



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

a. **Target Area and Brownfields**

i. **Background and Description of Target Area**

The City of South Bay is located at the southeast section of Lake Okeechobee, at the westernmost reach of Palm Beach County. There's hardly a commercial district to speak of and should you travel from one end of Palm Beach County to the other, you'd be hard-pressed to find two towns more vastly different than agricultural South Bay and its hyper-chic distant cousin, oceanfront Palm Beach. South Bay has maintained its small town appeal in one of the nation's booming areas. From 1980 to 1990, Palm Beach County increased in population by an average of five percent a year, ranking it as the third fastest growing major metropolitan area in the U.S. during the decade. However, little changed in this corner of the County during the boom.

Rich black soil and the lakes vast waters make South Bay a haven for agriculture and recreation. With available labor, low taxes, willing government, and strong infrastructure, the City is well suited for virtually any industry -- from distribution to manufacturing to tourism and recreation. While the current estimates place South Bay's population in the incorporated city limits at more than 4,000 people, surrounding areas increase the population figures to 54,000 people in a 25-mile radius and more than 1.4 million in a 50-mile radius. Residents and businesses in South Bay have the best of both worlds-a quaint rural town near big city amenities.

The City has nicknamed itself "The Crossroads of Florida" (it's where U.S. 27 and U.S. 441 meet), and for many years it was. However, the federal interstate system changed it all for residents here. For decades, 441 was the main road for travelers heading south to Miami and then back again to reach all points north. As the interstate system took shape, I-95 diverted motorists an hour east of South Bay and, far below the town, I-75 became the fastest way to cross from the Atlantic to the Gulf. Over time, South Bay was left on the roadside. While South Bay has long since lost its footing in the cross state travel related business scene, it remains a stronghold in agriculture and eco-tourism. Endless fields of green sugar cane create a calming backdrop. But it's not the fields that attract visitors; it's the fishing. South Bay is one of Florida's favorite fishing spots. Located along the southern shore of 730-square mile Lake Okeechobee, South Bay is a fisherman's paradise. South Bay also serves in an extremely important regional purpose. It is home to an emergency hurricane shelter, which serves several rural communities in the westernmost region of Palm Beach County. As told by Butch Wilson, a South Bay native who now lives and works in Clewiston as curator of the Clewiston Museum, this is a legacy with a rich history. "In the 1928 hurricane, areas surrounding Lake Okeechobee were devastated. Thousands of people were killed in Pahokee, Clewiston, Belle Glade and other towns. South Bay was hit hard as well, but before the hurricane arrived, a construction barge captain and his two sons secured their vessel on the New River Canal and then went around town telling residents to get aboard. They rode out the storm and saved 167 people." (<https://www.visitflorida.com/en-us/travel-ideas/visiting-south-florida.html>)

However, in 2017, Hurricane Irma badly damaged the center and it needs to be rebuilt to continue to serve this population of critical need in an area which frequently finds itself in the path of a hurricane. Cleanup efforts detailed herein are a critical component of the site development needs to ready the subject property for the construction of a new hurricane shelter and community center. Located in federal Opportunity Zone 12099008302, the City of South Bay is seeking funds to remediate Tanner Park in advance of the reconstruction of its emergency shelter and community center on the subject property.

ii. **Description of the Brownfield Site** The subject site for this cleanup application, Tanner Park, is located at 105 Palm Beach Road, South Bay, Palm Beach County, Florida (Parcel ID Nos. 58364414150030030, 58364414150040190, 58364414150040010, and 58364414150040030).



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The site consists of four parcels totaling approximately 3.57 acres of land with a property use code of “Forest/Park/Rec.” The subject property has operated as a public park for ~~XX~~ years, including a community center, ball fields and playground. Since its transfer, the property has been home to a public park and community center. The hurricane shelter has been operating since [] and current activities on site include _____. However, following Hurricane Irma, the facility no longer serves as an emergency shelter due to the deficiencies caused by the damage from the storm. Historical resources indicate the site’s previous use was a public school (from at least the 1930’s until the late 1970’s). Based on the surrounding area, the subject site was likely used for agricultural purposes prior to development as a school. The deed of ownership for the property was transferred from the Palm Beach County School district to the City by warranty deed in two separate transactions in 1980 and 1985. It appears the site was contaminated through historical uses, both on the subject property and adjacent sites. It is suspected that the application of pesticides during agriculture and farming activities (both on site and in close proximity) caused the contamination. The nature and extent of the contamination is detailed below.

Commented [LS1]: Date?

Commented [LS2]: Date

Recognized environmental concerns at the site include contamination of soil and asbestos containing materials in the primary structure. Details of the findings of assessment reports are provided below. **Soil:** Arsenic - Arsenic was detected at concentrations above the 2.1 mg/kg residential direct exposure SCTL (R-SCTL) in 47 of 55 soil samples (all depth intervals), spread throughout the majority of the site; three (3) sample results exceeded the 12 mg/kg commercial/industrial direct exposure SCTL (C/I SCTL). Copper - Copper exceeded the R-SCTL in a single sample. Chromium - chromium exceeded the leachability to groundwater SCTL (L-SCTL) in a single sample. Dieldrin - Dieldrin exceeded the L-SCTL in two sample depths at a single sample location. Chlordane - chlordane exceeded the R-SCTL in a single sample. PAHs - PAHs exceeded the R-SCTL in three (3) of 43 soil samples analyzed. o TRPH – TRPH exceeded the R-SCTL in three (3) of 20 soil samples analyzed. **Asbestos:** A demolition asbestos screening conducted on all three on-site structures detected asbestos in one of the materials samples at an amount greater than the one-percent threshold. This material is the black floor mastic in the main hall, kitchen and hallway floor areas of the primary structure.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The reuse strategy for the subject property, Tanner Park, is to build a new facility in which to house an emergency shelter and community center. The proposed facility has been unanimously deemed a critical need by residents, the mayor and the South Bay City Commission. The City’s previous shelter was damaged during Hurricane Irma. Further, the facility meets with recommendations made in the master plan developed for the Glades Region entitled, *Glades Regional Master Plan (2015)*. Although the Plan did not foresee the effects of Hurricane Irma in advance, it does recognize and prioritize the need for hurricane shelters as measure of disaster preparedness and public protection. Project partners recommended improvements aligned with HUD-endorsed livability principles, including the need for facilities such as the proposed and engaged in a deep and meaningful public engagement process during plan development. The shelter will provide a typically-abled and handicapped-accessible storm shelter that is able to provide beds, hygiene facilities and food service operations during a disaster scenario. When the City is not operating the facility as a shelter, it will be used as a community center. This community center will serve city residents with a number of other critical services. The City has planned the following services to be housed in the facility during normal operations:

- Small business/entrepreneurial center
- Community kitchen and cafe



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- Classrooms and meeting space
- Cultural center and recreation facility
- Social services offices
- Health/dental services
- Food bank
- Outdoor passive and active recreation space
- Transportation hub

The City is creating a one-stop service center to allow its residents to grow, to improve the quality of their lives and to prosper, which will allow the City to move beyond its current status as a rural underserved community.

ii. Outcomes and Benefits of Reuse Strategy

The proposed project will facilitate the construction of an emergency hurricane shelter and community center in a federal Opportunity Zone. The shelter and community center would serve a historically underserved rural, economically disadvantaged population in the Glades Region of westernmost Palm Beach County, an area prone to the impacts of hurricanes. The facility will serve as an emergency operations center for the City and provide safety from harm to 200 residents during storm events. During non-storm events, the facility will serve as a community center the facility will provide the City with a central location for small business and entrepreneurial development, educational programming, social services, medical/dental services, cultural engagement and recreation. The property has several basketball courts, tennis courts, two open playing field to accommodate sports and a playground that serve as a central recreation center for youth in the City and surrounding community.

c. **Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse The proposed project is entirely shovel ready and will replace South Bay’s current Community Center at Tanner park (a single room space with ancillary support room) with an Emergency Shelter and Care Center (“Emergency Shelter”) designed for local participation in construction and supporting services. Local participation will allow for local dollars to remain in the City of South Bay and it should have an impact on the final cost of construction.

The City received a state appropriation of \$337,500 for the design portion of proposed project. The Design portion of the Project is 95% complete and included the following: Site survey and phase 1 environmental survey; Geo-technical survey and Title Work; and, Design from Concept designs to Bid Set. The program includes an assembly space for community gathering or indoor activities, 2 teaching spaces; one for computer learning, one for flexible teaching. We have included a full kitchen with access to the outdoors and the ability to serve the community in an emergency. The back-up support of water and energy have been considered and designed to meet the Florida Hurricane shelter requirements.

The City has applied for a Florida Department of Economic Opportunity (DEO) Rebuild Florida Infrastructure Repair Program Grant for \$2 million. This infrastructure repair funding, a pass-through from the US HUD Community Development Block Grant-Disaster Recovery Program, is intended to address unmet disaster recovery needs related to damage from Hurricane Irma. If successful, the City will use the funds to prepare the site for construction of a hurricane-hardened emergency shelter/community center.

General City funds \$15,000 (capital reserve)

CDBG Area of Hope funds (Palm Beach County) \$100,000

Special Appropriation (Department of State) requested \$250,000

FDEP



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TCRPC Coalition Assessment Grant Funds - Phase I & II Assessment
USDA Broadband Expansion Program TBD

ii. Use of Existing Infrastructure The proposed project will capitalize on the use of existing infrastructure. The site currently has adequate sewer, water and electric in place. Additionally, the property has existing sidewalks, adjacent roadways, and drive aisles, which provide excellent pedestrian and vehicular access. The site affords enough area to accommodate the requisite parking facilities for the emergency shelter, community center and recreational uses of the proposed facility and grounds.

Commented [LS3]: Please advise of recent improvements

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding

The City of South Bay is a predominantly African-American, rural community of just over 5,000 residents. A designated federal opportunity zone, the target area is a minority-majority community that suffers from high unemployment, low incomes and high rates of poverty. The table below illustrates how the City measures against the greater populations of Palm Beach County, the state of Florida and the nation as a whole. With limited resources, (the total 2018-1019 annual operating budget for the City was \$790,174), the City could not manage to undertake the proposed project without substantial support. South Bay has been diligent in soliciting the resources necessary to address the need for the construction of the hurricane shelter and community center proposed for the subject site. The remediation costs for the project, however, remain a need that has to date been unmet and that requires outside revenues to fulfill.

	South Bay	Palm Beach	Florida	National
Population	5,116	1,446,227	21,299,325	322,903,030
Children	13.7%	19.4%	19.8%	22.8%
Females	19.4%	51.5%	51.2%	50.8%
Unemployment	14.4%	6.5%	6.3%	5.9%
Poverty Rate	31.8%	12.8%	14.8%	14.1%
Percent Minority	59.3%	24.3%	22.9%	24.5%
65 and over	6.3%	23.3%	20.5%	15.2%
Per capita income	\$7,039	\$37,998	\$30,197	\$32,621
Median HH Income	\$33,958	\$59,943	\$53,267	\$60,293
SOURCE: 2018 American Community Survey (ACS) 5-Year Estimates from American Factfinder				

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations The targeted community of South Bay is a small, rural city and is home to a number of sensitive populations, including racial and ethnic minority groups (59.3%), children (13.7%) and the elderly (6.3%). Additionally, the City is home to a rate of impoverished residents (31.8%) that more than doubles state and national levels. Per Capita Incomes here are among the absolute lowest in the nation at just \$7,039 annually; a figure that is less than a quarter of regional, state or national numbers. Unemployment is a significant issue here, reporting a 14.4% rate, *pre-pandemic*.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions The proposed project will address a previously identified threats to populations in the targeted South Bay community. As detailed below, the target community exhibits a greater-than-normal incidence of diseases and conditions (including cancer, asthma, and poor prenatal and birth outcomes) that may



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be associated with exposure to hazardous substances, pollutants, contaminants, or petroleum. In addition, the community exhibits many pre-existing conditions that placed them at particular risk in the Covid-19 pandemic. A Health Assessment of the Glades Region was completed in December 2016. At the request of the Health Care District of Palm Beach County and the Florida Department of Health in Palm Beach County, the Health Council of Southeast Florida (HCSEF) collected and analyzed both qualitative and quantitative data for both reports specific to the defined areas. Throughout the process, community leaders and residents worked in unison to identify the health disparities present in their communities and address the ill effects of geographic isolation and environment that the communities experience. The assessment revealed a number of disparities are present within the South Bay target area and the immediately surrounding Glades region of rural Palm Beach County (<https://www.hcdpbc.org/ArticleDocuments/471/Glades%20Region%20Health%20Assessment.pdf.aspx>). Among the twelve medically underserved areas/populations in Palm Beach County, Glades holds the third lowest score. The following facts and figures are most concerning:

- Fetal death is defined as the death in utero after 20 weeks gestation has been reached. The fetal death rate per 1,000 pregnancies in the Glades region from 2016- 2018 averaged 7.3 compared to 7.0 at the state level
- . Age-adjusted hospitalizations from or with Asthma rate per 100,000 population in the state of Florida are 657.3 and in Palm Beach County 573.3 (flhealthcharts.com, 2019)
- The leading causes of death in the Glades Region (2016-2018) were evaluated. The most common cause of death was heart disease (324), followed by cancer (284 deaths), followed by unintentional injury (116) and Chronic Lower Respiratory Disease (84).
- Breast cancer was the most common cancers identified.

The Health Assessment evaluated the target area of South Bay’s access to health care and health insurance as well. There are just 2 licensed physicians in the community and only 1 registered nurse. Not surprisingly, the target area is a Medically Underserved Area/Population (MUAs/MUPs) as designated by Health Resources Service Administration (HRSA) within all measures of indication: provider per 1,000 population ratio, percent of population at 100% of the Federal Poverty Level (FPL), percent of the population 65 and over, and infant mortality rate.

(3) Disproportionately Impacted Populations Pre-development cleanup activities to address contamination concerns will have a profound impact on residents over the long term, reducing the public health threat of contaminants to the sensitive populations within the target area discussed in 2.a.i. above. In addition, the provision of an emergency hurricane shelter and community center in this rural area, vulnerable to frequent storms will provide an invaluable resource. Public outreach to date has been an extensive and inclusive process, involving target area residents and nongovernmental organizations. The City’s diligent pursuit of financial resources across all levels of government (local, state, federal and regional) positions the project to proceed with quick effect and will provide tremendous benefit within a federal opportunity zone.

b. Community Engagement

i. Project Involvement & ii. Project Roles The City of South Bay is a small, rural community of just 5,116 residents. However, a number of local organizations have been involved in efforts to date and have pledged support in the performance of the project.

ii. Project Roles

Organization	Point of contact (name, email & phone)	Specific involvement in the project or assistance provided



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iii. Incorporating Community Input

While funding a large project in a small community can be a large challenge, engaging the residents of one need not be difficult. In a place where everyone knows everyone else, community engagement is grass roots and neighbor to neighbor. The City of South Bay has developed a strategic plan to communicate project progress to the local community, including project partners that will be involved in the project and residents impacted by the site. Community input will be solicited, considered, and responded to during every stage of the project. The demographics of the target community indicate English and Spanish as the primary spoken and written languages; however, the City is well equipped for translation through both citizen volunteers and web based translation services. If additional language translation or translation for the visually or hearing impaired is necessary, the City ensures it will provide services that meet the needs of all involved community participants. Information generated during the project will be shared through quarterly meetings and regularly updated on the website and other social media outlets. Due to the profound impact the Covid-19 pandemic has had on south Florida, the City will provide virtual community involvement opportunities through its website monthly and virtually enabled meetings quarterly. As infection rates in Palm Beach County improve during the project period, the City may consider appropriately social distanced, in-person meetings to compliment these virtual efforts and include all invested parties. Examples of virtual tools available to the City are social media platforms, online meeting platforms and webpages. These technological tools will be combined with more traditional forms of information, such as phone calls and flyers to reach the broadest audience. A public document repository for citizen use has been established at City Hall. Prior to the submission of this application, a virtual public meeting was held on **October 6, 2020 via _____**. Members of the public were invited to submit comments via email to the City Clerk. A copy of the meeting notification, sign-in sheet, meeting minutes, public comments and the City’s response to public comments are included as an Attachment.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan A Draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared in September 2020 to evaluate various approaches to remediate the Site contamination. These included (#1) No Action (#2) Limited Soil Removal and (#3) Conditional Closure with Engineering or Institutional Controls (ECs/ICs). Based on the extent of the contaminated areas, the contaminants of concern, anticipated future use and the affected media, the ABCA recommended alternative #2. This alternative provides the most comprehensive cleanup and prepares the site for its intended use as an emergency shelter, community center and recreational facility.

The areas of the property with documented soil contamination will be excavated. Utilizing 95% UCL evaluation of soil sample results, Cardno has eliminated two sample results from further consideration, but has proposed delineation and removal of TRPH-impacted soil from a single location (SB-1). This approach results in 95% UCL mean TRPH concentration being below the state regulated residential soil cleanup target level (R-SCTL). In addition to TRPH, copper, cPAHs, and/or chlordane concentrations will be delineated to the R-SCTL concentrations at locations SB-2 and SB-3, with impacted soils removed and replaced with clean fill material. While not requiring



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remediation based on the demonstration of elevated background arsenic concentrations at the site, it is anticipated that an approximately 3,600 SF stormwater retention pond will be constructed within an area with documented elevated arsenic concentrations. As a result, this soil will need to be managed appropriately, either by placement beneath impermeable engineering control features, or via offsite disposal at an appropriately permitted disposal facility (the preferred alternative). Impacted soil that is removed from the site will be transported to the nearby Waste Management Sub-Title D landfill in Okeechobee, FL.

The source of clean backfill will be sampled to document no environmental impacts, in accordance with FDEP guidance for clean fill documentation. Once the source is approved by the QEP representatives, it is anticipated that the same trucks that bring in clean fill will be loaded with impacted soil for transport and disposal (T&D). The stockpiled clean fill will then be added to the excavation areas in 1 to 2 feet lifts, and compacted to a conditional similar to that encountered prior to excavation. At that time, the surface of the backfill areas will be hydro-seeded to promote vegetative cover and to prevent erosion of the clean fill cover until site redevelopment activities can begin. Once final Site Assessment and Source Removal reports have been submitted and approved by FDEP, appropriate notifications will be made and the issuance of an unconditional Site Rehabilitation Completion Order (SRCO) is anticipated. Impacted groundwater has not been encountered at the site at this time. No groundwater remediation is anticipated and no restriction on its use are proposed.

The anticipated capital costs for excavation, transportation, and disposal of impacted soils is anticipated to be approximately \$100/ton, including replacement with clean fill material. For soils that are not replaced with clean fill (the proposed pond area), the estimated cost would range from approximately \$70 to \$80/ton. Delineation of the impacted soil is not completed; however, soil removal will be limited to three isolated areas of the site which will likely comprise an area less than approximately 30,000 SF. If soil is removed to a depth of 2 ft bls, that would result in approximately 3,000 tons of soil removal, which would cost approximately \$300,000. The cost to remove, but not replace approximately 360 tons of impacted soil from the proposed pond area (at \$80/ton) is anticipated to cost \$28,800. *The resulting total cost estimate is approximately \$329,000.*

b. Description of Tasks/Activities and Outputs

Task/Activity: Quality Assurance Project Plan (QAPP) and Health and Safety Plan (HASP)
i. Project Implementation
<ul style="list-style-type: none"> ▪ EPA-funded activities: Development of generic QAPP and Site specific QAPPS/HASP. ▪ Non-EPA grant resources: Oversight by the Project Director and City staff
ii. Anticipated Project Schedule: Month 1 thru month 6 (HASP will be available for public review)
iii. Task/Activity Lead(s): Qualified Environmental Professional (QEP)
iv. Output(s): Generic QAPP; Site Specific QAPP and HASP
Task/Activity: Final Analysis of Brownfield Cleanup Alternatives (ABCA); Remedial Action Plan (RAP)
i. Project Implementation
<ul style="list-style-type: none"> ▪ EPA-funded activities: Final ABCA; RAP for the Tanner Park site for Palm Beach BF Program review/approval (delegated under State Brownfields Program). ▪ Non-EPA grant resources: Project Director/City staff oversight and coordination with FDEP
ii. Anticipated Project Schedule: Month 1 thru Month 6 (ABCAs will be subject to public input).
iii. Task/Activity Lead(s): QEP
iv. Output(s): Final ABCA; FDEP Palm Beach County BF Program required RAP.
Task/Activity: Site Cleanup



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i. Project Implementation
<ul style="list-style-type: none"> ▪ EPA-funded activities: Selection of subcontractor(s); soil excavation, testing/confirmatory sampling; disposal at Subtitle D landfill; backfill and vegetative cover for Tanner Park site. ▪ Non-EPA grant resources: Project Director/City staff oversight.
ii. Anticipated Project Schedule: Month 6 thru Month 24
iii. Task/Activity Lead(s): QEP with Cleanup Subcontractor(s).
iv. Output(s): Certification of cleanup completion; unconditional Site Rehabilitation Completion Order (SRCO).
Task/Activity: Community Involvement
i. Project Implementation
<ul style="list-style-type: none"> ▪ EPA-funded activities: CIP, Community meetings; Preparation of outreach materials; City Project Director and key staff participation in outreach and travel to EPA and other training conferences. ▪ Non-EPA grant resources: Additional City staff participation on outreach; meeting space.
ii. Anticipated Project Schedule: Month 1 thru Month 24
iii. Task/Activity Lead(s): QEP and Project Director/City staff.
iv. Output(s): CIP; Community meetings (2) with responses to comments/documentation; One-on-one meetings with adjacent businesses and community members; Update webpage/social media; Outreach materials (English and Spanish).
Task/Activity: Project Management
i. Project Implementation
<ul style="list-style-type: none"> ▪ EPA-funded activities: Solicitation and selection of QEP; Kick-off Meeting with City staff and QEP (Palm Beach County and EPA if available); Solicitation and selection of cleanup subcontractors; Quarterly status meetings (QEP/City staff); Quarterly reporting to EPA; ACRES data entry; Invoice payments and EPA financial drawdowns; Preparation of final report and closeout documentation; Track leveraged funding. Also, negotiate State Brownfields Site Rehabilitation Agreement (BSRA) with Palm Beach County with the objective of obtaining a Site Rehabilitation Completion Order (SRCO). ▪ Non-EPA grant resources: City staff time, meeting space.
ii. Anticipated Project Schedule: City staff time
iii. Task/Activity Lead(s): City staff and QEP
iv. Output(s): Signed Contract for Professional Services; Meeting summaries and action items; Solicitation and selection of cleanup subcontractors on-board; Quarterly reports to EPA; Administrative record; ACRES data entry; Invoice payments and EPA financial drawdowns; Final report and closeout documentation; SRCO.

c. Cost Estimates

Budget Categories	Task 1 QAPP & H&S Plan	Task 2 Final ABCA/ Remedial Action Plan	Task 3 Cleanup Activities & Confirmatory Sampling & Contingency	Task 4 Programmatic Support/CIP/ Outreach	TOTAL
Personnel				\$10,000	\$10,000
Travel				\$5,000	\$5,000
Contractual	\$5,000	\$15,000	\$329,000	\$36,000	\$385,000
Total	\$5,000	\$15,000	\$329,000	\$51,000	\$400,000
Total Direct Costs					\$400,000
Total Federal Funds					\$400,000
Total Cost Share					Waiver requested
Total Project Costs					\$400,000

(Note: Fringe Benefits, Equipment, Supplies, Other, and Indirect Costs not shown as amounts are zero.) Cost share will be met by contribution of City funds and direct funding of personnel/travel costs.

Task 1 –Quality Assurance Project Plan (QAPP) & Health and Safety Plan (H&S Plan)

\$5,000: Contractual: A QAPP and H&S Plan will be created by the Qualified Environmental Professional for a one-time fee of \$5,000 (est. 40 hrs @ \$125).



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Task 2 – Final Analysis of Brownfields Cleanup Alternatives & Remedial Action Plan \$15,000: Contractual: Final ABCA \$3,000 (est. 24 hrs @ \$125); Remedial Action Plan \$12,000 (est. 96 hrs @ \$125).

Task 3 – Cleanup Activities & Confirmatory Sampling & Contingency \$329,000: Contractual: Soil Remediation - A total of 3,360 tons of soil are potentially impacted to a depth of up to 2 feet. Assuming excavation to 2 feet in all designated areas, and 3,360 tons of impacted material will require offsite removal and disposal at a Subtitle D landfill. The estimated cost to implement this strategy is \$329,000. [Soil excavation 3,360 tons @ \$80/ton; soil backfill at 3,000 tons @ \$20/ton.] Actual costs will be based on the extent of contaminated soil/debris removed from the site.

Task 4 – Community Involvement and Programmatic Support \$51,000:

Personnel: \$10,000 - City staff time for oversight of QEP; staff time for participation in two (2) public meetings (250 hrs. @ \$40/hr.).

Travel: for City staff to two brownfields-related training conferences at \$5,000 (2 people for 2 conferences – 4 flights @ \$750, 8 nights in hotel @ \$250 incl. incidentals and meals).

Contractual: \$20,000 – Community involvement plan (CIP) @ \$5,000. Contractor support for public engagement for grant period of performance will include support and participation in two public meetings, outreach and education for community stakeholders and preparation of outreach/presentation materials @ \$15,000. **Contractual:** Programmatic support including ACRES data entry and assistance with quarterly reports and closeout/project finalization - \$16,000 (estimated 128 hrs. over project @ \$125 per hour). Palm Beach County/FDEP coordination - The site is being cleaned up under a Brownfields Site Rehabilitation Agreement (BSRA). Includes kick-off meeting with FDEP, periodic status updates, and final negotiation of the Site Rehabilitation Completion Order (SRCO) - \$16,000 (estimated 128 hrs. @ \$125 per hour).

d. Measuring Environmental Results The South Bay Project Director with key staff and the QEP will track progress on outputs against the schedule identified above via quarterly meetings and at completion of significant milestones. **Outputs** include procurement of the QEP, draft/final CIP, community meetings, final ABCA/RAP, selection of remedial subcontractors, completion of soil remediation including disposal and overall cleanup completion including the Site Rehabilitation Completion Order (SRCO) under the FL Brownfields Site Rehabilitation Agreement (BSRA). **Outcomes** to be tracked include community partners attending meetings, property (acres) made ready for reuse, jobs created, status/amount of dollars leveraged and progress toward construction of the emergency shelter. All outputs and appropriate outcomes will be entered into EPA's ACRES database and included in quarterly and final reports.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure and **ii. Description of Key Staff**

The City of South Bay has structured its project team to ensure the timely and successful expenditure of requested funds to complete all technical, administrative, and financial requirements of the project and grant. **Leondrae Camel** is South Bay's City Manager. Mr. Camel, has 14 years of experience in executing similar grant projects and will serve as **Project Director**. Mr. Camel has successfully managed and implements programs such as the Department of Justice Project Safe Neighborhoods that allowed the construction of community centers and for the development of local safety/public engagement initiatives. He has experience in creating and regularly monitoring multiple performance matrix and risk assessments to ensure compliance with goals and to identify gaps in policies, procedures and business processes. **Nepoleon Collins**, the City's Economic Development Manager will assist Mr. Camel in executing the proposed project. Mr. Collins will



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serve as **Project Coordinator**. The City Finance Director, **Mr. Massih Saadatmand**, will manage the grant funds. Mr. Saadatmand gained 20 years of experience in the management of city finances and grant programs. Mr. Saadatmand has been able to ensure the effectiveness of financial systems and internal controls to ensure that they are fit for the purpose of protecting the public assets. He also provides the City Commission with bi-weekly expenditure reports to ensure transparency. He has been with the City for ten years and at present manages accounting and fiscal functions for the City, including local, state and federal grants. Prior to his career with the City, the finance director worked for twenty years in private accounting firms in Florida providing professional auditing and accounting services to non-profit and corporate clients.

iii. Acquiring Additional Resources The City has the ability to acquire any additional expertise and resources (contractors) required to successfully complete the project. South Bay will procure a QEP experienced in Brownfields Consulting & Environmental Engineering services consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. With oversight from the Project Director and key staff, the QEP will complete technical analyses and reports, complete required cleanup activities, prepare documentation of completion under the Florida Brownfields Program and provide technical coordination with Palm Beach County Brownfields Program (as a delegated program, serves in the role of the State), and EPA. The City has formal systems in place to replace critical staff and hire additional contractors, if needed.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Assistance Agreements

(1) Purpose and Accomplishments The City has managed multiple successful county, state and federal grant programs, such as HUD Community Development Block Grants and Florida Department of Transportation grants. From 2017 to 2019, the City received **\$979,583.18 in HUD CDBG funds**. These funds were applied to multiple projects, including code enforcement and park improvements, which are critical to improving the lives of area residents. The City was successful in completing the following improvements to Tanner and Cox Parks: resurfacing; new recreation and sports equipment/courts; two new gazebos installations; new walking paths; a new playground; perimeter fencing repairs and installation; sidewalk repairs; grade improvements; sod replacements; renovations to restroom building; railing installations; new ADA ramp; resurfacing of existing tennis courts; repainting; and installing improved lighting. The **Florida Department of Transportation awarded the City approximately \$4.1 million in project funds during the same two-year period**. The funds were used for multiple transportation improvement throughout the City. These upgrades and enhancements included drainage improvements; grading; sloping; re-sodding; soil improvements; replacement of curbs and gutters; widening of existing sidewalks; pavement reconstruction; and new signing and pavement markings. In addition to the above, the City has successfully managed and implements programs such as Department of Justice Project Safe Neighborhoods that allowed the construction of community centers and developing local initiatives. The City has also applied and was approved for Florida Department of Economic Opportunity Technical Assistance Grant, which allowed the City of South Bay to create and implement a five (5) year Master Plan.

(2) Compliance with Grant Requirements All projects were successfully completed and managed by the City Manager and Financial Director, who will also oversee this project. The City was in full compliance with the workplan, schedule, and terms and conditions under the prior assistance agreements detailed above and has maintained an excellent record of stewardship of the funding awarded. The City has a history and discuss your history of timely and acceptable reporting, as required by the awarding agencies detailed above. For all of it prior grants, the City has successfully made and reported on progress towards achieving the expected results of the agreement in a timely manner.