



Narrative Information Sheet
FY2024 EPA Brownfields Cleanup Grant Application

R04-24-C-003

1. Applicant Identification:

City of Homestead
100 Civic Court
Homestead, Florida 33030

2. Funding Requested:

- (a) Grant Type: Multiple Site Cleanup
- (b) Federal Funds Requested: \$783,400

3. Location:

- (a) City: Homestead
- (b) County: Miami-Dade
- (c) State: Florida

4. Property Information: The cleanup project includes the eight (8) parcels listed below. The subject parcels are all located within the designated CRA of the City of Homestead in the targeted Southwest Neighborhood.

Triangle Property	
Parcel #	Address
10-7813-031-0010	110-112 SW 3rd Court Homestead, Florida 33030
10-7813-048-0050	441 SW 2nd Avenue Homestead, Florida 33030
10-7813-048-0040	437 SW 2nd Avenue Homestead, Florida 33030
Krome Property	
Parcel #	Address
10-7813-016-0040	204 North Krome Avenue Homestead, Florida 33030
10-7813-016-0030	220 North Krome Avenue Homestead, Florida 33030
10-7813-016-0020	230 North Krome Avenue Homestead, Florida 33030
10-7813-018-0060	28 NW 2 nd Street Homestead, Florida 33030
10-7813-018-0070	32 NW 2 nd Street Homestead, Florida 33030

5. Contacts:

(a) Project Director:
Kametra Driver
Phone: (305) 224-4481 | Email: KDriver@cityofhomestead.com
Mailing Address: 212 Northwest 1st Avenue, Homestead, Florida 33030

(b) Chief Executive/Highest Ranking Elected Official:
Mayor Steven D. Losner
Phone: 305.224.4433 | Email: slosner@cityofhomestead.com
Mailing Address: 100 Civic Court, Homestead, Florida 33030

6. Population: 81,562 City of Homestead (Census Update, July 2022)

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority 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 priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated flood plain.	3, 6, 9
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.	
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	

8. Releasing Copies of Applications: N/A



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Targeted Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of Target Area: The City of **Homestead**, Florida is located in Miami-Dade County, between Biscayne National Park to the east and Everglades National Park to the west. Homestead was incorporated in 1913 and is the second oldest city in the County after the City of Miami, approximately 30 miles to the northeast. The South Dade area opened to homesteaders in 1898. The City's name originated during the 1904 construction of the Florida East Coast (FEC) Railway extension from Miami to Key West. As the construction camp did not have a name, construction materials and supplies for the workers were consigned to "Homestead Country," which was shortened to "Homestead" by the engineers who mapped the area and the name stuck. After the rail extension was completed, farmers in the area were able to transport their fruits and vegetables to Miami and other parts of the state. Railroad workers (primarily people of color) stayed in the area and founded the City of Homestead in 1913. The City became an agricultural-trading center, the service center for nearby Homestead Air Force Base, and the headquarters for Everglades National Park. Tourism and agriculture are the basis of the City's economy.

The target area is Homestead's historic **Southwest Neighborhood**, which developed in the 1930s to serve the African American and Bahamian agricultural workers. Just west of the railroad tracks, the residents of the neighborhood built a thriving African American community in a starkly segregated area of the country. Southwest 4th Street, which today is also known as Martin Luther King Boulevard, was the main street of the community. There you could find grocery stores, a movie theater, juke joints, restaurants, churches, and residences. However, in the 1960s, passenger rail service ceased along the FEC Railway, removing the one benefit the poorer residents gained from their proximity to the tracks: access to transit and jobs. This began the economic struggles and abandonment of businesses and investment resulting in the poverty and blight seen in the area today. In 1989, the FEC Railway main line track from Kendall to Florida City (which had been the southern terminus since the abandonment of the Key West Extension in 1935) was abandoned. The former right-of-way of the railroad so instrumental in the formation of Homestead is today the South Miami Dade Busway, which still bisects the community and raises lingering known and potential contamination worries about arsenic, pesticides, herbicides, and creosote that community resources cannot address. **The targeted area exists completely within a Florida Designated Brownfield Area.** This grant will provide the requisite funding to remediate several properties and enable their productive reuse at key redevelopment nodes within the target area.

Homestead was made famous in August 1992, when Category 5 Hurricane Andrew leveled the City. National headline images and news reels of the devastation revealed damage unequalled by any storm in history. The damage was so severe as to prompt the complete overhaul of building codes in the state. Over the past few years, the City of Homestead has gone through dramatic changes. Market forces have facilitated an increase in population and housing within the other city neighborhoods as people from all over Miami-Dade County discovered that Homestead is a great place to live and raise their families. The residents of the Southwest Neighborhood are particularly vulnerable to the effects of these market changes. Due to the low per capita income of its residents and the large number of rental units in the area, concerns of potential gentrification of the community have been raised by community leaders. The **Southwest Neighborhood Master Plan** was created to allow for the full participation of this neighborhood in the potential rebirth of Homestead.

Under Florida law (Chapter 163, Part III), local governments can designate Community Redevelopment Areas (CRAs) to assist in the elimination of slum and/or blighted conditions within the area. The Homestead CRA was created in 1994 following Hurricane Andrew's devastation and encompasses the Southwest Neighborhood as well as the historic downtown district to the northeast. The CRA still meets 11 of the 15 statutory criteria for blight, 29 years later. The stigma of real and perceived environmental contamination from historical uses identified in 1.a.i above has complicated the ability of the target area to redevelop in this otherwise rapidly growing area of the country. The CRA plan was updated and amended in 2020 to reflect current priorities and conditions, including brownfield redevelopment. The subject properties detailed below



were prioritized for redevelopment by community residents and stakeholders during this Plan update. In partnership with the South Florida Regional Planning Council, the City was able to complete environmental assessment of the subject properties prior to purchase under their FY23 EPA Brownfield Assessment Grant.

1.a.ii. Description of the Proposed Brownfield Site: The project will remediate multiple properties within the targeted Southwest Neighborhood totaling ±0.97 acres as described in Table A below. All of the properties are located along the former Florida East Coast (FEC) Railway in the targeted Southwest Neighborhood. The project includes conducting abatement for remediating soil contamination and asbestos containing materials (ACM), all to prepare the site for the subsequent construction of a mixed use commercial and workforce affordable housing project with a small-scale grocer space, and an outdoor art and entertainment venue (Triangle), and a commercial food hall with entertainment(Krome). As indicated by the CEJST threshold exceedances for the target community in 2.a.ii, the subject properties are located in the most disadvantaged portion of the community, disproportionately impacting the most at-risk populations. End uses directly address dire community needs through the provision of employment opportunities in an area of high poverty and unemployment and availability of accessible food and housing options for a cost burdened population located in a food desert.

TABLE A – Property Details

Parcel #	Address	Acreage	Current Use	Existing Structures
Triangle Properties (Triangle)				
10-7813-031-0010	110-112 SW 3rd Court	0.08	Vacant	Duplex residential
10-7813-048-0050	441 SW 2nd Avenue	0.12	Vacant	Quadplex residential
10-7813-048-0040	437 SW 2nd Avenue	0.07		Previous drycleaner
Krome Parcels (Krome)				
10-7813-016-0040	204 North Krome Ave	0.27	Vacant	Vacant commercial building
10-7813-016-0030	210 North Krome Ave	0.07	Vacant	Vacant commercial building
10-7813-016-0020	230 North Krome Ave	0.15	Vacant	Vacant commercial building
10-7813-018-0060	28 NW 2 nd Street	0.13	Vacant	None – former parking lot
10-7813-018-0070	32 NW 2 nd Street	0.08	Vacant	None – former parking lot
0.97 acres total (8 parcels)				

Historic property records indicate that the subject properties include various commercial uses, residences and a historical dry cleaner. All of the properties were immediately (within 50 feet) adjacent to the former FEC railroad corridor, vacated in segments between 2004 and 2006. The CRA (a political subdivision of and under the direction and control of the City) acquired the parcels between January and September 2023 to facilitate cleanup and reuse. Current structures onsite include six buildings as indicated in **Table A**. The properties have been vacant since the acquisition by the CRA. A Phase I ESA was conducted prior to acquisition of the subject properties in conformance with the requirements of ASTM Designation E1527-21, and All Appropriate Inquiries (AAI) as defined by the United States Environmental Protection Agency (EPA) in Title 40 of the Code of Federal Regulations, Part 312 (40 CFR 312). The subject properties will form a portion of a larger assemblage, which will include a mixed use commercial and affordable housing project with small scale grocer space (similar to an urban Aldi’s or Trader Joe’s) and an outdoor art and entertainment venue (Triangle), and a commercial food hall (Krome)

The August 2023 Phase I ESA E1527-21 of the Krome properties indicated no recognized environmental conditions (RECs) in connection with the Subject Property, however a survey for asbestos containing materials (ACM) was indicated by the assessment and completed in October 2023. The assessment confirmed the presence of the hazard at multiple locations throughout the commercial buildings which will require proper abatement prior to their reuse as commercial food hall venue with a small-scale grocer.

A Phase II ESA (ASTM Designation: E1903-11) of the Triangle properties evaluated the RECs identified in the December 2022 Phase I ESA conducted prior to acquisition. Site investigation activities were conducted between June 2023 and October 2023 and confirmed soil contamination of Arsenic, RCRA 8 metals, PAHs,



VOCs, and TRPH above FDEP regulatory standards based on protection of groundwater and direct contact exposure. The soil contamination is believed to be associated with a historic on site drycleaner, and adjacent historic railyard and railway (< 50 feet).

The City is requesting \$783,400 in funding assistance from the EPA to clean up the subject properties. As indicated by the Analysis of Brownfield Cleanup Alternatives (ABCAs) (see Attachment), the preferred Alternative 2 and associated reuse planning activities are estimated to cost \$739,900. Additionally, the CRA is requesting programmatic support and community outreach costs (including travel) in the amount of \$43,500. All cleanup costs exceeding the grant will be covered either by the CRA's Tax Increment Financing District (TIF), equity shares provided through the City's future development partners or other grants/loans that have yet to be secured. The City is currently pursuing agreements with private developer to redevelop the sites separately after the City completes the cleanup work to be funded by the grant.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategy of the Target Property was established through substantive input from stakeholders gathered through a comprehensive public engagement effort the CRA coordinated in conjunction with its CRA Plan Update in 2020. The subject properties are part of a larger neighborhood revitalization effort that involves the cleanup and redevelopment of several area brownfield sites within the Southwest Neighborhood along the Florida East Coast (FEC) Railway. The Southwest Neighborhood was identified as a **Target Area** in the South Florida Regional Planning Council's FY2023 Brownfields Assessment grant and has provided invaluable seed money for this redevelopment effort. The FY23 grant funded phase I ESA for the subject properties, a supplemental phase II and reuse planning.

The specific reuse plans for the subject properties described above directly align with the goals and implementation plans for the 2 aforementioned plans (Southwest Neighborhood Master Plan and 2020 Community Redevelopment Plan Update where the subject properties are specifically identified for redevelopment. The project also implements the *City's Comprehensive Plan* for future downtown land uses. The property is located within a federally designated floodplain. The proposed remediation and reuse plans will not only address historical contamination but provide affordable housing and accessible community goods and services, including a small-scale grocer.

1.b.ii. Outcomes and Benefits of Reuse Strategy: Implementing the reuse strategy will promote environmental justice by addressing legacy contamination and stimulating economic development of the subject properties. Specifically, it will result in construction of \$45± million redevelopment project, which will incorporate end uses that address community needs. Planned redevelopment after site cleanup includes the construction of a mixed-use development consisting of mixed-income apartments over ground-level structured parking and co-located businesses, including a small-scale grocer. This development will help the community address its critical housing shortage by providing a mix of affordable units (below 80% area median income) and workforce units (between 80% and 120% area median income). The project also features a commercial food hall and entertainment venue. The redevelopment will increase property values and local property taxes, enabling greater public investments in neighborhood infrastructure, amenities, and services. Further, the proposed project will be constructed under the Miami Dade Building Code (the strictest in the nation), which has been specifically designed for hurricane, sea level rise and climate mitigation resiliency, improving local resiliency to protect residents and community investments within a disadvantaged community. The reuse strategy will result in clear outcomes and benefits that stimulate economic development through increases in property values, the creation of new affordable and workforce housing, and the retention and creation of temporary and permanent jobs. Furthermore, the properties are boarded and often used for loitering and illegal dumping. The reuse strategy for these properties will help to eliminate slum and blight in the area. The subject properties are currently vacant and unutilized, so the proposed redevelopment will not displace any residents or businesses.

1.c. Strategy for Leveraging Resources



1.c.i. Resources Needed for Site Characterization: Assessment of the subject properties has been completed with the results summarized in the ABCA (see Attachment). Should additional resources be needed for further site characterization the City may rely on several funding sources as further described under Table B below. These include available funding through the FY23 SFRPC Brownfield Assessment Grant and bonded funds readily available from the established Tax Increment Financing (TIF) District where the subject properties are located. Other potential resources include EPA’s Targeted Brownfields Assessment (TBA) program.

1.c.ii. Resources Needed for Site Remediation: As indicated by the ABCA (see Attachment), the cleanup is estimated to cost \$739,900. All cleanup costs exceeding funds provided under the proposed EPA grant will be covered either by the City’s CRA TIF, or other local, state, or federal funds leveraged by this project. Specifically, as described in Table B below, the City has identified several potential resources to leverage Cleanup Grant funds and complete the remediation.

1.c.iii. Resources Needed for Site Reuse: The City has identified several funding sources for reuse activities which will occur after grant-funded remediation. These funding sources are further detailed in Table B below.

TABLE B - Resources Needed for Site Characterization, Remediation, and Reuse

Resource	Use	Status	Additional Details
CRA Tax Increment Financing	Assessment, Remediation, or Reuse	Secured	\$600,000 currently available to fund redevelopment within the target area.
FY23 SFRPC (EPA-funded) Assessment Grant	Assessment, or Reuse	Secured	\$500,000 secured in FY23
FY24 City of Homestead USEPA Assessment Grant	Assessment, or Reuse	Application Pending	\$500,000 requested
FY23 SFRPC (EPA-funded) Brownfields RLF	Remediation	Secured – not yet allocated	\$1M fully encumbered. SFRPC intends to apply for supplemental funding.
City-allocation of HUD HOME funds	Reuse	Secured	Secured annually for affordable housing.
City-allocation of CDBG Funds	Reuse	Secured	\$750,000 annual entitlement
FTA Grant	Reuse Planning	Secured	\$533,000 with \$127,000 CRA match from TIF funds

1.c.iv. Use of Existing Infrastructure: The subject properties are urban infill projects that will use the existing infrastructure systems for transportation (roads, sidewalks, bike lanes, and transit), water, sewer, gas, and telecommunication. Because of the scale of the redevelopment, a \$10 million Rebuild Grant (secured) is supporting underground electric service and water upgrades at the subject properties. Additional funding for these upgrades is not anticipated.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding: Blight and environmental contamination has suppressed investment in the Southwest Neighborhood for decades which has led to degraded housing, loss of tax revenues, and limited access to quality jobs. The City’s 2020 CRA Plan Update revealed that the target area still met 11 of the 15 FL statutory criteria for blight, 26 years after the CRA was created. Property values in the Target Area are significantly lower than County averages, vacancy rates for commercial property exceed 50% and staff estimate over 40% of buildings require exterior repair. According to the most recent Census data, 82% of residents within the Target Area live below the poverty line, as indicated in Table D below. Unable to attract developers to invest in cleanup and redevelopment of the area, the City has made intentional investments in the Target Area through the improvements to community infrastructure and strategic purchases of derelict properties. The City is limited by an economically disadvantaged population and limited tax base.

2.a.ii. Threats to Sensitive Populations 2.a.ii(1): Health or Welfare of Sensitive Populations: As shown in Table C 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.

Table C: Identified Contaminant, Media Impacted, and Health Impacts

Contaminant	Soil	Building Materials	Potential Health Impacts
Arsenic	X		Cancers, skin lesions, cardiovascular disease, diabetes, cognitive delays, death.
PAHs	X		Cancers, damage to kidney and liver
RCRA 8 Metals	X		Cancers, infertility, damage to brain, lungs, kidneys, and nervous system
VOCs	X		Cancers, blood disorders, anemia, immune deficiency
TRPH	X		Cancers, damage to blood, liver and renal system, immune deficiencies
Asbestos		X	Lung related cancers, asbestosis, pleural disease

Source: [U.S. Centers for Disease Control](#), [World Health Organization](#)

Those at greatest risk of exposure are the sensitive populations who live alongside these properties. As shown in Table D below, the area is home to high concentrations of people living in poverty (82%) and of racial/ethnic diversity, with 100% of the target area population comprised of People of Color. Significant sensitive population groups within the Target Area neighborhood include Hispanics (41%) and Blacks/African Americans (59%), According to the EPA’s EJ Screening Tool (EJ Screen) the Target Area ranks in the 99th percentile for overall Demographic Index (with 96% of the population Low Income). As further indicated by Table F (see 2.a.ii.), the Council on Environmental Quality’s Climate and Economic Justice Screening Tool (CEJST), identifies that the targeted Southwest Neighborhood exceeds disadvantaged community thresholds for water & wastewater, housing, climate change and workforce development. Lower literacy rates, incomes, educational attainment, and resident age make these sensitive populations susceptible to the health and economic impacts of brownfields as they are least able to relocate.

Table D: Demographics of Sensitive Populations & Disadvantaged Communities

Demographic Indicators	Southwest Neighborhood (Target Area)	FL	US
Poverty rate	82%	33%	31%
People of Color	100%	45%	39%
African American Population	59%	15%	13%
Hispanic Population	41%	27%	19%
Non-English Speakers	54%	7%	5%
Unemployment Rate	17%	5%	3.5%
Children: < 5 yrs	15%	5%	6%
Children: < 18 yrs	23%	19%	21%

Source: (US Census, 2023). **Bold** = Statistic for Target Area is greater or worse than State and National statistic ; EJScreen www.epa.gov/eiscreen

2.a.ii(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Data obtained through EJ Screen (portrayed in Table E below), demonstrates the Target Area’s elevated environmental health risk.

Table E: Environmental Health Indicators

Environmental Health Indicators	Southwest Neighborhood (Target Area)	
	Percentile in State	Percentile in US
EJ Index for Particulate Matter (PM 2.5)	84	87
EJ Index for NATA Diesel PM	88	95
Air Toxics Cancer Risk	82	86
Respiratory Hazard Index	84	85
Traffic Proximity and Volume (volume/distance to roadway)	83	91
Lead Paint Indicator	95	94
Superfund Proximity (sites/distance)	92	98
Hazardous Waste Proximity	87	84
Proximity to RMP Facilities: (sites/distance)	99	99
Proximity to USTs	94	99



Source: EPA Environmental Justice Bold font = Values greater than the 75th percentile for FL or US

The remediation of brownfields sites is a critical step in addressing the environmental health risk to sensitive populations by reducing exposure to contaminated sites and promoting redevelopment that creates safe new housing options and employment opportunities, particularly in this underserved neighborhood. EPA grant funding enables the City to remediate ±0.97 acres of brownfields contaminated with substances known to cause health issues. The cleanup will improve environmental health conditions within a disadvantaged community. 2.a.ii (3) Environmental Justice (a) Identification of Environmental Justice Issues: The prevalence of brownfields within the Target Area, including the ±0.97 acres encompassed by the subject properties, has perpetuated disinvestment in the Target Area for decades. This disinvestment has resulted in a degrading neighborhood housing stock, a lack of local quality jobs, and an underserved community that is unfairly exposed to poor environmental conditions linked to serious health issues. As indicated in Table D above, the Target Area has some of Miami-Dade County’s highest concentrations of poverty. According to the most recent Census data, 82% of Target Area residents live below the poverty line, with the per capita income (\$13,697) a fraction of the County (\$64,849) and the state (\$64,806).

2.a.ii (3) Environmental Justice (b) Advancing Environmental Justice Issues: As indicated in Table F below, , the target area is identified by the CEJST as a disadvantaged community **exceeding climate and economic justice thresholds across six categories** – water & wastewater, housing, climate change, workforce development, energy cost and health. Residents are disproportionately impacted by proximity to known contaminated sites in an area of elevated flood risk, and struggle with high poverty, linguistic isolation, high housing & energy costs, low incomes, and low levels of educational attainment. The proposed project would advance the reversal of these injustices through the remediation and redevelopment of the subject properties, which will reduce the threat of direct contact with contaminants at the subject sites and prevent the potential offsite migration of contaminants via airborne dust and stormwater and/or groundwater migration. If awarded, this grant would allow for the remediation of ±0.97 acres of contaminated land that will directly improve health conditions within the Target area.

Table F: CEJST Identified Disadvantaged Community

Target Area	Disadvantaged Community Thresholds Exceeded			
	Water & Wastewater	Housing	Climate Change	Workforce Development
Southwest Neighborhood CT 12086011101	USTs 95th percentile and low income 96th percentile	Housing cost 97th percentile and low income 96th percentile	Expected agriculture loss rate 97th percentile and projected flood risk 96th percentile	Linguistic isolation 99th percentile and percentage of residents with less than< high school education = 36%
Southwest Neighborhood CT 12086011300	USTs 91 st percentile and low income 99th percentile	Housing cost 99th percentile and low income 99th percentile	Projected flood risk 96 th percentile and low income 99 th percentile	Linguistic isolation 99th poverty 97 th Unemployment 92 nd and % residents < HS diploma > 55%
	Energy Cost	Annual energy costs 93 rd percentile and low income 99 th percentile	Health	Asthma 93 rd , Diabetes 96 th , Low life expectancy 95 th and low income 99 th percentile

Source: Council on Environmental Quality <https://screeningtool.geoplatform.gov/en/#13.55/25.47354/-80.46915>

2.b. Community Engagement 2.b.i. Project Involvement, 2.b.ii. Project Roles (combined response): Key local project partners and their roles are summarized below.

Table G: Community Partners

Partner Name	Point of contact	Specific Role in the Project
South Dade Chamber of Commerce	Carlos Sobalvarro ; 305-247-2332; chiefstaff@southdadechamber.org	Community Involvement; Advisory Board member
The Farmworker Association of Florida	Claudia Gonzalez; 305-247-0072; info@floridafarmworkers.org	Community Involvement; Advisory Board member
Southwest Advisory Board	Jenifer Bailey; (305) 224-4454; jbailey@cityofhomestead.com	Community Involvement & Public Outreach-
Le Jardin Community Center	Audeila Martinez; 305-245-7299;	Target area meeting space.



Haitian Evangelical Baptist Church of Homestead	Pastor Reginald Joseph; 305-246-0357; [REDACTED]	Community Involvement & Public Outreach
Cortney Vega Sports Athletic Foundation	Ms. Lawanda Bragg; 786-419-6642; [REDACTED]	Community Involvement & Public Outreach
Miami-Dade County Public Schools	Kenny L. Cenat; 305-247-4221; kccenat@dadeschools.net	Meeting space, Community Involvement & Public Outreach - Parent/Student
Broward County Minority Builders Coalition, Inc (501c3)	Brian Johnson, 954-792-1121 ext 16 BCJohnson@minoritybuilders.org	Affordable housing development partner within the target area abutting Sites 1 and 3

2.b.iii. Incorporating Community Input: The City will follow the EPA’s Steps for Effective Public Involvement, including planning/budgeting for the provision of information/outreach, conducting involvement activity, reviewing/using input, and providing feedback and evaluating activities/processes. The City will communicate progress to the community through a variety of media outlets (newsletters, email lists, website publications, public television, and social media) to engage the Southwest Neighborhood community and ensure project success. City Meetings will be advertised using traditional and social media. They will be open to the public for input and for relaying progress. The City will televise/live stream board meetings 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.* The City has extensive experience in soliciting stakeholder input on community projects using the above strategies. It is the City’s goal to collaborate with and involve community stakeholders in all stages of this redevelopment effort, including cleanup decisions, and reuse planning through effective promotion of the project, public meetings, obtaining meaningful public input, and informative progress updates. Through these activities, the voice of the community will be heard and will help inform the project.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan Contaminated Media to be Addressed: As documented by Phase I and Phase II ESAs conducted between December 2022 and October 2023 residual soil impacts associated with prior historical railroad operation are present at the subject properties. Identified soil contaminants including arsenic, RCRA metals, VOCs, PAHs, and TRPH are present at the subject properties. Arsenic, other RCRA metals and PAH were found at concentrations exceeding FDEP soil cleanup standards. Assessment activities also identified ACMs throughout the buildings on the Krome parcels, requiring abatement. **Cleanup Method:** As detailed in the ABCA (see Attachment), remedial action activities are warranted to facilitate redevelopment at the subject properties. Based on the evaluation, the City proposes the following. Surface and subsurface soil samples containing arsenic at concentrations above their commercial-industrial Soil Cleanup Target Levels (SCTLs) would be excavated and disposed of off-site based on the intended mixed-use redevelopment of the Subject Property. Under this option, these soils would be excavated to a depth of 2 to 4 feet depending on horizontally delineated impacts above the Residential SCTLs, and a demarcation material placed at the bottom of the excavated area. Based on previous soil sampling data, it is anticipated soils containing arsenic concentrations above their respective leachability to groundwater (L-GW) criteria that are below the excavation level would be left in place and capped with at least 2 feet of clean fill material being placed above. Excavation depths are not anticipated deeper than 4 feet based on depth to groundwater. Capping is considered an engineering control for impacts that remain on site; therefore, some form of institutional control (deed restriction) is required to document and record this engineering technology. With this approach, additional costs would be incurred to implement a long-term maintenance plan to assure the public and regulatory authority of the effectiveness, integrity, and compliance of the engineering control. Groundwater would be controlled using an institutional control (IC) to prevent use. The Krome Avenue property will require asbestos abatement prior to redevelopment of the property. **Disposal Requirements:** Preliminary characterization suggests that excavated soil can be handled as a 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.



3.b. Description of Tasks/Activities & Outputs: 3.b.i – 3.b.iv Task Descriptions, Cost Estimates, and Measuring Progress – Description of Tasks/Activities and Outputs. The City has developed the appropriate tools and procedures to immediately implement this grant and execute key project activities within the performance period. The CRA (a political subdivision of and under the control of the City) is the owner of the subject properties; therefore, an access agreement is not needed, and work can begin immediately.

Task 1: Grant Administration	
i. Project Implementation:	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, 2024). Quarterly progress reports will be completed in January, April, June, and October of each year with the first due on January 30, 2025. Annual DBE reports will be submitted by October 30 th of each year with the first due in 2025. Grant closeout report expected to be completed for no later than October 30, 2028.
iii. Task/Activity Lead:	The City Project Director (PD) Kametra Driver will oversee management of the Cooperative Agreement and serve as a liaison with EPA Region 4. Ms. Driver, with assistance from the QEP, will be responsible for assuring compliance with all grant requirements.
iv. Output:	Administrative records; Quarterly reports (16); annual financial reports (3); MBE/WBE reports (3); Grant closeout report (1)
Task 2: Cleanup Activities	
i. Project Implementation:	Update Quality Assurance Project Plan (QAPP); Retain remedial contractor(s); Implement cleanup plan described in Section 3.a.; Prepare construction documentation report; Develop institutional controls; and Conduct Reuse planning activities.
ii. Anticipated Project Schedule:	Update QAPP (Q1-Q3 FY2025); Prepare bid specs and retain remedial contractor(s) (Q2-Q4 FY2025); Implement cleanup plan (Q1 2026 – Q4 FY2026); Prepare documentation report and develop institutional controls (Q1 2027 – Q4 2027) Project Closeout (Q1 - Q3 FY2028).
iii. Task/Activity Lead:	City PD along with the QEP with input from FDEP/DERM and EPA project managers.
iv. Output:	Final ABCA (1); QAPP (1); Bid documents; Final Report; Institutional controls. Closure documents. Market study (1); Concept Plans (2); Infrastructure Evaluation (2); and Master Plan Reports (2).
Task 3: Community Outreach	
i. Project Implementation:	Community outreach efforts for the Southwest Neighborhood (Target Area) which will include a 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 2 National Brownfields conferences.
ii. Anticipated Project Schedule:	For the purposes of this grant, scheduled outreach activities will be ongoing and begin as early as Q1 FY2024 and will end with completion of construction by Q3 FY2028.
iii. Task/Activity Lead:	City PD with input from the QEP.
iv. Output:	3 Public Outreach Meetings with Sign-in sheets; Handouts; and Factsheets; attend 2 EPA BF conferences

3.c. Cost Estimates: Total project cleanup cost is estimated at \$783,400. Costs in excess of the grant amount (if any exceedances occur) will be funded through the TIF. Descriptions and budget justifications below are based on local industry cost averages and input from recent regional awardees with brownfield program administration experience and current industry pricing for the South Florida market.

Budget Categories		Task 1	Task 2	Task 3	Total
		Program Management	Cleanup Activities	Community Outreach	
Direct Costs	Travel	\$0.00	\$0.00	\$6,000.00	\$6,000.00
	Contractual	\$22,500.00	\$298,500.00	\$15,000.00	\$336,000.00
	Construction	\$0.00	\$441,400.00	\$0.00	\$441,400.00
Total Budget		\$22,500.00	\$739,900.00	\$21,000.00	\$783,400.00

Task 1 – Grant Administration (\$22,500): The City will oversee grant administration. The budget estimates \$22,500 (150 hours @ \$150/hour) for the QEP to support the City with managing the cooperative agreement requirements as follows: preparation of quarterly reports (16 @ 4.5 hours each = 72 hours), maintenance of



ACRES database (50 hours) annual financial/DBE reports (4 @ 4 hours each = 16 hours); and final closeout report (1 @ 12 hour = 12 hour).

Task 2 – Cleanup Activities (\$739,900): This budget includes all contractual and construction costs for remediation activities and oversight to be completed as part of the City’s EPA cleanup grant. **Contractual costs (\$298,500)** include the following tasks: update SS-QAPP (50 hours @ \$175/hr), finalize ABCA (50 hrs @ \$175/hr); remedial design with bid specifications and procurement of an excavation contractor (80 hrs @ \$175/hr); field oversight of remediation activities (120 hrs @ \$175/hr); remedial action documentation report and closure request (80 hrs @ \$175/hr); institutional controls (40 hrs @ \$175/hr); and \$225,000 in reuse planning (market study 1 @ \$35,000; concept plans 2 @ \$35,000, infrastructure evaluation 2 @ \$30,000 and master plan reports 2 @\$30,000) and QEP subcontracted laboratory analysis (20 samples @ an average cost of \$312.50 per sample = \$6,250). **Remedial construction costs (\$441,400)** include excavation and offsite disposal of 1,800 CY of impacted soil (@ \$120/TON = \$302,4000); backfilling of clean soil (1,800 CY @ \$30/CY=\$54,000), abatement of asbestos (\$80,000) and permitting/approval costs (\$5,000).

Task 3 – Community Outreach (\$21,000): **Travel Costs** of **\$6,000** are budgeted for expenses for the Project Director and one other City staff member to attend two 3-day EPA-sponsored National Brownfield conferences. Travel costs are estimated on airfare costs of \$525/person/conference (\$525 x 4 = \$2,100 for 4 tickets), hotel/meal costs of \$200 per person/day/conference (\$200 x 2 x 6 = \$2,400 for 6 days), conference registration (\$300 x 2 x 2 = \$1,200) and costs for incidentals of \$25/person/day (\$25 x 2 x 6 = \$300 for 6 days). **Contractual Costs** of **\$15,000** (100 hrs @ \$150/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.

3.d. Measuring Environmental Results: Project results/outputs and outcomes will be tracked, and progress measured/evaluated monthly using existing tools developed by the grant applicant and summarized in quarterly progress reports and annual financial reports prepared during the project under Task 1. Project outputs, progress, and schedule will be tracked continuously to ensure the grant funds are expended in a timely and efficient manner to the greatest benefit of the community. 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) 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) increased greenspace and stormwater retention areas to address flood events, 2) increase in multi-modal trails and connectivity to the surrounding neighborhood, 3) increase residential housing options to support rebuilding the downtown commercial district, 4) increase in commercial/retail space to promote local businesses, and 5) dollars of public and private funding leveraged. If the timelines for advancing 1 or more phases of work at the Target Property are not well aligned with the EPA grant project period, then the City and QEP will work with FDEP/DERM/EPA to adjust the approach to maintain progress on achieving the project outcomes. Outcomes will be tracked long term on a 5-year basis by the City and reported in future brownfield conferences/fact sheets/City website.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability:

4.a.i. Organizational Structure, 4.a.ii. Description of Key Staff (combined response): The City of Homestead (City), Florida is organized under a Council-Manager form of government and is served by seven-member Council, consisting of the Mayor and six council members, elected at large. The City Manager serves as the City’s executive officer. The CRA (which serves under the direction and control of the City) will assist the City with the implementation the proposed grant project. The proposed project will be administered and overseen by long standing members of the City and CRA staff. Ms. **Kametra Driver** will serve as **Project Director**. Ms. Driver has served the City since 2016 and has extensive experience managing previous state



and federal grants in her tenure both as Economic Development Manager and Executive Director for the CRA. She will be responsible for ensuring timely and successful funds expenditure, as well as completion of all technical and administrative requirements of the project. Assisting Ms. Driver will be Ms. **Leslie Buell**, Assistant Director for the CRA, who will serve as **Project Coordinator**. Ms. Buell has served the City since 2005. She has assisted in the oversight of millions of dollars in grant funds in her tenure, including the City's annual CDBG funding of \$750,000. Financial oversight will be provided by Carlos Perez, CPA the **financial director** for the City and the CRA. Mr. Perez is a Certified Public Accountant (CPA) with a bachelor's degree in accounting and over 25 years of municipal finance experience. Carlos has served the City in his current role since 2011 and is responsible for oversight of the City's budget of over \$161 million. In his tenure, Mr. Perez has provided financial oversight for numerous state and federal grant funding awards.

4.a.iii. Acquiring Additional Resources: The City will require additional expertise/resources to successfully complete this project. The City published a Request for Qualifications (RFQ) #202340 for Brownfields Environmental Consulting Services associated with this project and other Brownfields projects on August 25, 2023. The solicitation was posted on the procurement page of the City's website and distributed through DemandStar. The City provided a 56-day response period, with proposals due on October 19, 2023. Six (6) responses were received. Provisions for the promotion of local hiring and procurement were included in the City's RFQ. If needed, additional contractors can be procured following similar procurement methods. The City affirms that the procurement process was conducted in full compliance with all federal procurement procedures for a fair and open competition as required by 2 CFR Part 200 and 2 CFR Part 1500. If needed, additional contractors can be procured following similar procurement methods.

4.b. Past Performance & Accomplishments: ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements. Although the City has not received previous USEPA Brownfields Grant funding, it is well versed in managing state and federal grant awards. The following grants have been recently awarded to the City and successfully administered.

4.b.ii.(1) Purpose & Accomplishments:

- 1) In 2019, Homestead was awarded a \$7,601,052 Grant from Federal Transportation Authority (FTA), U.S. Department of Transportation. Outputs: design and construction of 20 trolley/bus shelters.
- 2) Homestead received a \$755,667.78 Urban and Community Forestry (UCF) Inflation Reduction Act Grant from the United States Department of Agriculture (USDA). Outputs: Trees were planted at three parks and along the ROW (NE 12th Avenue, 6th Avenue, 4th Street, SW 6th Street, Krome Avenue and Campbell Drive).
- 3) In November 2022, the City was notified it was awarded a \$533,000 Federal Transit Administration Grant to support multi-modal reuse planning of the subject properties. The City has completed the Cooperative Agreement process and work has recently begun.

In addition, Homestead received a \$10 million Rebuild Florida Grant specifically for the target area to underground electrical and water infrastructure, which will support the infrastructure of the subject properties. Work has not yet begun on this grant, but it will positively impact proposed priority sites.

4.b.ii.(2) Compliance with Grant Requirements: Project staff members have a history of timely compliance with grants under the direct control of the City. In order to comply with grant program requirements, staff closely monitors progress and conducts annual audits as needed. No adverse audit findings have been determined. The projects listed above were completed successfully. All terms and conditions of the awarding agencies are being met in a timely manner and in accordance with set work schedules. Reports and financials have been submitted in a timely manner to date and applicable grants are closed.



THRESHOLD CRITERIA

Name of Applicant: The City of Homestead, Florida

1. Applicant Eligibility

The City of Homestead (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. The subject properties are owned by the City of Homestead Community Redevelopment Agency (CRA), as a political subdivision of and under the direction and control of the City of Homestead. The City created the CRA by Florida Statute (Chapter 163, Part III) for the purpose of elimination of slum and/or blighted conditions within the designated Community Redevelopment Area, the targeted Southwest Neighborhood.

2. Previously Awarded Cleanup Grants

The subject properties have 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 USEPA Brownfields Multipurpose Grant; therefore, this threshold criteria does not apply.

4. Site Ownership

The subject Brownfield properties were acquired for the elimination of slum and blight on the following dates:

Parcel #	Address	Type of Acquisition	Acquisition Date
Triangle Properties (Triangle)			
10-7813-031-0010	110-112 SW 3rd Court	Negotiated Purchase	09/08/2023
10-7813-048-0050	441 SW 2nd Avenue	Negotiated Purchase	01/11/2023
10-7813-048-0040	437 SW 2nd Avenue	Negotiated Purchase	01/11/2023
Krome Parcels (Krome)			
10-7813-016-0040	204 North Krome Avenue	Negotiated Purchase	08/15/2023
10-7813-016-0030	220 North Krome Avenue	Negotiated Purchase	08/15/2023
10-7813-016-0020	230 North Krome Avenue	Negotiated Purchase	08/15/2023
10-7813-018-0060	28 NW 2 nd Street	Negotiated Purchase	08/15/2023
10-7813-018-0070	32 NW 2 nd Street	Negotiated Purchase	08/15/2023

If awarded, ownership of the subject properties will be retained for the duration of the time in which Brownfield cleanup grant funds are disbursed.

5. Basic Site Information

Name of the Site: Triangle Properties (3 parcels)

Address of the Site: Addresses provided in table above. This assemblage is located west of SW Railroad Avenue between SW 3rd Court and SW 5th Street in Homestead, Miami-Dade County, Florida 33030

Current Owner of the Site: City of Homestead Community Redevelopment Authority (CRA)



Name of the Site: Krome Site (5 parcels)

Address of the Site: 204, 220, 230 North Krome Avenue and 28, 32 NW 2nd Street,
Homestead, Miami-Dade County, Florida 33030

Current Owner of the Site: City of Homestead Community Redevelopment Authority (CRA)

6. Status and History of Contamination at the Site

(a) Site Contamination: The target Brownfield properties are contaminated with hazardous substances and petroleum products likely related to historical commercial uses and railroad transportation activities. Asbestos containing materials (ACM) and lead based paint (LBP) were also identified in building materials in a portion of the existing structures that remain on the site.

(b) Operational History and Current Use of the Site: Historical property records indicate the following operational and current uses:

Triangle Properties - subject properties were primarily occupied by residential dwellings and retail commercial structures from circa 1920 to 1985. The commercial structure was demolished by 1998, with the residential structures remaining until the CRA acquired the parcels between January and September 2023 to facilitate redevelopment.

Current structures onsite include a single family and multi-family residential structure. The properties are currently vacant.

The City began due diligence investigations in December 2022, acquired the subject sites between January and September 2023 and conducted Phase II ESA and Site Investigation (SI) activities in February and October 2023. Assessment work completed to date is summarized in the following subsection.

Krome Parcels - subject properties were primarily occupied by residential and commercial structures from circa 1920 to 1950. After 1968 the property consisted largely of commercial structures until the CRA acquired the parcels in August 2023 to facilitate redevelopment.

Current structures onsite include a vacant commercial development. The City is currently restricting access to protect residents from direct exposure by securing entry into the existing structure.

The City/CRA began due diligence investigations in August 2023, and acquired the subject site in August 2023. No Phase II ESA or Site Investigation (SI) activities were required. Assessment work completed to date is summarized in the following subsection.

(c) Environmental Concerns: As a part of due diligence efforts, the following investigations were completed on the subject properties:

Triangle Properties - A Phase I ESA (E1527-21) was conducted in December 2022 prior to site acquisition. The Phase I ESA identified the following recognized environmental conditions (RECs):



- **REC 1:** Historical nearby railroad: While the ASTM standard for Phase I ESAs does not consider the presence of a nearby/adjacent railway a REC unless railyard or railway maintenance features are included, agency documentation for nearby properties along this railway has revealed significant arsenic impacts in soils and groundwater. Based on this precedence, the former railroad is considered a REC in relation to the subject property.
- **REC 2:** Historical on-site dry cleaner. This land use offers the potential for solvent and petroleum impacts (historical cleaners often used petroleum-based products).
- The Phase I did not identify any controlled recognized environmental conditions (CRECs).

A Phase I Environmental Site Assessment CRA Redevelopment Parcels a/k/a Triangle Properties (17 Parcels); dated December 2022 – Revised January 2023; was prepared by Cardno, now owned by Stantec Consulting Services Inc. (Stantec). A Phase I Environmental Site Assessment 110-112 SW 3rd Court; dated July 25, 2023; prepared by Stantec utilizing USEPA Brownfield Assessment grant funding provided to the South Florida Regional Planning Council. A Phase II ESA (ASTM Designation: E1903-11) of the Triangle properties evaluated the RECs identified in the December 2022 Phase I ESA (revised January 2023) conducted prior to acquisition and confirmed by the updated Phase I ESA finalized in July 2023 and Phase II ESAs (final report pending). Site investigation activities were conducted between June 2023 and October 2023 and confirmed soil contamination of arsenic, RCRA 8 metals, PAHs, VOCs, and TRPH above FDEP regulatory standards based on protection of groundwater and direct contact exposure. Groundwater samples did not exceed FDEP groundwater standards. The soil contamination is believed to be associated with a historic on-site drycleaner and adjacent historic railyard and railway (< 50 feet).

Krome Parcels - a Phase I ESA (E1527-21) was completed by Stantec on behalf of the current owner/grant applicant (CRA/City) on August 8, 2023, prior to acquisition utilizing USEPA Brownfield Assessment grant funding provided to the South Florida Regional Planning Council. The Phase I ESA identified no recognized environmental conditions (RECs) or controlled recognized environmental conditions (CRECs). However, a survey for ACMs was indicated to be completed to confirm the presence of ACMs.

The City continued environmental assessment activities at the site to evaluate the suspected ACMs with work documented in the asbestos survey conducted by AirQuest in October 2023.

- (d) How the Site Became Contaminated and Nature/Extents of Contamination: The 2022-2023 Phase I ESAs discussed above identified 2 RECs associated with the site. Any of these RECs could be a source of contamination. As documented in previous environmental reports, residual soil and groundwater impacts associated with prior use are present and will complicate redevelopment, as summarized below.

Soil - Polycyclic aromatic hydrocarbons (PAHs) and heavy metals were the primary contaminants detected in soil at concentrations greater than applicable Soil Cleanup Target



Levels (SCTLs) in the cleanup areas. Assessment work has identified and delineated multiple areas of impacts on the cleanup site.

Asbestos, Lead-Based Paint, and Restricted Waste – Assessment activities identified asbestos containing materials (ACMs) at multiple locations throughout the property buildings at the Krome properties. The identified wastes will require abatement or proper handling and disposal prior to building demolition.

7. Brownfields 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 properties targeted under this application (a) are **not** listed or proposed for listing on the National Priorities List; (b) are **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) are **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:

- Phase I Environmental Site Assessment CRA Redevelopment Parcels a/k/a Triangle Properties (17 Parcels); dated December 2022 – Revised January 2023; prepared by Cardno.
- Phase I Environmental Site Assessment 110-112 SW 3rd Court; dated July 25, 2023; prepared by Stantec Consulting Services Inc.
- Phase I Environmental Site Assessment 204-230 North Krome Avenue & 28-32 NW 2nd Street; dated August 8, 2023; prepared by Stantec Consulting Services Inc.
- Phase II Environmental Site Assessment Triangle Properties; dated February 2023, prepared by Stantec Consulting Services Inc.
- Supplemental Phase II Environmental Site Assessment Triangle Properties; Final Report Pending*

9. Site Characterization

A current letter from the Florida Department of Environmental Protection (FDEP) is provided by Attachment.

10. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

11. 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:



- (a) CERCLA Planned or Ongoing Removal Action: None currently under oversight by USEPA.
- (b-i) Unilateral Administrative Order: No orders are known.
- (b-ii) Court Order: No orders are known.
- (b-iii) Administrative Order on Consent: No orders are known to exist.
- (b-iv) Judicial Consent Decree: No orders are known.
- (b-v) Permit issued under RCRA, FWPCA, TSCA, and SWDA: No permits or corrective actions are known.
- (c) RCRA-Permitted facility on the Site subject to corrective action (§ 3004(u) or § 3008(h)): No facilities are known.
- (d) Properties that are land disposal units that have submitted a RCRA closure notification: No closure notifications are known.
- (e) PCB Release Subject to Remediation Under TSCA: None.
- (f) Assistance for Response Activity at the Site has Been Obtained for A Portion of the Site under Subtitle I of the SWDA from the LUST Trust Fund Established under Section 9508 if the IRS Code 1986: No portions are known.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

A & B Property Ownership Eligibility – Hazardous Substance & Petroleum

A. Property Ownership Eligibility – Hazardous Substance Sites

iii. Landowner protections from CERCLA Liability

(1) Bona Fide Prospective Purchaser Liability Protection (Hazardous Substances)

a. Information on Property Acquisition

- i. The CRA acquired the subject properties through negotiated purchases with private individuals and entities.
- ii. The CRA acquired the subject properties on the dates in the table below:

Parcel #	Address	Previous Owner	Acquisition Date
Triangle Properties (Triangle)			
10-7813-031-0010	110-112 SW 3rd Court	Diego A Quintero Cruz	09/08/2023
10-7813-048-0050	441 SW 2nd Avenue	Criste LLC	01/11/2023
10-7813-048-0040	437 SW 2nd Avenue	Criste LLC	01/11/2023
Krome Parcels (Krome)			
10-7813-016-0040	204 North Krome Avenue	Stembridge Real Estate Co	08/15/2023
10-7813-016-0030	220 North Krome Avenue	Stembridge Real Estate Co	08/15/2023



10-7813-016-0020	230 North Krome Avenue	Stembridge Real Estate Co	08/15/2023
10-7813-018-0060	28 NW 2 nd Street	Stembridge Real Estate Co	08/15/2023
10-7813-018-0070	32 NW 2 nd Street	Stembridge Real Estate Co	08/15/2023

- iii. The CRA holds fee simple ownership of the subject properties and is the sole owner of the site parcels.
- iv. The CRA acquired the subject properties through negotiated purchases with the previous owners, as exhibited in the table above.
- v. The CRA has no known familial, contractual, corporate, or financial relationships with any prior owners or operators of the site that may be potentially liable for contamination.

b. Pre-Purchase Inquiry

- i. A *Phase I ESA* was completed by Stantec (2023) per the All Appropriate Inquiries rule detailed in 40 CFR §312.21 utilizing ASTM E1527-21 on behalf of the CRA on December 2022 for the Triangle properties by Cardno and a Phase I ESA (E1527-21) was completed on behalf of the CRA on August 8, 2023 for the Krome parcels by Stantec prior to acquisition.

The CRA is a political subdivision of and operated under the supervision and control of the City.

- ii. Both Cardno and Stantec are professional engineering and consulting firms which employ thousands of professional scientists, geologists, and engineers qualified to conduct Phase I and Phase II site assessments.
- iii. The Phase I ESAs were completed within 180 days of ownership transfer. Therefore, the Cardno (December 2022) Phase I ESA and Stantec August 2023 Phase I ESAs are considered valid for the purpose of establishing CERCLA liability defense.

- c. Timing and/or Contribution Toward Hazardous Substances Disposal - Disposal of all known hazardous substances at the site occurred before the property was acquired by the CRA. The current owner has not caused or contributed to any release of hazardous substances at the site. Further, the current owner has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

- d. Post-Acquisition Uses - The subject properties have remained vacant and unutilized since the CRA acquired them. No sources of ongoing releases are known to remain on the Site.

- e. Continuing Obligations - The following provides a summary of activities conducted after acquisition related to continuing obligations.

- i. Stop continuing releases: All potential sources of releases appear to have been removed prior to acquisition of the Sites by the grant applicant. As such, no sources of ongoing releases are known to remain on the Site.



Therefore, the City/CRA has taken all reasonable steps to identify and stop continuing releases.

- ii. Prevent threatened future release: As noted above, all potential sources of releases appear to have been removed prior to acquisition of the Site by the CRA. As such, no sources of threatened future release are known to exist on the Site. The Site is secured and City police and building inspection staff drive by the Site during regular patrols to prevent illicit dumping. Therefore, the City/CRA has taken all reasonable steps to identify and prevent a threatened future release.
- iii. Prevent or limit exposure to previously released hazardous substances: No current land-use/institutional controls exist related to property contamination. The Site is secured and City police and building inspection staff drive by the Site during regular patrols to prevent illicit dumping. Therefore, the City/CRA has taken all reasonable steps to limit exposure to previously released hazardous substances.

The City 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.

B. Property Ownership Eligibility – Petroleum Sites

i. Information Required for a Petroleum Site Eligibility Determination

- (1) Current and Immediate Past Owners - The CRA (listed by deed as a political subdivision of the City and under the direction and control of the City) is current sole owner of the site parcels and purchased the sites from private individuals identified in the table below.
- (2) Acquisition of Site - The CRA acquired the properties through a negotiated purchase with private individuals and entities through a series of transactions for the purpose of blight elimination. Dates of acquisition and the previous owners are provided in the table below.

Parcel #	Address	Previous Owner	Acquisition Date
Triangle Properties (Triangle)			
10-7813-031-0010	110-112 SW 3rd Court	Diego A Quintero Cruz	09/08/2023
10-7813-048-0050	441 SW 2nd Avenue	Criste LLC	01/11/2023
10-7813-048-0040	437 SW 2nd Avenue	Criste LLC	01/11/2023
Krome Parcels (Krome)			
10-7813-016-0040	204 North Krome Avenue	Stembridge Real Estate Co	08/15/2023
10-7813-016-0030	220 North Krome Avenue	Stembridge Real Estate Co	08/15/2023
10-7813-016-0020	230 North Krome Avenue	Stembridge Real Estate Co	08/15/2023
10-7813-018-0060	28 NW 2 nd Street	Stembridge Real Estate Co	08/15/2023
10-7813-018-0070	32 NW 2 nd Street	Stembridge Real Estate Co	08/15/2023



- (3) No Responsible Party for the Clean Up of the Site – Neither the City/CRA or the immediate past owners (i) dispensed or disposed of petroleum or petroleum product contamination or exacerbated the existing petroleum contamination at the site; (ii) owned the site when any dispensing or disposal of petroleum (by others) took place; and (iii) took reasonable steps with regard to the contamination at the site.
- (4) Cleaned Up by a Person Not Potentially Liable – The City/CRA has not dispensed or disposed of petroleum product, or exacerbated the existing petroleum contamination at the site, and has taken reasonable steps in regard to the contamination at the site.
- (5) Judgements, Orders, or Third-Party Suits –
 - a. No judgement has been rendered in a court of law or an administrative order that requires a person to assess, investigate, or clean up the site.
 - b. No enforcement action by federal or state authorities has been taken against any parties that would require any person to assess, investigate, or clean up the site
 - c. No citizen suits, contribution action, or third-party claim has been brought against the current or immediate past owner of the site that if successful would require assessment, investigation, or clean up the site.
- (6) Subject to RCRA – The site is not subject to any order under § 9003(h) of the Solid Waste Disposal Act.
- (7) Financial Viability of Responsible Parties – No responsible parties have been identified for the contamination at the Site.

13. Cleanup Authority and Oversight Structure

- a. A portion of the cleanup site (Triangle Properties) will be enrolled in the Florida Brownfield Program with the Florida Department of Environmental Protection (FDEP). The state program does not include ACM abatement (Krome Parcels) as an eligible activity within the program. All subsurface environmental assessment work completed at the subject sites to date has been reviewed by a project manager at the state's authorized delegate, Miami-Dade Department of Environmental Resource Management (DERM). DERM will provide local oversight of the cleanup proposed under this grant to ensure that the project protects human health and the environment.

The City will retain the services of an environmental consulting firm (QEP) per the requirements of 2 CFR 200.317 through 200.327 to ensure the technical expertise is in place prior to beginning cleanup activities.
- b. As described in the Stantec ABCA (2023c), the proposed cleanup will not directly impact adjacent or neighboring properties.

14. Community Notification

- a. Draft ABCA. Revision 0 of the Stantec (2023) ABCA was prepared in October 2023 and made available for public comment on October 19, 2023.



- b. Community Notification Ad. The applicant published a community notification ad on the City website and physically posted a public notice at City Hall on October 12, 2023.
- c. Public Meeting. A public meeting was held to discuss the draft application and consider public comments. The meeting was held on Thursday, October 19, 2023.
- d. Community Notification Documents. Per the grant guidelines, the following is attached:
 - The draft Stantec (2023) 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 public meeting
 - Meeting sign-in sheet/participant list

15. Contractors

The City published a Request for Qualifications (RFQ) #202340 for Brownfields Environmental Consulting Services associated with this project and other Brownfields projects on August 25, 2023. The solicitation was posted on the procurement page of the City's website and distributed through DemandStar. The City provided a 56-day response period, with proposals due on October 19, 2023. Six (6) responses were received. The City has begun the review process but has not yet selected a consultant. Provisions for local hiring and procurement were included in the City's RFQ. If needed, additional contractors can be procured following similar procurement methods. The City affirms that the procurement process was conducted in full compliance with all federal procurement procedures for a fair and open competition as required by 2 CFR Part 200 and 2 CFR Part 1500. If needed, additional contractors can be procured following similar procurement methods.

Named Subrecipients.

Not applicable. The City has not named any subrecipients in this application for 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

November 8, 2023

Esmeralda Vargas
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
Vargas.Esmeralda@epa.gov

Dear Ms. Vargas:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Homestead Brownfields grant application for a Brownfields Cleanup Grant for the properties listed in the table below. 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-23-15, 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 IV.D.8. 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.

Triangle Property	
Parcel #	Address
10-7813-031-0010	110-112 SW 3rd Court Homestead, Florida 33030
10-7813-048-0050	441 SW 2nd Avenue Homestead, Florida 33030
10-7813-048-0040	437 SW 2nd Avenue Homestead, Florida 33030
Krome Property	
Parcel #	Address
10-7813-016-0040	*204 North Krome Avenue Homestead, Florida 33030
10-7813-016-0030	*220 North Krome Avenue Homestead, Florida 33030
10-7813-016-0020	*230 North Krome Avenue Homestead, Florida 33030
10-7813-018-0060	28 NW 2 nd Street Homestead, Florida 33030
10-7813-018-0070	32 NW 2 nd Street Homestead, Florida 33030

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 Martina Maier, the Southeast

District Brownfields Coordinator, at (561) 681-6692 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in blue ink that reads "Billy Hessman". The signature is written in a cursive style and is positioned above a light gray rectangular background.

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

BH/jc

cc:

Leslie Buell, Homestead CRA – lbuell@cityofhomestead.com

Martina Maier, DEP Southeast District – martina.maier@floridadep.gov



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

November 8, 2023

Esmeralda Vargas
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
Vargas.Esmeralda@epa.gov

Dear Ms. Vargas:

The Florida Department of Environmental Protection (Department) acknowledges that the City of Homestead plans to conduct the cleanup of brownfield sites and is applying for an FY24 EPA Brownfields Cleanup Grant.

The City has developed an application requesting site-specific federal Brownfields Cleanup funding for the Triangle/Krome Properties located at the addresses listed below.

Triangle Property	
Parcel #	Address
10-7813-031-0010	110-112 SW 3rd Court Homestead, Florida 33030
10-7813-048-0050	441 SW 2nd Avenue Homestead, Florida 33030
10-7813-048-0040	437 SW 2nd Avenue Homestead, Florida 33030
Krome Property	
Parcel #	Address
10-7813-016-0040	*204 North Krome Avenue Homestead, Florida 33030
10-7813-016-0030	*220 North Krome Avenue Homestead, Florida 33030
10-7813-016-0020	*230 North Krome Avenue Homestead, Florida 33030
10-7813-018-0060	28 NW 2 nd Street Homestead, Florida 33030
10-7813-018-0070	32 NW 2 nd Street Homestead, Florida 33030

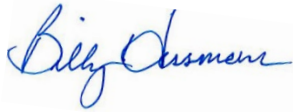
The Department affirms that the Triangle/Krome Properties:

- i. Are eligible to be enrolled in the State voluntary response program. **The Krome Avenue properties listed are currently only slated for asbestos remediation, which is not eligible for Florida's voluntary response program. If further assessment is deemed necessary at these parcels in order to address other contaminants in the soil and/or groundwater, this*

- work will be eligible for the voluntary response program.*
- ii. Are not currently enrolled, but the City intends to enroll the sites in the voluntary response program by executing a Brownfield Site Rehabilitation Agreement with the Department.
 - iii. Additional assessment is needed to sufficiently characterize the site(s) for the remediation work to begin. There will be a sufficient level of site characterization from the environmental site assessments performed by June 15, 2024, for the remediation work to begin on the sites.

For any questions regarding this letter, please contact Justin Cross at (850) 245-8968.

Sincerely,

A handwritten signature in blue ink that reads "Billy Hessman". The signature is written in a cursive style and is positioned above the typed name.

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

BH/jc

cc:

Leslie Buell – lbuell@cityofhomestead.com

Martina Maier, DEP Southeast District – martina.maier@floridadep.gov