



R04-24-A-009

1. Applicant Identification

Wimauma Community Development Corporation  
5229 State Road 674  
Wimauma, Florida 33598

2. Funding Requested

a. Assessment Grant Type: Community-wide

b. Federal Funds Requested: \$500,000

3. Location

a) Wimauma b) Hillsborough County c) Florida

4. Target Area and Priority Site Information

Target Area: Census Tracts 12057013913, 12057013914, and 12057013907

- Priority Site 1: Corner Lot Property, 704 Railroad Street, Wimauma, FL 33598
- Priority Site 2: Lakefront Property, 5607 State Road 674, Wimauma, FL 33598

5. Contacts

a. Project Director

Edward Perry, Executive Director

Wimauma CDC

727-641-9496

[executivedirector@wimaumacdc.org](mailto:executivedirector@wimaumacdc.org)

5229 State Road 674

Wimauma, Florida 33598

b. Chief Executive/Highest Ranking Elected Official

Holly Jamison, Board of Directors Board Chair

Wimauma CDC

312-401-1126



5229 State Road 674

Wimauma, Florida 33598

6. Population

Wimauma Census Designated Place (CDP), Florida: 11,137  
(US Census: 2017–2021 American Community Survey)



7. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority 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.	3
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area.	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	NA

8. Letter from the State or Tribal Environmental Authority  
See attached.

9. Releasing Copies of Applications  
Not Applicable.



# FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, FL 32399-2400

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

October 04, 2023

Esmeralda Vargas  
Brownfields Program  
U.S. Environmental Protection Agency  
61 Forsyth Street, S.W. 10<sup>th</sup> Floor  
Atlanta, GA 30303-8960  
[Vargas.Esmeralda@epa.gov](mailto:Vargas.Esmeralda@epa.gov)

Dear Ms. Vargas:

The Florida Department of Environmental Protection (Department) acknowledges and supports Wimauma Community Development Corporation's (CDC) Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-23-12, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the CDC'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 CDC consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The CDC is also encouraged to contact Philip Wilkerson, the Southwest District Brownfields Coordinator, at (813) 470-5757 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in blue ink that reads "Billy Hessman".

Billy Hessman, P.G., Environmental Manager  
Brownfields and CERCLA Site Screening Section

BH/jc

cc:

Edward Perry, Wimauma CDC – [executivedirector@wimaumacdc.org](mailto:executivedirector@wimaumacdc.org)  
Philip Wilkerson, DEP Southwest District – [philip.wilkerson@floridadep.gov](mailto:philip.wilkerson@floridadep.gov)



**Wimauma Community Development Corporation  
FY24 Brownfield Assessment Grant  
Narrative**

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

**a. Target Area and Brownfields** i. Overview of Brownfield Challenges and Description of Target Area: **The geographic boundary of this assessment grant is Wimauma Census Designated Place (CDP) limits.** Wimauma is an unincorporated area of Hillsborough County, bounded to the north by the town of Balm, to the east by a utility easement, to the south by the Little Manatee River, and to the west by Sun City Center.<sup>1</sup> Wimauma is largely an agricultural community, with a history of citrus farming dating back to its first settler in 1875.<sup>1</sup> Wimauma was once a formally incorporated city in the 1920s, but after the stock market crash, the area suffered so greatly that the government ceased to function and shuttered its doors. Even without a local government and the many challenges the area faced, Wimauma persevered.

The **target area** is an approximately 25-square-mile area containing portions of two **Justice40 Disadvantaged Census Tracts (CTs), 12057013913 and 12057013914**, and a portion of CT **12057013907**, all of which include wide expanses of farmland, residential areas, and a downtown along State Road (SR) 674 lined with taquerias, bodegas, and cantinas interspersed with vacant lots. Beyond SR 674, impoverished neighborhoods with salvage yards, dilapidated greenhouses, and abandoned properties are littered throughout this **underserved** community.

Over the decades, agriculture has remained the essential livelihood of the community; however, the long-term use of agrichemicals, such as **fertilizers and pesticides**, has likely resulted in contamination to the very ground the community was built upon. Although the industry of the area has remained, the culture has shifted and adapted over time. Historically, the agricultural fields of Wimauma were picked by the Black residents.<sup>1</sup> After WWII, **Black residents comprised half of Wimauma's population.**<sup>1</sup> The area faced economic hardships after a series of frozen crops forced the local packing house to shut down in the 1950s. By the end of the 1970s, the railroad station closed, cutting off business and personal travel lanes. With the abolition of Jim Crow laws, many of Wimauma's legacy Black residents left the area to pursue higher-paying employment opportunities elsewhere. Replacing them were Hispanic and Latino immigrant farm workers, who within a few decades became the predominant population.<sup>1</sup> Wimauma is in a difficult position as large, single-family developments are erupting in nearby south Hillsborough County. These new homes are forcing long-term residents to leave as property taxes rise and make the area unaffordable, with the average cost of a new single-family home in the area roughly **21x the average per capita income.**<sup>2</sup> Many of the residents live in **decrepit homes with missing windows, plywood doors, and tarps, with some even lacking plumbing and electricity.** Wimauma and its **underserved** residents want safe, affordable housing options and essential services like a library, police station, and more local job opportunities. A Brownfield Grant will give the community the means to mitigate environmental hazards and identify and assess viable properties within this **underserved** community to improve the quality of life and help create a brighter future for all of Wimauma's residents.

ii. Description of the Priority Brownfield Site(s): Through a windshield survey, the Wimauma Community Development Corporation (WCDC) identified **ten properties** that present a potential hazard to human health and the environment within the **target area** comprised of vacant lots, salvage yards, abandoned farms, and rundown buildings. Although a formal brownfield inventory has not been completed, Florida Department of Environmental Protection (FDEP) records indicate approximately **50 sites have known contaminated releases within the target area**, including numerous gas stations. Most of these sites are clustered along SR 674 and pose considerable

<sup>1</sup> Hillsborough County Planning & Growth Management, Hillsborough County Historic Resources Survey Report, October 1998

<sup>2</sup> US Census: 2017–2021 American Community Survey (ACS)

challenges for redevelopment. This number does not account for the many other properties with perceived contamination, which are also a challenge to redevelopment.

The first priority site is the **Corner Lot Property**, a 1.1-acre vacant lot located at 704 Railroad Street at the northeast corner of SR 674 and Railroad Street. The property has sat idle since the 1990s, occupied by various temporary structures over the years and with no streetlights along its frontage. The site is located across the street from an auto repair facility, which may have contaminated the groundwater beneath the site with **volatile organic compounds (VOC), polycyclic aromatic hydrocarbons (PAH), and total recoverable petroleum hydrocarbons (TRPH)**. Small local businesses are located to the east, west, and southwest, with a church and a mobile home community to the north. Many children walk past the property to reach the local elementary school two blocks south of the site.

The second priority site is the **Lakefront Property**, a 3.7-acre vacant lot along the main road, SR 674. It currently sits idle, is overgrown with vegetation, and has rusted signage indicating that the property used to host an RV repair business. A mobile home and old boats sit along the edge of the property just feet away from the shore of Lake Wimauma, the only natural lake fed by underground springs in the local watershed.<sup>3</sup> The **Wimauma Village Plan** specifically aims to promote **ecotourism** and encourage sustainable practices to **maintain the health of Lake Wimauma**. The property, located on the northeast shore, could serve as an opportunity to both **provide public access to Lake Wimauma from SR 674** and **scenic view corridors to Lake Wimauma**, as listed in the Village Plan. The site's historic agricultural use may have resulted in **arsenic, organochlorine pesticide, and organophosphorus pesticide** contamination. Its location across the street from a **former leaking underground storage tank facility** may have resulted in **petroleum-contaminated groundwater, with VOCs, PAHs, and TRPH**.

iii. Identifying Additional Sites: The WCDC will focus on identifying sites for assessment throughout the target area's **disadvantaged census tracts**, which are defined by the Climate Economic Justice Screening Tool (CEJST) as **Justice40 Disadvantaged Communities**. A more in-depth, grant-funded site inventory and evaluation ranking criteria process (Task 2) will be created through this grant project. The evaluation criteria used to select sites will be based on community need, project partner and resident input, and CEJST and US Census data to ensure underserved communities benefit from the project. If all target-area sites are addressed with grant funding, the WCDC will work with project partners throughout their geographic boundary to identify other abandoned and underused properties. Once identified, the WCDC will apply the established evaluation ranking criteria to prioritize new sites, ensuring the underserved are benefiting from the brownfield funding.

**b. Revitalization of the Target Area** i. Reuse Strategy and Alignment with Revitalization Plans: The WCDC understands the need to redevelop the target area in a way that honors its history, preserves its character, and supports its current and future residents. The **vision** of the WCDC is a **“diverse and unified community that creates opportunities for everyone.”** The WCDC has established a unique **Wimauma Community Plan Advisory Committee (WCPAC)**, which consists of residents and business owners advocating for the responsible redevelopment of the area. The **2021 Wimauma Village Community Plan** provides guidelines and goals for the Wimauma area, with a focus along SR 674, where both priority sites are located. The **Wimauma Village Community Plan** encourages **mixed-use residential with commercial development** along SR 674 accompanying the creation of **greenspace and parks** along the waterfront and throughout the community. The community plans also include the development of light industrial

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<sup>3</sup> 2021 Wimauma Community Plan Update and Downtown Strategic Plan

and offices, east of the former railroad that was traditionally used for agriculture like much of the area. The **Corner Lot Priority Site** is in a prime location along SR 674 where the **Wimauma Village Plan** aims to create a well-lit, safe, and pleasant downtown with traditionally styled shops. WCDC envisions redeveloping the **Lakefront Property Priority Site** into a park, aligning with the redevelopment plans of **parks and outdoor recreation**.

ii. **Outcomes and Benefits of Reuse Strategy:** The priority sites are located within the **Wimauma Village Downtown** area, and their redevelopment will provide **economic and noneconomic benefits to the disadvantaged community**. At the **Lakefront Property**, the development of a **recreational park (greenspace)** near Lake Wimauma will encourage **ecotourism** by drawing visitors who will appreciate the beauty of the area (**noneconomic**) and introducing them to the local small businesses (**economic**) while in town. The park will also serve as a much-needed **greenspace** for residents, including the many families of Wimauma, to gather and relax (**noneconomic**). The redevelopment of the **Corner Lot Property** with mixed-use retail and housing will create **affordable housing and localized job opportunities**. The **noneconomic benefits** of developing these properties will be increased **safety** through **energy-efficient lighting** along SR 674, creating an essential **outdoor recreational park** along the lake, and **affordable housing**. These efforts will also create temporary construction jobs for residents. Some of the abandoned farms identified by the WCDC as potential brownfield assessment sites can be reused as **solar farms**, which benefit residents with **renewable energy** and job opportunities.

One of the biggest threats to Wimauma is **climate change**. Wimauma has a high **projected wildfire risk** within the next 30 years. The target area is in the **92<sup>nd</sup> percentile for projected wildfire risk**.<sup>4</sup> The town has a **low adaptive capacity** and is not currently equipped to handle the impending threats with its overgrown lots and insufficient housing. Wimauma is no stranger to fires, including a 100-acre fire that forced the closure of US 301 in 2004.<sup>5</sup> The fires are projected to grow more frequent and stronger, and Wimauma needs to prepare and improve its **climate resilience and adaptation**. The Brownfield Assessment Grant will allow Wimauma to address the hazardous, overgrown, and dilapidated sites throughout the target area. Creating a variety of job opportunities for the community will also be essential as agricultural communities such as Wimauma face severe challenges, including crop loss, due to **climate change**.<sup>6</sup>

c. **Strategy for Leveraging Resources** i. **Resources Needed for Site Reuse:** The WCDC as a **501(c)(3) nonprofit** entity is eligible to apply for county, state, and federal grants. WCDC is making efforts to secure additional funding to further their redevelopment goals and is pursuing a **USDA Community Wildfire Defense Grant** that will help the community create a plan to prepare for and mitigate the projected wildfire risks for the area (**climate mitigation/adaptation**). This funding will create an opportunity to strengthen the future of Wimauma and potentially save the lives of the residents of this underserved community. The WCDC intends to apply for a US EPA Brownfield Cleanup Grant as needed to make sites safe and suitable for their intended uses. The WCDC will apply for voluntary cleanup to the **State Brownfields** Program through the FDEP, which provides Voluntary Cleanup Tax Credits from the state of Florida and will provide additional funds to continue to help the community. The WCDC is also seeking the **Hillsborough County Historic Preservation Challenge Grant** that promotes historic preservation, heritage tourism, and related economic development. This grant aligns with its goal of preserving the cultural heritage of the town with ongoing projects, such as delineating the limits of a historic Black cemetery that was partially overlaid with buildings and utility easements.

<sup>4</sup> CEJST Tool

<sup>5</sup> Cridlin, Jay. "100-acre blaze in Wimauma temporarily closes U.S. 301." St. Petersburg Times [St. Petersburg, FL], 9 Jan. 2004, p. 3B.

<sup>6</sup> Her, Y. G., et al. (2017). Climate change impacts and adaptation in Florida's agriculture., Florida's climate: Changes, variations, & impacts , Florida Climate Institute.

ii. Use of Existing Infrastructure: The priority sites have sufficient infrastructure (streets, sewer, water, power) for redevelopment. Hillsborough County is currently installing sewer and water lines along SR 674 with plans to extend throughout the Wimauma area by late 2027.<sup>7</sup> If additional infrastructure is needed to further its revitalization effort, the WCDC will work with Hillsborough County to apply for other state and federal funding options for supplemental infrastructure.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need** i. The Community's Need for Funding: Wimauma is a town with a lot of heart but little money. The **disadvantaged** area has a **per capita income of \$18,103, a median household income of \$46,296, and a median family income of \$45,043**, nearly **half** the national averages (\$37,638/\$69,021/\$85,028).<sup>8</sup> **As a nongovernmental entity, the CDC does not collect taxes and relies solely on grants and donations.** The WCDC is unable to fund assessment and redevelopment efforts, and residents who are struggling to survive cannot donate the money themselves to cover any environmental assessment or remediation. With a **small population (11,137)** and residents living in **low-income conditions (91<sup>st</sup> percentile in the state)** in **underserved, disadvantaged Justice40 census tracts**, the WCDC strives to provide the most services possible with very little budget.<sup>9</sup> Brownfield Assessment funding will serve as a critical first step in spurring revitalization and breaking the cycle of poverty.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: Sensitive populations within the target area include **minorities, children, and the impoverished**. **Fifty-six percent (56%) of the target-area population is Hispanic or Latino, more than triple the national average (18%).**<sup>8</sup> A large population of Black and African American residents is present as well, specifically in **CT 12057013913**, comprising **17% of the population (US 13%).**<sup>8</sup> Many of these sensitive populations are also impoverished, with **32% of all people living below the poverty level.**<sup>8</sup> **Children make up 40% of the population**, nearly double the national percentage (23%), and many are forced to drop out of school to support their families. The target area is in the **95<sup>th</sup> percentile for less than a high school education and 89<sup>th</sup> percentile as a linguistically isolated population** within the US.<sup>9</sup> **Thirty-four percent (34%) of target-area families with children are living in poverty, and 35% of those families have female heads of household with no spouse present**, significantly greater than the national averages (14%/25%).<sup>8</sup>

Target-area development will address **welfare issues**, including lack of affordable housing options and job opportunities for sensitive populations. While recent improvements have been made due to contributions by the WCDC and its partners, there is still a **lack of community services and well-paying jobs**. Creating a more walkable downtown with local employers means residents will not need to travel as far to find employment, shop, and enjoy the outdoors. Despite the abundance of fresh fruits and vegetables grown in Wimauma's fields, the availability of healthy foods to the families who work those fields is limited, as **CT 12057013913** is classified as a **USDA Food Desert**. The families in Wimauma rely on food assistance, with **32% of households receiving SNAP benefits (nearly triple the national average of 11%), and 25% of families live below the poverty level.**<sup>8</sup> The children of **CT 12057013914** specifically suffer. With **49% of children under 18 years old below the poverty level, and 44% of children below the poverty level throughout Wimauma**, these percentages are staggeringly higher than the country (17%).<sup>8</sup>

Affordable housing is greatly needed in the target area. Housing in the area is largely comprised of old buildings that are falling apart or temporary mobile homes, which account for 18% of homes in the target area (**triple the national average of 6%**).<sup>8</sup> The EJ Screen Report **Lead Paint**

<sup>7</sup> Wimauma Project Information - Area 1: <https://www.hillsboroughcounty.org/en/government/septic-to-sewer-and-lpss-conversion-projects/>

<sup>8</sup> 2017–2021 American Community Survey

<sup>9</sup> EJ Screen Tool



**Indicator** shows the target area is in the **73<sup>rd</sup> percentile** in the state. Through the **assessment** and the subsequent **redevelopment** of potential brownfields sites, the risks facing these vulnerable and **underserved** populations will be reduced. By allowing residents **access to affordable housing and creating walkable access to fresh food and new local jobs**, this Brownfield Project can break the cycle of poverty and despair for the families of Wimauma.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: A life spent working in the fields in the **brutal heat and suffocating humidity** of Wimauma, coupled with the **exposure to dangerous chemicals** such as **pesticides and herbicides**, can take a toll on the human body. For some, there is little relief at the end of a shift. The farm workers return to their homes, some lacking electricity, proper plumbing, or basic necessities. Due to the cost of living, families are forced to co-inhabit rotting homes with poor ventilation and little space.<sup>10</sup> Hillsborough County has no regulations for farm worker housing conditions. In these harsh living conditions, it is no surprise that target-area residents are **in the 84<sup>th</sup> percentile for low life expectancy**.<sup>11</sup> While health data specific to Wimauma was not identified, many of the residents in **Wimauma did not have access to local healthcare services until 2022** with the addition of the health department and local hospital sites, and **the available information for the county may not reflect the severity of the situation for the residents of Wimauma**.<sup>12</sup> Still, residents may not seek medical help as the target area is in the **91<sup>st</sup> percentile in the country for lack of health insurance**.<sup>11</sup>

Between 2016 and 2018, the **leading cause of death in Hillsborough County was heart disease, closely followed by cancer (target area data not available)**.<sup>13</sup> The residents of Hillsborough County have slightly **higher rates of asthma than the state average (8%/7%)**, which is expected due to the poor air quality.<sup>14</sup> In Hillsborough County, **63% of adults are overweight or obese**.<sup>14</sup> The lack of available fresh foods, adequate transportation, and low income contribute to this issue. The inability to take care of one's health while struggling to survive, limited services for farm workers, and **widespread contamination** in the area can have effects that span generations. According to the most recent available data, Hillsborough County had a rate of **299 birth defects per 10,000 live births**, which is higher than the state rate of 250.<sup>15</sup> Birth defects can be caused by **exposure to contaminants in the soil and groundwater**, like those present on the priority sites and from the **lead** in the decrepit buildings throughout the target area. Funding will support the identification and mitigation of risks to sensitive populations in the area, including the impoverished, minorities, and children.

(3) Environmental Justice (a) Identification of Environmental Justice Issues: According to the **CEJST, Wimauma's target area is disadvantaged** for several reasons, including **low income, high rates of poverty, and underserved** populations leading to **distressed neighborhoods**. Both priority sites are located in disadvantaged census tract areas. **CT 12057013913** is noted for being in the **97<sup>th</sup> percentile of transportation barriers**.<sup>16</sup> Due to the lack of safe sidewalks or public transportation, the residents of Wimauma rely on cars to get around if they are able. The reliance on personal vehicles and heavy traffic of nearby areas pollutes the air and contributes to **disproportionate and cumulative impacts of the negative effects of climate change**. Wimauma is in the **81<sup>st</sup> percentile in the state for particulate matter**.<sup>11</sup> Wimauma is also in the **93<sup>rd</sup> percentile for air toxics cancer risk** and the **89<sup>th</sup> percentile in the state for ozone**.<sup>11</sup> Many,

<sup>10</sup> D. Kleman, K. (1988, Nov 8). Chasm between Wimauma and Hyde Park is too wide. St. Petersburg Times, p. 2.

<sup>11</sup> EPA EJScreen Report - Wimauma

<sup>12</sup> New One-Stop Center for Medical, Health and Wellness, Senior Services is Now Open in Wimauma, Hillsborough County, October 17, 2022

<sup>13</sup> 2019 Community Health Assessment – Hillsborough County

<sup>14</sup> Community Health Improvement Plan 2020-2025: Hillsborough County by Florida Department of Health

<sup>15</sup> Florida Health Charts- Total Birth Defects - <https://www.flhealthcharts.gov/>

<sup>16</sup> CEJST Tool

including the young children of Wimauma, cannot escape the poor air quality by going to buildings with proper ventilation. Due to the long history of Wimauma, the town is in the **90<sup>th</sup> percentile in the country for underground storage tanks**, which may be leaking and causing soil and groundwater contamination and vapor encroachment into nearby buildings.<sup>17</sup> The abundance of petroleum storage tanks and the risk of wildfire can lead to a catastrophic event for the area.

(b) Advancing Environmental Justice: This Brownfield Assessment Grant will support and encourage economic and housing development in Wimauma. Focusing on President Biden’s Justice40 Initiatives, EPA Brownfield funding will address several EJ issues plaguing this community by reducing the **EJ burden, decreasing the number of abandoned and blighted properties, creating new and affordable housing, creating additional greenspace, and creating new jobs for the community**. Redevelopment of the priority sites into commercial mixed-use, affordable housing, and greenspace will address EJ issues and set the stage for revitalization, enabling new businesses to occupy revamped commercial spaces and creating a neighborhood with an improved standard of living within the **target-area disadvantaged census tracts**. With new employers, disadvantaged and **underserved** residents will have greater opportunities to overcome the cycle of poverty. The two identified priority sites are currently abandoned. Therefore, no displacement of any businesses or residents will occur with this grant. If a site that is occupied is identified, the WCDC will employ redevelopment strategies that will prevent/minimize the potential of any future displacement for businesses or residents.

**b. Community Engagement** i. Project Involvement & ii. Project Roles: The following local organizations will assist with site inventory, site prioritization, future reuse planning, and outreach.

<b>Name of Org.</b>	<b>Point of Contact</b>	<b>Specific involvement in the project or assistance provided</b>
Beth-El Farmworker Ministry	Teresita Matos-Post, Executive Director <a href="mailto:teresita@Beth-El.org">teresita@Beth-El.org</a> 813-569-0253	Beth-El Farmworker Ministry is a 501(c)(3) nonprofit that serves the seasonal and migrating farmworkers of the area by providing hunger relief, education, family support, healthcare, & spiritual development. Beth-El will assist with <b>community engagement and education</b> .
Wholesome Church	Pastor Carlos Azeri <a href="mailto:wcmministries.adm@gmail.com">wcmministries.adm@gmail.com</a> 813-404-4538	A religious institution located within the target area, Wholesome Church will support <b>community outreach and education</b> by providing a meeting location for vision sessions and feedback.
Enterprising Latinas (ELI)	Liz Gutierrez <a href="mailto:info@enterprisinglatinas.org">info@enterprisinglatinas.org</a> 813-699-5810	Enterprising Latinas is a 501(c)(3) nonprofit that supports the local community by teaching skills, creating a network of support, and advocating for opportunity, investments, and resources for women. ELI will assist with <b>community engagement, site identification, and site prioritization</b> .
University of Florida (UF)	Dr. Jack Rechcigl <a href="mailto:rechcigl@ufl.edu">rechcigl@ufl.edu</a> 813-419-6670	University of Florida has a vested interest in the success of Wimauma with a research and education center just east of the target area that conducts research to aid local farmers. UF will assist with <b>site identification, cleanup/future reuse planning, and leveraging assistance</b> for program success.

iii. Incorporating Community Input: The WCDC and its community partners plan to engage the community by conducting regularly scheduled community meetings and outreach activities. A Community Involvement Plan (CIP) will outline the intended schedule for engagement activities, meeting locations, and community partners. **Input from the community**, which has been vital in the development of the existing redevelopment plans for the area, will be of utmost importance. Community feedback will be provided at community meetings, including the Wimauma Community Plan Advisory Committee (WCPAC) meetings. Properties suggested by community members will be added to the site inventory and scored based on how the redevelopment of the

<sup>17</sup> EPA EJSscreen Report - Wimauma



sites will serve the **underserved communities** of Wimauma according to the town’s redevelopment plans, which sites will offer the greatest benefit to **sensitive populations**, and the overall ease in executing the redevelopment plans. The WCDC will notify residents of the Brownfield Project through various methods, including social media posts, website updates, newspaper press releases, local presentations, and collaborations with its community partners. To reach residents without access to the internet, the funds to purchase newspapers, or the transportation to attend meetings, the WCDC will develop informational brochures and postcards to be delivered to residents. Due to the high percentage of Hispanic residents, all print information will be available in Spanish and English. Each member of the WCDC is bilingual and will be able to complete this task and provide translation services as needed at all community education/meeting events. Brownfield Project updates will be communicated to Wimauma at charrettes/visioning sessions and other local meetings. All input from community members will be tracked by the Community Engagement Coordinator and discussed at the scheduled meetings.

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

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

<b>Task 1: Outreach</b>	
i	<i>Project Implementation:</i> The WCDC’s Brownfield Project Manager will develop a Community Involvement Plan (CIP), outreach materials, Brownfield Project website, and social media posts with the assistance of the environmental contractor (EC). WCDC staff will lead the community meetings to keep the public informed about project plans and updates. Supplies are budgeted for the printing of outreach materials (brochures/handouts) in English and Spanish, office supplies, and software to manage the grant.
ii	<i>Anticipated Project Schedule:</i> CIP created within 3 months of award (upon completion, a more concrete schedule will follow). Community meetings held 1 <sup>st</sup> & 3 <sup>rd</sup> quarters of Years 1–3 and the 1 <sup>st</sup> quarter of Year 4. Website and outreach materials created in the 1 <sup>st</sup> quarter and posted monthly throughout the grant project.
iii	<i>Task/Activity Leads:</i> WCDC: Angelika Pacheco, Community Engagement Coordinator
iv	<i>Outputs:</i> CIP, Brownfield Website, 7 Community Meetings, Brochures/Handouts, Social Media Posts, Summary of Community Meetings in EPA-required Quarterly Reports.
<b>Task 2: Site Inventory</b>	
i	<i>Project Implementation:</i> The WCDC’s Brownfield Project Manager will work with target-area residents during community meetings to create a thorough site inventory for assessment. Abandoned and underused properties identified by target-area residents will be researched further by WCDC staff using the property appraiser’s website. Once a list is compiled, the EC will work with WCDC staff to create an evaluation ranking tool to determine, with the help of residents, the order in which the sites will be addressed based on need determined by US Census data and CEJST.
ii	<i>Anticipated Project Schedule:</i> Community meeting held in 1 <sup>st</sup> quarter will continue the preliminary inventory process that began with this application for the target area, with the evaluation ranking process taking place in the 2 <sup>nd</sup> quarter and continuing throughout the grant project.
iii	<i>Task/Activity Lead:</i> WCDC: Gilbert Martinez, Brownfield Project Manager
iv	<i>Outputs:</i> Evaluation Ranking Tool, Site Inventory List
<b>Task 3: Assessment</b>	
i	<i>Project Implementation:</i> The EC will conduct Environmental Site Assessment (ESA) activities at sites selected and ranked through the Site Inventory Task, starting first with the two priority sites listed in this application. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs which will include the SS-QAPP. Prior to assessment, site access agreements and property eligibility determinations approval will be obtained.
ii	<i>Anticipated Project Schedule:</i> Assessment activities begin in the 2 <sup>nd</sup> quarter and continue throughout the grant.



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iii	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the WCDC: Edward Perry, Executive Director, Brownfield Project Director
iv	<i>Outputs:</i> 15 Phase I ESAs, 1 Generic QAPP, 10 Phase II ESAs including SS-QAPP, Site Access Agreements and Property Eligibility Determinations.
<b>Task 4: Remediation/Reuse Planning</b>	
i	<i>Project Implementation:</i> For projects identified for cleanup, the EC will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or Cleanup Plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs, and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. The EC will assist the WCDC in hosting charrettes/visioning sessions to be held for key properties. A planner will create Site Reuse Assessments and a Brownfield Revitalization Plan.
ii	<i>Anticipated Project Schedule:</i> Plans & Charrettes begin in the 6 <sup>th</sup> quarter and will continue throughout the grant project. Brownfield Revitalization Plan to begin in 3 <sup>rd</sup> quarter.
iii	<i>Task/Activity Lead:</i> The consultant will implement the technical aspects of the project with oversight from the WCDC: Edward Perry, Executive Director, Brownfield Project Director
iv	<i>Outputs:</i> 5 ABCAs, 2 Vision Sessions/Charrettes, 2 Site Reuse Assessments, 1 Brownfield Rev. Plan
<b>Task 5: Programmatic Support</b>	
i	<i>Project Implementation:</i> The WCDC will procure an EC to assist with the Brownfield Grant Project. The WCDC's Brownfield Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule, and terms and conditions. The EC will assist the WCDC in completing ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and all additional Programmatic Support for the four-year term of the grant. The WCDC staff travel budget allows for three staff to attend two national/regional/grantee brownfield training conferences/workshops.
ii	<i>Anticipated Project Schedule:</i> ACRES Reporting begins in the 1 <sup>st</sup> quarter & Quarterly Reporting begins in the 2 <sup>nd</sup> quarter and continues throughout the grant project. Annual Reporting and Forms created in 5 <sup>th</sup> , 9 <sup>th</sup> , and 13 <sup>th</sup> quarters and during final closeout.
iii	<i>Task/Activity Lead:</i> WCDC: Edward Perry, Executive Director, Brownfield Project Director
iv	<i>Outputs:</i> ACRES Database Reporting, 4 Annual Financial Reports, 16 Quarterly Reports, 4 MBE/WBE Forms, Programmatic Support for the four-year grant period. Three staff to attend two conferences.

**b. Cost Estimates:** Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes personnel, fringe, travel, supplies, and contractual costs only. **Sixty-two percent (62%) of the budget will be spent on site specific work through the Assessment Task.** Personnel pay rates average \$40 per hour with a fringe rate of 0.1166.

**Task 1 Outreach:** Personnel: Brownfield Website, Outreach Brochure/Handouts, Social Media Posts \$3,200 (80hrs x \$40), 7 Community Education Meetings \$8,400 (210hrs x \$40) (\$1,200/meeting). Supplies: 1,000 printouts at \$1.00 each, \$375 ink cartridges, chart paper, postcards, \$200 large print presentation boards (2 prints at \$100 each) \$1,575. Contractual: Community Involvement Plan \$3,000 (24hrs x \$125), Community Meeting Assistance \$1,500 (\$125x12hrs). **Task 2 Site Inventory:** Personnel: Potential Brownfield Site Inventory and Evaluation Ranking Tool Creation \$8,000 (200hrs x \$40) Contractual: Potential Brownfield Site Inventory and Evaluation Ranking Tool Creation \$1,500 (12hrs x \$125). **Task 3 Assessment:** Personnel: Report Review \$1,000 (25hrs x \$40). Contractual: 15 Phase I ESAs \$3,600 each for a total of \$54,000, 1 Generic QAPP \$4,500, 10 Phase II ESAs including SS-QAPP at \$25,000 each for a total of \$250,000. **Task 4 Remediation/Reuse Planning:** Contractual: 5 ABCAs \$6,000 for a total of \$30,000, Assistance with Vision Session (16hrs x \$125) \$2,000, 2 Site Reuse Assessment Plans at \$15,000 each (120hrs x \$125) for a total of \$30,000, 1 Brownfields Revitalization Plan



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\$60,000 (Planner: 150hrs x \$150; Market Analyst: 120hrs x \$125; Environmental Professional: 150hrs x \$150) Personnel: 2 Vision Sessions/Charrettes \$4,000 (\$2,000/meeting), ABCA review \$200 (1hr per report). **Task 5 Programmatic Support**: Personnel: ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the four-year grant period \$20,000 (500hrs x \$40). Contractual: Quarterly Reporting assistance \$3,500 (\$125x28hrs). Travel: Three staff to attend two conferences \$8,400 (2 round trip flights at \$700 each x 3 attendees (\$4,200), 2 nights in hotel at \$250/night x 3 staff x 2 events (\$3,000), incidentals and per diem at \$100 per day [2 days] x 3 attendees x 2 events (\$1,200)).

Category	Tasks					Totals
	Outreach	Site Inventory	Assessment	Remediation/Reuse Planning	Programmatic Support	
Personnel	\$11,600	\$8,000	\$1,000	\$4,200	\$20,000	\$44,800
Fringe	\$1,353	\$933	\$117	\$490	\$2,332	\$5,225
Travel					\$8,400	\$8,400
Supplies	\$1,575					\$1,575
Contractual	\$4,500	\$1,500	\$308,500	\$122,000	\$3,500	\$440,000
<b>Total Budget</b>	<b>\$19,028</b>	<b>\$10,433</b>	<b>\$309,617</b>	<b>\$126,690</b>	<b>\$34,232</b>	<b>\$500,000</b>

**c. Plan to Measure and Evaluate Environmental Progress and Results** To ensure this EPA Brownfield Project is on schedule, the CDC internal Brownfields Team, which will include the WCPAC and the contractor, will meet quarterly to track all **outputs identified in 3.a.** using an Excel spreadsheet and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the four-year time frame. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and community partners, environmental assessments, ABCAs, and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being completed in an efficient manner, the CDC has countermeasures in place to address this problem. The CDC will make monthly calls to their EPA Project Officer and, if needed, will create an EPA Corrective Action Plan to help the project to get back on schedule.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability** i. Organizational Capacity, ii. Organizational Structure, & iii. Description of Key Staff: The WCDC is a 100% grant-funded organization and the only entity in Wimauma focused on economic and housing advocacy and business development. Comprised of eight board members, this 501(c)(3) is an anchor organization for Wimauma. The WCDC collaborates to create, fund, and implement community projects that improve the lives of residents and businesses through education, economic opportunities, and housing. They facilitate the Wimauma Community Plan Advisory Committee (WCPAC) and advocate for local affordable housing and economic development projects. They connect with businesses and residents and engage them around emerging needs and solutions through town halls and community meetings. The WCDC fosters local advocacy efforts, community engagement strategies, and gives a voice to all members of Wimauma. **Mr. Edward Perry** is the Executive Director of the WCDC and will serve as the **Brownfield Project Director** and **Financial Director**. Mr. Perry has over 25 years of experience in the nonprofit industry specializing in business, technology, and marketing management. He will be responsible for day-to-day activities, expenditure of funds, managing the finances for this EPA Brownfields Assessment Grant, and the use of the ASAP.gov drawdown system. Mr. Perry will be assisted by **Mr. Gil Martinez**, who has served as the Director of

Community and Economic Planning of the WCDC for the last two years. Mr. Martinez is a Certified City Planner with extensive experience with Community Redevelopment Agency, tax increment financing, and other economic development programs. Mr. Martinez has a proven record of successfully developing and implementing strategic plans that define and merge both public and private advantages in his previous roles over the last 22 years. **Mr. Martinez** will serve as the **Brownfield Project Manager**. Mr. Perry and Mr. Martinez will be assisted by **Ms. Angelika Pacheco**, the WCDC Community Engagement Coordinator, who is responsible for developing and implementing communication strategies and campaigns in support of the WCDC's mission and vision by cultivating and promoting positive relationships with community partners. Ms. Pacheco has five years of experience with event coordination, social media management, and marketing campaigns that will be beneficial for keeping community members engaged and informed. An environmental contractor will be procured to complete technical portions of this project.

iv. Acquiring Additional Resources: Using local contracting requirements and procurement processes, the WCDC will obtain a qualified environmental consultant to assist with technical and reporting portions of the Brownfield Assessment, in addition to any other contractors needed to complete the project. The WCDC will ensure compliance with the EPA's "Professional Service" procurement process. The WCDC is a partner in the **Wimauma Connects Program**, which hosts a local business directory and job postings board. Through its community engagement, the WCDC will engage residents throughout the project and seek to provide potential employment opportunities throughout various stages of the proposed project.

**b. Past Performance and Accomplishments** ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: (1) Purpose and Accomplishments: The WCDC was awarded a grant in 2016 in the amount of \$900,000 from the **Allegheny Franciscan Ministries** that will end in December 2023. This "Common Good Initiative" grant funded economic development infrastructure, including a resource center for low-income women in Wimauma and the **first job fair in Wimauma**. Through this grant, 11 workforce programs were launched, which resulted in increased job skills and the **creation of 9 small businesses** in the area. **A medical clinic**, among other community services, was established in the downtown area, providing vital services to the **disadvantaged** populations of the target area. **Wimauma Connect**, a free internet Wi-Fi network, was created so that residents and businesses within Wimauma Village have internet access. The WCDC also received \$20,000 in funding from the **Hispanic Federation for a two year Growing Stronger Capacity Building Initiative grant** in 2022. This "**Organizational Capacity Grant**" supports grassroots Latino organizations and empowers Hispanic communities. The grant provided the means for **growing the board and improving outreach to the Hispanic community** to ensure their voices were heard. The funds have been expended on advocacy efforts, and the contract ends in 2024.

(2) Compliance with Grant Requirements: While there were no specific deliverables mandated for the grants it has received, the WCDC surpassed expectations by fostering extensive community involvement and generating remarkable outcomes thanks to the allocated funds. **Allegheny Franciscan Ministries** were highly satisfied with the WCDC's performance and are currently in discussions about collaborating once again as an anchor organization on a future project for historical preservation. The WCDC's grants have been fully expended within the agreed upon timeframe, and all required reporting documentation was delivered in a timely manner.



**Wimauma Community Development Corporation  
FY24 Brownfield Assessment Grant  
Threshold Criteria**



## Threshold Criteria

### 1. Applicant Eligibility

- a. The Wimauma Community Development Corporation (WCDC) is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a nonprofit with a tax-exempt status under section 501(c)(3) of the Internal Revenue Code. See attached incorporation documents.
- b. The Wimauma CDC is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

### 2. Community Involvement

The Wimauma CDC and its community partners plan to engage the community by conducting regularly scheduled community meetings and outreach activities. A Community Involvement Plan (CIP) will be developed to outline the intended schedule for engagement activities, meeting locations, and community partners. **Input from the community**, which has been vital in the development of the existing redevelopment plans for the area, will be of utmost importance throughout the Brownfield Project. Community feedback will be provided at community meetings, including the Wimauma Community Plan Advisory Committee (WCPAC) meetings. Properties suggested by community members will be added to the site inventory and scored based on how the redevelopment of the sites will serve the **underserved communities** of Wimauma according to the town's redevelopment plans, which sites will offer the greatest benefit to **sensitive populations**, and the overall ease in executing the redevelopment plans. The WCDC will notify residents of the Brownfield Project through various methods, including social media posts, website updates, newspaper press releases, local presentations, and collaborations with its community partners. To reach residents without access to the internet, the funds will be used to develop informational brochures and postcards to be delivered to residents in person or by mail. Brownfield Project updates will be communicated to Wimauma at neighborhood meetings, charrettes/visioning sessions, and other local meetings. If non-English speaking individuals are present at events, a translation will be made available. All input from community members will be tracked by the Community Engagement Coordinator and discussed at the scheduled meetings.

### 3. Expenditure of Existing Grant Funds

The Wimauma CDC does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

### 4. Contractors and Named Subrecipients

Not Applicable.