, showcase renewable energy (solar) and incorporate energy efficiency measures through insulation (roof panels, doors and walls), impact resistant UV reflective windows, low-e fittings and high efficiency HVAC systems.

Renewable Energy & Energy Efficiency Additionally, the community center will be designed to hurricane shelter standards, showcase renewable energy (solar) and incorporate energy efficiency measures through insulation (roof panels, doors and walls), impact resistant UV reflective windows, low-e fittings and high efficiency HVAC systems.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Characterization and ii. Site Remediation and iii. Site Reuse Assessment of the subject site has been completed. Should additional resources be needed for either additional assessment or remediation, the City will accommodate the expense with general revenue funds. The City has committed to provide up to 10% of the proposed project remediation costs to meet exceedances. The City has identified several funding sources for reuse activities which will occur after grant-funded remediation. Committed and identified leveraged funds are further detailed below.

| Resource | Assessment, Remediation, or Reuse | Status | Leveraged Funds (\$) |
|--|------------------------------------|-----------|----------------------|
| Parks & Recreation Impact Fees | Land Purchase | Secured | \$500,000.00 |
| Parks & Recreation Impact Fees | Master Planning & Design | Secured | \$119,644.00 |
| Parks & Recreation Impact Fees | Assessment – Phase I | Secured | \$15,206.25 |
| Parks & Recreation Impact Fees | Assessment – Phase II | Secured | \$67,500.00 |
| Parks & Recreation Impact Fees | Assessment – Site Characterization | Secured | \$289,660.00 |
| City of Lake Alfred General Revenue Fund | Cleanup Planning – Draft ABCA | Secured | \$5,300 |
| FY25 USEPA Brownfields Cleanup Grant | Remediation | Unsecured | \$1,995,605 |
| City of Lake Alfred General Revenue Fund | Remediation Contingency (10%) | Secured | \$199,560 |
| City of Lake Alfred Downtown CRA Funds | Reuse | Secured | \$294,672.00 |
| US HUD CDBG Entitlement Funds ('25-'29) | Reuse | Secured | \$200,000 estimated |
| FDEP Florida Recreation Development Assistance Grant | Reuse – Park Expansion Development | Unsecured | Up to \$200,000 |
| FDEP Recreational Trails Program | Reuse (future trailhead) | Unsecured | Up to \$1,000,000 |
| FEMA Hazard Mitigation Grant Program | Reuse (Community Center) | Unsecured | Up to \$200,000 |
| National Park Service RTCA Grant | Reuse (Park Expansion) | Unsecured | Technical Assistance |



ii. Use of Existing Infrastructure The subject site is an infill project that will use the existing infrastructure systems for transportation (roads, sidewalks, and utilities including water, sewer, gas, and telecommunication). The project includes public park expansion and improvements, including a community center with the ability to serve as an emergency shelter and expanded recreational facilities that incorporate nature-based solutions will improve stormwater runoff. These enhancements may be funded by a combination of sources identified in the table above.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding The City’s small population (7,101), low per capita incomes (\$29,015), size and rural nature limit its tax base, sources of income and ability to draw on other sources of funding for this large and impactful cleanup project. The estimated cleanup costs (\$1,995,605) of the proposed project represent 16.5% of the City’s (\$12,076,925) *ENTIRE* operating budget for 2023-2024. The City has invested significant resources in the purchase and assessment of the subject site as an answer to community concerns but lacks the resources to complete the project without grant assistance.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations As shown in the table below, the proposed project will remediate multiple contaminants from soil, groundwater, and building materials that are known to cause serious health issues to people who are exposed. According to the US Centers for Disease Control, these contaminants can enter the air, water, and land from wind-blown dust and may get into water from runoff and leaching. Lake Alfred, and the target area particularly, are at heightened risk for flood risk and for major storm events. Warming sea waters resulting from climatic changes have increased the frequency and severity of these events. During the eight-week period during which this application was prepared the City was impacted by two major hurricanes (Hurricanes Helene and Milton). The target area suffers the most significant impacts from these events, as most of the CT is located within a floodplain (AE).

| Contaminant | Soil | Ground water | Building Materials | Potential Health Impacts |
|--|------|--------------|--------------------|--|
| Aldrin & Dieldrin | X | X | | Cancers, birth defects & congenital disorder, Gastrointestinal, Hepatic and Neurological impacts |
| RCRA Metals (Arsenic, Chromium, Cadmium) | X | | | Cancers, skin lesions, infertility, damage to brain, heart, lungs, kidneys, and nervous system |
| Arsenic | X | | | Cancers, skin lesions, heart and blood vessel damage |
| Lead-Based Paint | | | X | Anemia, weakness, kidney, and brain damage |
| Asbestos | | | X | Lung related cancers, asbestosis, pleural disease |

Those at greatest risk of exposure through the pathways discussed above are those residents who live closest to the subject site. The target area is home to higher percentages of at-risk populations, including low-income households, people of color, the linguistically isolated and those with low levels of educational attainment. According to the Council on Environmental Quality's Climate and Economic Justice Screening Tool (CEJST), the target area exceeds disadvantaged community thresholds for climate change and housing. Socioeconomic indicators of the target area are highlighted below.

| Demographic Indicators | CT 12105012900 Target Area | FL | US |
|-----------------------------|----------------------------|----------|----------|
| Low Income Households | 35% | 12.3% | 11.5% |
| People of Color Population | 48% | 45% | 39% |
| Hispanic Population | 19% | 27% | 19% |
| Limited English Proficiency | 20% | 7% | 5% |
| Per Capita Income | \$26,643 | \$68,703 | \$65,020 |
| < HS Education | 11% | 4.2% | 10.4% |
| Children: < 18 yrs | 20% | 19% | 21% |
| Elderly (over 65%) | 22% | 21.6% | 17.3% |



Data obtained through American Community Survey & EJScreen, Accessed 10/3/2024

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions Numerous diseases and conditions have been linked with exposures to environmental contaminants and many of these are problematic in Polk County (lowest level health data available for the target area). According to the *Florida Charts*, the most recent lung, breast, and colorectal cancer death rates are all higher than state rates with low-income persons and populations of color higher than other groups. The Cancer Incidence Rate among Hispanics in the target area (**509.3**) is disproportionately higher than the state (**333.5**). The cancer death rate for the target population (**48**) is over two times higher than the state as a whole (**17.3**). The asthma hospitalization rate is significantly higher among the target population (**944.8**) than the state as a whole (**685.1**). **CEJST data places the target area in the 77th percentile nationally for Cancer, 90th for Heart Disease and 78th percentile for low life expectancy.** This grant will facilitate the removal of hazardous wastes in IRA Disadvantaged community that suffers from a greater-than-normal incidence of diseases and conditions, including cancer, heart disease, and disabilities, that may be associated with exposure to hazardous substances, such as known contaminants associated at the subject site.

| Environmental Burden Indicators - CT 12105012900 | Percentile in State | Percentile in US |
|--|---------------------|------------------|
| Particulate Matter 2.5 | 85 th | 62 nd |
| Lead Paint Indicator | 81 st | 64 th |
| Drinking Water Non-Compliance | 88 th | 93 rd |
| Hazardous Waste Proximity | 71 st | 54 th |
| Proximity to RMP Facilities: (sites/distance) | 88 th | 87 th |
| Climate Indicators | | |
| Flood Risk | 27 th | 46 th |
| Wildfire Risk | 88 th | 94 th |
| Health Indicators | | |
| Low Life Expectancy | 79 th | 78 th |
| Heart Disease | 71 st | 90 th |
| Cancer | 71 st | 77 th |
| Persons with Disabilities | 72 nd | 74 th |
| Critical Service Gaps | | |
| Transportation Access Burden | Yes | |
| Food Desert | Yes | |

(3) Environmental Justice

(a) Identification of Environmental Justice Issues The target area (CT 12105012900) is defined by CEJST as a disadvantaged community **exceeding climate and economic justice thresholds across two categories** – housing and climate change. The location of low-income neighborhoods along high-risk rail corridors and adjacent to heavy industry is a historical and environmental injustice to disadvantaged communities throughout the country, including the target area. As evidenced in the table above, residents are disproportionately impacted by proximity to known contaminated sites in an area of elevated flood and wildfire risk, and struggle with linguistic isolation, restricted access to transportation and fresh food grocers, high cost and substandard housing conditions, low incomes, and low levels of educational attainment.

(b) Advancing Environmental Justice The proposed project would advance the reversal of these injustices through the remediation and redevelopment of the subject site, which will remove the most blighted property in the City, reduce the threat of direct contact with contaminants at the subject sites, protect the City’s largest natural asset (Lake Alfred) and prevent the potential offsite migration of contaminants via airborne dust and stormwater and/or groundwater migration, particularly during storm events. If awarded, this grant would allow for the remediation of ±7.7 acres of contaminated land that will expand high quality, accessible recreational amenities and directly improve health



conditions within the target area.

b. Community Engagement

i. Project Involvement and ii. Project Roles Key local community partners, their organizational mission, point of contact and project roles are summarized in the table below.

| Organization | Point of contact | Project role |
|--|---|--|
| We Love Lake Alfred and Lake Alfred Uncensored | https://www.facebook.com/people/ | Community Outreach & Engagement– Social Media |
| Mission – Social media groups, administered by residents to involve and inform the Lake Alfred community | | |
| Friends of the Library 501c3 | [REDACTED] | Community Outreach |
| Mission –To promote awareness, understanding, and appreciation of the Lake Alfred Public Library | | |
| First Baptist Church of Lake Alfred | Sheilan Runnels 863-956-1477 | Community Outreach; Host meetings |
| Mission – Church with 150 local resident members; Local Food Pantry; Active adult & youth ministry | | |
| Lake Alfred Elementary School | Matt Burkett Matt.burkett@polk-fl.net | Community Outreach; Information Repository |
| Mission – Local K-5 School within the target area with active PTA | | |
| Discovery Academy | Principal Stephen Frabotta (863) 295-5955 | Community Outreach & Information Repository |
| Mission – – Local K-8 Charter School just outside the target area with active PTA | | |
| Fact Finding Committee (MacKay Group) | Cathy Butcher 863-221-3402 [REDACTED] | Provide assistance with natural plantings at expanded Lion’s Park (subject site) |
| Mission – Volunteer Organization (12 local residents); Community Planting & Beautification | | |
| Lion’s Club | [REDACTED] 863-956-2421 | Host community meetings |
| Mission - Community Service Organization | | |
| Eagle Scouts | Jenny Wertz [REDACTED] | Community service projects within the expanded Lion’s Park (subject site) |
| Mission - Community Service Organization | | |

ii. Incorporating Community Input The City will communicate progress to the community through community partners as named in the table above and a variety of media outlets (newsletters, email lists, website publications, public television, and social media) to engage the community and ensure project success. An informational repository will be maintained at city hall and at two local area schools for accessibility. City meetings will be held in venues named above to make them convenient, inviting and accessible to the local community. They will be advertised using traditional and social media outlets. Meetings will provide progress updates, solicit feedback and an opportunity to respond to questions. The City will televise/live stream 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 the significant Spanish-speaking population, translators or Spanish-language materials will be provided as appropriate.* Based on its experience in soliciting stakeholder input in community projects, the above strategies have proven to be the most effective within the Lake Alfred community. The City’s Project Director and Brownfields Coordinator will be responsible for soliciting, considering, and responding to the community directly through the same method in which they reach out.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan Contaminated Media to be Addressed: As documented by environmental site assessments conducted between May 2023 and November 2024 the subject site contains contaminated media and residual soil and groundwater impacts associated with the historical operation of a fertilizer blending plant, which operated at the site for over 80 years. Pesticides (aldrin and dieldrin) collocated with elevated arsenic, chromium, cadmium, iron, manganese, ammonia were found at concentrations exceeding FDEP cleanup target levels. Additionally, de minimis TPH impacts to soil along with dieldrin were identified north of the fuel building. Residual waste debris present at



the Main Plant property will require proper disposal. The ASTs, piping, totes, and drums, although empty, will require cleaning and proper disposal. Assessment activities also identified Asbestos Containing Materials within building materials in the structures remaining on the main plant parcel, requiring abatement. Cleanup Method: As detailed in the ABCA (see Attachment), remedial action activities are warranted to facilitate redevelopment at the subject site for the intended reuse as a public park. Based on the evaluation, the City proposes the following: **Targeted Soil Excavation and removal** - Elevated concentrations of pesticides, collocated with metals, nutrients, and/or TPH will be removed through soil excavation to varied depths of 3 to 10 feet depending on horizontally delineated impacts above SCTLs. Approximately 2,803 CY of soil will be removed. The excavation sites would be capped with clean backfill soil. **Groundwater monitoring** Groundwater quality will be monitored approximately 6 months after soil removal activities are completed and every 6-months for a period of two years to assess the effectiveness of the source removal and to evaluate and establish plume stability. **ACM Abatement** - Utilizing 60-ton cranes, crane baskets, and various lifts, remove and dispose approximately 118,000 SF +/- asbestos-containing Category II Non-Friable asbestos-containing cement boards located at the majority of the main structure wall areas, the majority of the main structure roof areas and at the southern face of the adjacent shed and southern portion of the adjacent shed roof. The Contractor will utilize a water truck and/or fire hose attached to a local hydrant (with proper backflow device during demolition operations. The Contractor will direct a localized fine water spray to the source of demolition activities, as required, thereby reducing airborne dust particles. Polyethylene sheeting will be placed on ground surfaces under all areas where exterior ACM removal is required. The cement board siding is to be removed carefully in a manner which controls descent from the elevated work areas via a crane. Wet and remove all designated materials and place removed materials in 6-mil polyethylene bags or other approved containers as soon as the materials are removed, label each bag/container, and transport to an appropriate landfill in an enclosed container. Disposal Requirements: Preliminary characterization suggests that excavated soil can be handled as solid waste and transported/disposed of at a local licensed solid waste landfill. Confirmatory sampling at the point of excavation will determine if any portion of impacted soils will require handling and disposal at a Subtitle C classified landfill, authorized to receive and process soils classified as hazardous waste.

b. Description of Tasks/Activities and Outputs The City has developed the tools and procedures to immediately implement this grant and execute project activities within the grant period. The subject site is enrolled in the FDEP Brownfield Program. The City will procure contractors immediately upon award and work can begin immediately after execution of the cooperative agreement.

| Task 1: Grant Administration |
|--|
| i. Project Implementation: Procure QEP; Prepare quarterly reports, annual financial reports, and minority business entity (MBE)/women-based entity (WBE) Reports; Update ACRES; Grant closeout report. |
| ii. Anticipated Project Schedule: QEP procured by the time the Cooperative Agreement is issued (October 1, 2025). Quarterly progress reports will be completed in January, April, June, and October 30 th of each year with the first due on January 30, 2026. Annual DBE reports will be submitted by October 30 th of each year with the first due in 2026. Grant closeout report expected to be completed no later than October 30, 2029. |
| iii. Task/Activity Lead: The City Project Director (PM) Ryan Leavengood and Finance Director, Amber Deaton will oversee management of the Cooperative Agreement and serve as a liaison with EPA Region 4. Mr. Leavengood with assistance from the QEP will be responsible for assuring compliance with all grant requirements. |
| iv. Output: Administrative records; QEP procurement documentation; Quarterly reports (16); annual financial reports (3); MBE/WBE reports (3); Grant closeout report (1) |
| Task 2: Cleanup Activities |
| i. Project Implementation: Finalize Analysis of Brownfield Cleanup Alternatives (ABCA), prepare Quality Assurance Project Plan (QAPP) and Health & Safety Plan; Develop waste profiles; Develop bid spec; Retain remedial contractor(s); Implement cleanup plan described in Section 3.a.; Prepare construction documentation report; and develop institutional controls. Non-EPA grant resources to be utilized if exceedances occur include City approved funds from General Revenue Funds to supplement cleanup after grant funding is exhausted. |
| ii. Anticipated Project Schedule: Finalize ABCA, prepare QAPP, SSSAP, and develop waste profiles (Q1-Q3 |



**Former Grower’s Fertilizer Site – City of Lake Alfred, Florida
FY2025 US EPA Brownfields Cleanup Grant**

Ranking Criteria

| |
|--|
| FY2026); Prepare bid specs and retain remedial contractor(s) (Q1-Q3 FY2026); Implement cleanup plan (Q4 2026 – Q1 FY2029); Prepare documentation report and develop institutional controls (Q2-Q3 FY2029). |
| iii. Task/Activity Lead: City Project Director and QEP with input from FDEP and EPA project managers. |
| iv. Output: Final ABCA; QAPP; SSSAP (s); Waste Profile(s); Bid documents; Final Report; Institutional controls |
| Task 3: Community Outreach |
| i. Project Implementation: Continue community outreach efforts for the subject site and the Parks & Recreation Master Plan, which has informed the reuse of the subject site for the expansion of park amenities at Lions Park. Community outreach efforts will include the completion of a site-specific Community Involvement Plan, hosting public meetings to discuss site cleanup and redevelopment plans, development and distribution of informational materials, and joint outreach efforts with community partners. Attend new grantee training workshop and two Brownfields conferences. |
| ii. Anticipated Project Schedule: For the purposes of this grant, scheduled outreach activities will be ongoing and begin as early as Q1 FY2026 and will end with completion of project by Q3 FY2029. |
| iii. Task/Activity Lead: City Project Director and Brownfield Coordinator with input from the QEP. |
| iv. Output: Community Involvement Plan, three Public Outreach Meetings with Sign-in sheets; Handouts; and Factsheets; attend one workshop and two EPA BF conferences |

c. Cost Estimates Total project cleanup costs are estimated at \$1,995,605. Costs in excess of the grant amount (if exceedances occur) will be covered by the City’s budgeted contingency fund. The cost descriptions and budget justifications below are based upon the local industry cost averages and input from regional awardees with program experience and current pricing in the central Florida market.

| Budget Categories | | Task 1 | Task 2 | Task 5 | Total |
|---------------------|--------------|--------------------|-----------------------|--------------------|-----------------------|
| | | Program Management | Cleanup | Community Outreach | |
| Direct Costs | Personnel | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | Travel | \$0.00 | \$0.00 | \$10,000.00 | \$10,000.00 |
| | Contractual | \$22,500.00 | \$393,000.00 | \$20,000.00 | \$435,500.00 |
| | Construction | \$0.00 | \$1,550,105.00 | \$0.00 | \$1,550,105.00 |
| Total Budget | | \$22,500.00 | \$1,943,105.00 | \$30,000.00 | \$1,995,605.00 |

Task 1- Grant Administration (\$22,500): The City will oversee grant administration with the assistance of the QEP contractor. The budget estimates **Contractual costs** = \$22,500 (150 hours@ \$150/hour) for the selected QEP to support the City with managing the cooperative agreement requirements as follows: preparation of quarterly reports (16 @ 5 hours each = 80 hours), maintenance of ACRES database (40 hours) annual financial/DBE reports (4 @ 5 hours each = 20 hours); and final closeout report (1 @ 10 hour = 10 hours). Staff time will be provided in-kind.

Task 2 – Cleanup Activities (\$1,943,105): This budget includes all contractual and construction costs for remediation activities and oversight to be completed as part of the City’s EPA cleanup plan. **Contractual costs (\$393,000)** include the following tasks: update SS-QAPP (50 @ \$175/hour = \$8,750), finalize ABCA (50 @ \$175/hour= \$8,750); remedial design with bid specifications and procurement of an excavation contractor (100 @ \$175/hour = \$17,500); field oversight of remediation activities (200 @ \$175/hour = \$35,000); QEP subcontracted laboratory analysis (40 samples @ \$300 average = \$12,000); remedial action documentation report and closure request (120 @ \$175/hour = \$21,000); groundwater monitoring (\$240,000) and \$50,000 in reuse planning; concept plan @ \$25,000 and infrastructure evaluation @ \$25,000 and **Remedial construction costs (\$1,550,105)** include excavation and offsite disposal of 2,803 CY (3,406 tons) of impacted soil and backfilling of clean soil (@ \$120/TON = \$486,780); demolition, abatement of asbestos and disposal of 118,000 SF (\$898,325); Removal of residual wastes and disposal (\$125,000); cleaning and removal of ASTs, Tubs Piping and Drums (\$35,000) and permitting/approval costs (\$5,000).

Task 3 – Community Outreach (\$30,000): Travel Costs of \$10,000 are budgeted for expenses for the Project Director and Brownfield Coordinator to attend two 3-day EPA-sponsored National Brownfield conferences and the new grantee training workshop. Travel costs are estimated on mileage (\$600 over 4 year grant period), airfare costs of \$600/person/conference (\$600 x 6 = \$3,600 for 6 tickets), ground transportation (\$100 per conference/person x 2 x 3 = \$600) hotel/meal costs of \$250 per



person/day/conference (\$250 x 2 x 8 = \$4,000 for 8 days), and national conference registration (\$300 x 2 x 2 = \$1,200). **Contractual Costs** of **\$20,000** (160 hrs @ \$125/hr) budgeted for QEP to assist with outreach (prepare CIP & outreach documents, attend meetings). City staff time for outreach efforts will not be reimbursed by the grant.

c. Plan to Measure and Evaluate Environmental Progress and Results

Project results/outputs and outcomes will be tracked, and progress measured/evaluated monthly using existing project management tools by the Project Director and will be summarized in quarterly progress reports and annual financial reports to the City Project Team and the EPA Project Officer. Project outputs, progress, and schedule will be tracked continuously to ensure the grant funds are expended in a timely and efficient manner. For measuring/evaluating progress, outputs will be compared to the project schedule proposed in Section 3(b); if a deviation of more than one fiscal quarter is reached, interventions (ex. increased team meetings) and corrective measures will be implemented to maintain the project schedule. Project outcomes and accomplishments, including project milestones/ deliverables, and leveraged resources will further be tracked on a **monthly/quarterly** basis in the ACRES database to further measure progress. Overall project outcomes will be tracked/quantified in the final progress report by comparing future community demographics/welfare characteristics to current conditions and will include: 1) removal of hazardous waste, 2) demolition of derelict structures that pose a risk to the community 3) increased greenspace and recreational amenities 4) stormwater retention improvements (water quality improvements to Lake Alfred), 5) increase in climate resiliency 6) provision of community center (with emergency shelter) and 8) dollars of public and private funding leveraged. If the timelines for advancing one or more phases of work at the subject site are not well aligned with the EPA grant project period, then the City and QEP will work with FDEP/EPA to adjust the approach to maintain progress on achieving the project outcomes. Outcomes will be tracked by the City and reported at future brownfield conferences, in fact sheets/informational materials and on the City website and social media outlets.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

i. **Programmatic Capability** i. Organizational Structure The City of Lake Alfred is organized under a Commission-Manager form of local government. The five-member City Commission is the principal legislative and governing body of the city. Five Commissioners are elected at large for four-year terms. The Commission elects its Mayor and Vice Mayor from the elected Board on an annual basis. The City Manager, who serves at the direction of the City Commission, leads the City Administration, which is organized into 7 Departments. The City maintains a staff of 82 personnel, including its police and fire/rescue forces. The proposed project will be administered by long-standing members of City staff with the requisite skills and experience to ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the project and grant.

ii. Description of Key Staff **Project Director** - Ryan Leavengood graduated from the University of South Florida with a Bachelor of Environmental Policy and Science and a Master of Public Administration. Ryan was the Assistant City Manager at the City of Auburndale from 2009 to 2012 and has been the City Manager for Lake Alfred since 2012. Mr. Leavengood is a member of the International City/County Management Association (ICMA) and the Florida City/County Management Association (FCCMA). Mr Leavengood has overseen the successful administration of many grants throughout his tenure in City government. **Brownfield Coordinator** - Aubrey Fuller graduated from the University of Alabama with a Bachelor of Political Science and from the University of South Florida with a Master of Public Administration. Aubrey has been a Grant Writer for Lake Alfred since 2022 and has worked on a wide variety of state and federal grant funded projects in her tenure. Her grant record includes Community Development Block Grants, Florida Recreation Development Assistance Program, and FEMA Hazard Mitigation Grants. In addition, Ms. Fuller has administered several foundation and regional grants, including a Firehouse Subs Public Safety Foundation Grant, Community Project Funding through Congressman Soto's office, a FMIT Safety Grant and a CFRPC Brownfield Revolving Loan Fund award. Ms. Fuller will provide programmatic support to the proposed grant and will assist with day-to-day project coordination.



Financial Director - Amber Deaton is the finance director for the City of Lake Alfred. Amber is a certified public accountant and a certified government finance officer. During her nineteen years of service, the city has received the Certificate of Achievement for Excellence in Financial reporting for the past twelve. Amber is currently implementing a new ERP system and working towards a paperless operation. She will oversee the financial reporting and grant reimbursement process.

iii. Acquiring Additional Resources The City will require additional expertise and resources to successfully complete the proposed project. The City will solicit professional services of a QEP consulting firm to assist with technical and reporting aspects of the grant upon notice of award. 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, which will include the public advertisement of a Request for Qualifications, and the review of multiple proposals. The City will choose the top scoring QEP based on qualifications, prior experience in remediation, community engagement and program management. In the interest of promoting strong labor practices, the City will include provisions for local hiring and the inclusion of DBE subcontractor(s) in its RFQ.

b. Past Performance and Accomplishments

1. Has Not Received an EPA Brownfields Grant but has Received Other Agreements Although the City has not received funding under a US EPA Brownfields grant, Lake Alfred has successfully obtained and managed many other state and federal grant resources. A summary of the three most recently completed grant projects is provided below.

(1) Purpose and Accomplishments **Florida Department of Environmental Protection Florida Recreational Development Assistance Program (FRDAP)** awarded the City \$200,000.00 for renovations to Central Park Phase II. The project was awarded in October 2022 and is active through June 2025. The City provided a 50% match to grant funds. Renovations include a basketball court, expanded parking, and a new picnic pavilion to Central Park. The City has completed the new basketball court and the new parking area. The pavilion will be completed by the end of the calendar year. The City complied with all elements of the workplan, and the project is ahead of schedule and on track to close out by February 2025. **US HUD CDBG 14.218 Entitlement Grant** (\$46,607.82; Project Period: Oct 2023-Aug 2024) – Funded ADA Accessible Restrooms at the Albertus Maulsby Community Center (formerly the Highland Center). The City used CDBG funding to demolish existing restrooms to create and install two unisex ADA restrooms. The project and closeout reporting were both completed ahead of schedule and within budget. All reporting and project detail was submitted on-time and approved as submitted. The project was closed out in August 2024. **Florida Lake Management Society Love Your Lake Grant** (\$3,925.00; Project Period April 2023 – December 2024) funded by the Florida Lake Management Society to create an educational shoreline restoration and enhancement project on the shore of Lake Rochelle in the MacKay Gardens and lakeside Preserve included lake shoreline planting, lake restoration, water quality protection. The City Parks & Recreation Department partnered with local community group, the Master Gardeners, to remove the invasive vegetation and replace it with native plants to enhance the shoreline of Lake Rochelle. Signage to educate the public was also included. Although a storm washed out initial plantings and delayed efforts, the project is on track to meet all performance and reporting metrics.

(2) Compliance with Grant Requirements The City a history of timely compliance with grant awards. Staff closely monitors progress toward program goals, milestones and intended outputs and outcomes. Additionally, staff conducts annual audits. No adverse audit findings have been determined. All terms and conditions of the awarding agencies are being met in a timely manner and in accordance with set work plans and schedules. Reports and financials have been submitted in a timely manner to date and applicable grants are closed as detailed above.



**Former Growers Fertilizer Site - City of Lake Alfred, Florida
FY2025 US EPA Brownfields Cleanup Grant Application**

Threshold Criteria

1. Applicant Eligibility

a. The City of Lake Alfred (City) is the grant applicant and a "general purpose unit of local government" as that term is defined in 2 CFR 200.64. Therefore, the City is eligible to receive a USEPA cooperative assistance agreement.

b. Not applicable. The City is not a 501(c)(4) organization.

2. Previously Awarded Cleanup Grants

The City affirms that the proposed site has not received funding from a previously awarded USEPA brownfields cleanup grant.

3. Expenditure of Existing Multipurpose Grant Funds

The City does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The City is the current owner of the site. The City affirms that it will retain ownership of the site for the duration of time in which Brownfields Cleanup Grant funds are disbursed for the cleanup of the site.

5. Basic Site Information

Identify: a) Former Growers Fertilizer; and b) includes seven parcels as detailed below

- **Former Growers Main Plant Area** 26-27-32-503000-002010 - 4.55-acres - 312 North Buena Vista Drive, Lake Alfred, Florida, 33850.
- **Retention Pond (North of Main Plant Area)** 26-27-32-503000-002040 - 1-acre - 0 North Buena Vista Drive Lake Alfred, Florida, 33850.
- **Storage and Rail Frontage Property (East of Growers Main Plant Area)** 26-27-32-503000-012150 - 0.37-acre - 0 North Buena Vista Drive Lake Alfred, Florida, 33850.
- **Storage and Rail Frontage Property (East of Growers Main Plant Area)** 26-27-32-503000-012290 - 0.51-acre - 0 North Buena Vista Drive Lake Alfred, Florida, 33850.
- **Storage and Rail Frontage Property (East of Growers Main Plant Area)** 26-27-32-503000-012180 - 0.21-acre - 0 Messer Lane Lake Alfred, Florida, 33850.
- **North Buena Vista and Shinn Boulevard Frontage Property (Southeast of Growers Main Plant Area)** 26-27-32-503000-017010 - 0.93-acre 0 North Buena Vista Drive Lake Alfred, Florida, 33850.
- **North Buena Vista and Shinn Boulevard Frontage Property (Southeast of Growers Main Plant Area)** 26-27-32-503000-017121 - 0.13-acre - 0 North Buena Vista Drive Lake Alfred, Florida, 33850.

6. Status and History of Contamination at the Site

Identify: a) the subject site is predominantly contaminated by hazardous substances with de minimis petroleum findings; b) The Subject Site's main plant area operated continuously for 85 years (from 1934 to 2019) as a fertilizer processing plant. The site was utilized for the storage, blending, and distribution of dry and liquid fertilizers, pesticides, and herbicides. According to interviews conducted during the City's due diligence period, the main plant was used to manufacture stucco from 1906 to 1934. The retention pond was used for storm water collection.



Former Growers Fertilizer Site - City of Lake Alfred, Florida FY2025 US EPA Brownfields Cleanup Grant Application

Threshold Criteria

The Storage and Rail frontage parcels were used for the storage of fertilizer distribution tractor trailers and equipment. The Shinn Boulevard Frontage Property was used for overflow and employee parking. All seven parcels are currently vacant and unused.; c) environmental concerns include residual waste, pesticides (aldrin and dieldrin) in soil and groundwater collocated with elevated arsenic, chromium, cadmium, iron, manganese, and ammonia at concentrations above cleanup target levels. Additionally, assessments indicated de minimis TPH impacts to soil collocated with dieldrin north of the fuel building. The presence of ACM in the property building materials was confirmed.; and d) It is believed the site became contaminated during historical operations as a fertilizer, pesticide, and herbicide supplier since 1934 during periods of now-banned agricultural chemical use. Additionally, the parcels are located along an active railroad line, which has operated continuously for over 100 years. The nature and extent of the contamination includes the presence of residual wastes within the main plant property within structures and on site above ground storage tanks, soil and groundwater impacts in numerous locations and ACM in approximately 118,000 square feet of building materials.

7. Brownfield Site Definition

The City affirms that the proposed properties meet the definition of a brownfield site under CERCLA §§101(39). The City further affirms that the property targeted under this application (a) is **not** listed or proposed for listing on the National Priorities List; (b) is **not** subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) is **not** subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

Environmental assessment activities at the site have been completed and are documented in the following keystone reports:

- ASTM E1527-21 Phase I Environmental Site Assessment Report, Former Growers Fertilizer, 312 North Buena Vista Drive — Lake Alfred, Florida, Polk County Parcel ID 26-27-32-03000-002010; dated May 18, 2023; prepared by EnSafe Inc.
- ASTM E1903-19 Phase II Environmental Site Investigation Report Former Growers Fertilizer Site (7 Parcels); dated August 28, 2023, prepared by EnSafe Inc.
- Sampling & Evaluation of Asbestos Containing Materials - 312 North Buena Vista Drive — Lake Alfred, Florida, 33850 dated September 18, 2023 prepared by Greenfield Environmental
- ASTM E1527-21 Phase I Environmental Site Assessment Report, Former Growers Fertilizer, 0 North Buena Vista Drive — Lake Alfred, Florida, Polk County Parcel ID 26-27-32-503000-002040; dated November 1, 2023; prepared by EnSafe Inc.
- ASTM E1527-21 Phase I Environmental Site Assessment Report, Former Growers Fertilizer, 0 North Buena Vista Drive — Lake Alfred, Florida, Polk County Parcel ID 26-27-32-503000-012150; dated November 1, 2023; prepared by EnSafe Inc.
- ASTM E1527-21 Phase I Environmental Site Assessment Report, Former Growers Fertilizer, 0 Messer Lane — Lake Alfred, Florida, Polk County Parcel ID 26-27-32-503000-012180; dated November 1, 2023; prepared by EnSafe Inc.
- ASTM E1527-21 Phase I Environmental Site Assessment Report, Former Growers Fertilizer, 0 North Buena Vista Drive — Lake Alfred, Florida, Polk County Parcel ID 26-27-32-503000-012290; dated November 1, 2023; prepared by EnSafe Inc.



**Former Growers Fertilizer Site - City of Lake Alfred, Florida
FY2025 US EPA Brownfields Cleanup Grant Application**

Threshold Criteria

- ASTM E1527-21 Phase I Environmental Site Assessment Report, Former Growers Fertilizer, 0 North Buena Vista Drive — Lake Alfred, Florida, Polk County Parcel ID 26-27-32-503000-017010; dated November 1, 2023; prepared by EnSafe Inc.
- ASTM E1527-21 Phase I Environmental Site Assessment Report, Former Growers Fertilizer, 0 North Buena Vista Drive — Lake Alfred, Florida, Polk County Parcel ID 26-27-32-503000-017121; dated November 1, 2023; prepared by EnSafe Inc.
- Site Assessment Sampling & Analysis Plan; Former Growers Fertilizer Brownfields Site (7 Parcels), 312 North Buena Vista Drive — Lake Alfred, Florida, 33850 BF531301000, dated April 11, 2024, prepared by EnSafe Inc.
- Site Investigation & Confirmatory Sampling - Brownfield Site Assessment Report (conducted under FDEP Brownfield Program); Former Growers Fertilizer Brownfields Site (Combined Site - 7 Parcels), 312 North Buena Vista Drive — Lake Alfred, Florida, 33850, DRAFT, *In Process Expected Completion date January 2025*, prepared for the City of Lake Alfred by EnSafe Inc.

9. Site Characterization

- a. Not Applicable.
- b. A current letter from the Florida Department of Environmental Protection (FDEP) is provided by Attachment.
- c. Not Applicable. The subject site is enrolled in the Florida Brownfields Program.

10. Sites Requiring a Property-Specific Determination

The City affirms that a Property-Specific Determination is not required for the subject properties to be eligible for Brownfields Grant funding as the site does not meet the special classes of property listed below:

- CERCLA Planned or Ongoing Removal Action: None currently under oversight by USEPA.
- Unilateral Administrative Order: No orders are known.
- Court Order: No orders are known.
- Administrative Order on Consent: No orders are known to exist.
- Judicial Consent Decree: No orders are known.
- Permit issued under RCRA, FWPCA, TSCA, and SWDA: No permits or corrective actions are known.
- Properties with facilities subject to RCRA corrective action (§ 3004(u) or § 3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures: No facilities are known.
- Properties that are land disposal units that have submitted a RCRA closure notification: No closure notifications are known.
- PCB Release Subject to Remediation Under TSCA: None.
- Properties that include facilities receiving monies for cleanup from the LUST Trust Fund: Not applicable.



11. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substance Sites

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

a. Bona Fide Prospective Purchaser Liability Protection

i. Information on the Property Acquisition

1. The City acquired the subject property through negotiated purchase from Growers Fertilizer Corporation;
2. The City acquired the subject property on November 15, 2023;
3. The City holds fee simple title and is the sole owner of the subject site;
4. The City acquired the subject property from Growers Fertilizer Corporation; and
5. The City has no known familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators (or other potentially responsible parties) of the property (including the entity from which it acquired the property).

ii. Pre-Purchase Inquiry

1. The following table provides details of the site assessments performed for the seven parcels included in the subject site (Florida Brownfields Program Site - BF531301000). The table includes the type and date of assessment and the entity for which they were performed.

| Former Growers Fertilizer Corporation Property Parcels Brownfield Site BF531301002 Lake Alfred, Florida |
|--|
| <p>Former Growers Main Plant Area 26-27-32-503000-002010 - 4.55-acres - 312 North Buena Vista Drive</p> <ul style="list-style-type: none"> • ASTM E1527-21 Phase I Environmental Site Assessment Report, Former Growers Fertilizer, 312 North Buena Vista Drive — Lake Alfred, Florida, Polk County Parcel ID 26-27-32-03000-002010; dated May 18, 2023; prepared for the City of Lake Alfred by EnSafe Inc. • ASTM E1903-19 Phase II Environmental Site Investigation Report Former Growers Fertilizer Site; dated August 28, 2023, prepared by EnSafe Inc. • Site Assessment Sampling & Analysis Plan; Former Growers Fertilizer Brownfields Site (Combined 7 Parcels), 312 North Buena Vista Drive — Lake Alfred, Florida, 33850 BF531301000, dated April 11, 2024, prepared for the City of Lake Alfred by EnSafe Inc. • Sampling & Evaluation of Asbestos Containing Materials - 312 North Buena Vista Drive — Lake Alfred, Florida, 33850 dated September 18, 2023 prepared for the City of Lake Alfred by Greenfield Environmental • Site Demolition & Disposal Plan - FORMER GROWERS FERTILIZER - 312 NORTH BUENA VISTA DRIVE, LAKE ALFRED, FLORIDA 33850 dated January 2, 2024 prepared by Ensafec Inc. • Site Investigation & Confirmatory Sampling - Brownfield Site Assessment Report (conducted under FDEP Brownfield Program); Former Growers Fertilizer Brownfields Site (Combined Site - 7 Parcels), 312 North Buena Vista Drive — Lake Alfred, Florida, 33850 BF531301000, DRAFT, <i>In Process Expected Completion date January 2025</i>, prepared for the City of Lake Alfred by EnSafe Inc. |
| <p>Retention Pond (North of Main Plant Area) 26-27-32-503000-002040 - 1-acre - 0 North Buena Vista Drive</p> <ul style="list-style-type: none"> • ASTM E1527-21 Phase I Environmental Site Assessment Report Growers Fertilizer Corporation — Pond Property, Polk County Parcel Number 26-27-32-503000-002040 dated November 1, 2023 prepared for the City of Lake Alfred by Ensafec, Inc. • Site Assessment Sampling & Analysis Plan; Former Growers Fertilizer Brownfields Site (Combined 7 Parcels), 312 North Buena Vista Drive — Lake Alfred, Florida, 33850 BF531301000, dated April 11, 2024, prepared by EnSafe Inc. • Site Investigation & Confirmatory Sampling - Brownfield Site Assessment Report (conducted under FDEP Brownfield Program); Former Growers Fertilizer Brownfields Site (7 Parcels), 312 North Buena Vista Drive — Lake Alfred, Florida, 33850 BF531301000, <i>In Process Expected Completion date January 2025</i>, prepared for the City of Lake Alfred by EnSafe Inc. |



**Former Growers Fertilizer Site - City of Lake Alfred, Florida
FY2025 US EPA Brownfields Cleanup Grant Application**

Threshold Criteria

Storage and Rail Frontage Property (East of Growers Main Plant Area)

26-27-32-503000-012150 - 0.37-acre - 0 North Buena Vista Drive

26-27-32-503000-012180 - 0.21-acre - 0 Messer Lane

26-27-32-503000-012290 - 0.51-acre - 0 North Buena Vista Drive

- ASTM E1527-21 Phase I Environmental Site Assessment Report Growers Fertilizer Corporation — Storage & Rail Frontage Property Polk County Parcel Numbers 26-27-32-503000-002150, 26-27-32-503000-002180, and 26-27-32-503000-012290 dated November 1, 2023 prepared for the City of Lake Alfred by Ensaf, Inc.
- Site Assessment Sampling & Analysis Plan; Former Growers Fertilizer Brownfields Site (Combined 7 Parcels), 312 North Buena Vista Drive — Lake Alfred, Florida, 33850 BF531301000, dated April 11, 2024, prepared by EnSafe Inc.
- Site Investigation & Confirmatory Sampling - Brownfield Site Assessment Report (conducted under FDEP Brownfield Program); Former Growers Fertilizer Brownfields Site (7 Parcels), 312 North Buena Vista Drive — Lake Alfred, Florida, 33850 BF531301000, *In Process Expected Completion date January 2025*, prepared for the City of Lake Alfred by EnSafe Inc.

North Buena Vista and Shinn Boulevard Frontage Property (Southeast of Growers Main Plant Area)

26-27-32-503000-017010 - 0.93-acre and 26-27-32-503000-017121 - 0.13-acre - 0 North Buena Vista Drive

- ASTM E1527-21 Phase I Environmental Site Assessment Report - Growers Fertilizer Corporation - North Buena Vista & Shinn Boulevard Frontage Property, Polk County Parcel Numbers 26-27-32-503000-017010 and 26-27-32-503000-017121 dated November 1, 2023 prepared for the City of Lake Alfred by Ensaf, Inc.
- Site Assessment Sampling & Analysis Plan; Former Growers Fertilizer Brownfields Site (Combined 7 Parcels), 312 North Buena Vista Drive — Lake Alfred, Florida, 33850 BF531301000, dated April 11, 2024, prepared by EnSafe Inc.
- Site Investigation & Confirmatory Sampling - Brownfield Site Assessment Report (conducted under FDEP Brownfield Program); Former Growers Fertilizer Brownfields Site (Combined 7 Parcels), 312 North Buena Vista Drive — Lake Alfred, Florida, 33850 BF531301000, *In Process Expected Completion date January 2025*, prepared by EnSafe Inc.

2. The Phase I environmental site assessments described above were performed by an Environmental Professional (as defined in 40 CFR § 312.10) and the required declaration by the environmental professional is included in a written report (per 40 CFR § 312.21(d)).
3. The Phase I environmental site assessments described above were conducted within 180 days of the date the City acquired the properties.
- iii. Timing and/or Contribution Toward Hazardous Substances Disposal The City affirms that all disposal of hazardous substances at the site occurred before the City acquired the property and the City neither caused or contributed to any release of hazardous substances at the site. The City has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- iv. Post-Acquisition Uses The subject site has remained vacant and unutilized since the City’s acquisition.
- v. Continuing Obligations The following provides a summary of activities conducted after acquisition related to continuing obligations.
 1. The City has made considerable efforts to stop any continuing releases. The only remaining source of contamination remaining on site is confined to above ground storage tanks and residual fertilizer materials within the plant. The site is secured, remaining structures are locked, video surveillance has been installed and the City police and building departments patrol the site regularly;
 2. The City has made considerable efforts to prevent any threatened future release. The site is secured, remaining structures are locked, video surveillance has been installed and the City police and building departments patrol the site regularly;



**Former Growers Fertilizer Site - City of Lake Alfred, Florida
FY2025 US EPA Brownfields Cleanup Grant Application**

Threshold Criteria

3. The City has restricted access to the site to prevent or limit exposure to any previously released hazardous substance. The site is secured, remaining structures are locked, video surveillance has been installed and the City police and building departments patrol the site regularly.

The City affirms that it will continue to (i) comply with all land-use restrictions and institutional controls; (ii) assist and cooperate with those performing the assessment and provide access to the property; (iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and (iv) provide all legally required notices.

iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT

a. The subject site is impacted by Asbestos containing materials (ACM). A pre-demolition survey for ACM was conducted by Greenfield Environmental, Inc. at the multiple commercial structures located at 312 North Buena Vista Drive in Lake Alfred, Florida on September 11, 2023. The asbestos survey was performed to satisfy the National Emission Standards for Hazardous Air Pollutants (NESHAP) which regulates asbestos fiber emissions and asbestos waste disposal practices as they apply to building and/or structure demolition. The asbestos survey included the collection of 96 suspect ACM bulk samples which were submitted to the Air Quality Environmental, Inc. laboratory in Seminole, Florida, for analysis by polarized light microscopy. Ninety-six (96) samples from forty-two (42) locations were collected throughout the Main Plant area buildings. GE's September 2023 asbestos inspection identified non-friable (less than 1%) Chrysotile Asbestos was identified in sample numbers 03 and 04 collected from Area 2 (tan 12-inch x 12-inch vinyl floor tile with black mastic). Samples 79 and 80 collected from Area 35 (Transite Cement Boards Located at Main Structure Select Exterior Wall and Roof Areas and Select Storage Shed Roof Areas), identified non-friable (15%) Chrysotile Asbestos over an area of 115,000-square feet.

The City affirms that there has been no release and that there is no threat of release of the hazardous substance from building materials into the outdoor environment based on the site conditions.

b. Property Ownership Eligibility – Petroleum Sites

Not applicable. The subject property is predominantly contaminated with hazardous substances with de minimis petroleum findings.

12. Cleanup Authority and Oversight Structure

a. The subject property is enrolled in the Florida Brownfield Program with the Florida Department of Environmental Protection (FDEP) under Brownfield Site Identification Number BF531301000. All subsurface environmental assessment work completed at the subject sites to date has been reviewed by a project manager at the state's Southwest District office. The Southwest District office will provide local oversight of the cleanup proposed under this grant to ensure that the project protects human health and the environment.

b. The City understands that cleanup response activities often impact adjacent or neighboring properties. The City owns the properties immediately adjacent on the southern and eastern borders of the subject site. The western portion of the site is bound by state road 557. The City has an



**Former Growers Fertilizer Site - City of Lake Alfred, Florida
FY2025 US EPA Brownfields Cleanup Grant Application**

Threshold Criteria

access easement for the CSX property that borders the subject site to the north, which will allow the City to conduct the cleanup, perform confirmation sampling, or monitor offsite migration of contamination.

13. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives A draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared in October 2024. The document was made available for public comment digitally by email request and in print at the City Clerk's office at City Hall.

b. Community Notification Ad The applicant published a community notification ad on the City website and physically posted a public notice at the entrance to City Hall, at the City's utility payment window and on the bulletin board at the local post office on October 23, 2024. Additionally, the City published the ad on its website and Facebook social media account. The published notifications clearly stated: that a copy of the grant application, including the draft ABCA(s), was available for public review and comment; how to comment on the draft application; where the draft application was located (town hall and by email); and the date, time, and location of the public meeting. The notice also included a link to the virtual meeting.

c. Public Meeting. A public meeting was held to discuss the draft application and consider public comments. The meeting was held on Wednesday, October 30, 2024 at City Hall with virtual and teleconference attendance options. The meeting site is accessible to persons with disabilities. Translation services were available through bilingual City staff for persons with limited English proficiency.

d. Submission of Community Notification Documents. Per the grant guidelines, the following is attached:

- The draft ABCA;
- A copy of the community notification ad for the community meeting;
- Photos of the public posting and screenshot of website notification;
- A summary of the comments received;
- The applicant's response to those public comments;
- Meeting summary from the community meeting; and,
- Meeting sign-in sheet/participant list

14. Contractors and Named Subrecipients

• **Contractors.** Not applicable. The City has not selected a contractor or consultant that will be compensated with EPA funds. If selected for an award, the City 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 has not named any subrecipients in this application for EPA Brownfields Grant funding.



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 21, 2024

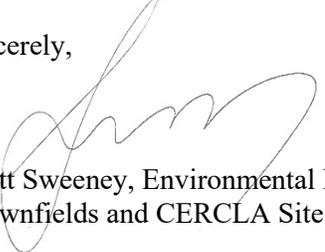
Alyssa Kuhn
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 13th Floor
Atlanta, GA 30303-8960
Kuhn.Alyssa@epa.gov

Dear Ms. Kuhn:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Lake Alfred's Brownfields grant application for a Brownfields Cleanup Grant for the site located on Polk County parcels 26-27-32-503000-002010, 26-27-32-503000-012150, 26-27-32-503000-012180, 26-27-32-503000-012290, 26-27-32-503000-017010, and 26-27-32-503000-017121. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-I-OLEM-OBLR-24-11, titled "Guidelines for Brownfield Cleanup Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION III.B.9.b. The aforementioned site is eligible for enrollment in the Florida Voluntary Response Program and has enrolled in this program. The site will complete sufficient level of site characterization for remediation work to begin if awarded this Cleanup grant. EPA Brownfields grant funding will strengthen the City'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 City consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City 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:

Aubrey Fuller, City of Lake Alfred – analyst@mylakealfred.com
Ryan Leavengood, City of Lake Alfred – rleavengood@mylakealfred.com
Philip Wilkerson, DEP Southwest District – philip.wilkerson@floridadep.gov