

FY12 USEPA Brownfields Multi-Purpose Pilot Grant Application

Ranking Criteria**1. Community Need****a. Health, Welfare, and Environment**

i) The effect of Brownfields within Tampa has been dramatic. Whether through actual contamination or the perception of such, properties identified as a brownfield have a stigma attached due to potential economic burden and environmental concerns. Businesses relocate and residential communities follow in their path. As a result, a once thriving industrial or commercial center weakens and eventually withers. This is true in the City of Tampa, where the greatest Brownfields impacts have occurred in the poorest areas of the community. Tampa's Brownfield Targeted Area is bounded by Columbus Avenue and I-4 to the north; 30th Street to the east, Ybor Channel, Garrison Channel and the Crosstown Expressway to the south; and Armenia Avenue to the west. One of Tampa's oldest sections, the TBTA's population is the poorest, least educated with the highest minority concentration. The TBTA has one of the highest concentrations of illegal dump-sites in the City. In August 2009, the City reported that over the past year the Police Environmental Crimes Unit had made 11 arrests, and had removed over 41.8 tons (83,600 lbs) of debris from East Tampa neighborhoods. In addition to being eye-sores, these illegal dump sites pose threats to public safety and welfare by promoting potential soil/groundwater contamination and tax public resources by requiring continual clean-up. Former landfills pose problems for new development and existing land uses. There are 8 former landfills in the focus area. The following table offers a representative sample of brownfields challenges in the TBTA:

		Tampa Brownfield Target Area
UST	Registered Underground Storage Tank Sites	970
LUST	Leaking Underground Storage Tank Sites	524
AST	Aboveground Storage Tank Sites	189
LAST	Leaking Aboveground Storage Tank Sites	16
RCRA	EPA Resource Conservation & Recovery	
LQG	RCRA Large Quantity Generator	7
SQG	RCRA Small Quantity Generator	146
SWF/LF	Solid Waste/Landfill Facility	10
CERCLIS	National Priority List Sites	17
CORRACTS	RCRA Corrective Action Sites	1
PRIORITY CLEANERS	Dry Cleaners with Documented Impacts	12
SPIILLS	Statewide Oil & Haz. Mat. Inland Incidents	158
EDR Proprietary data	Historical Auto Station	411
EDR Proprietary data	Historical Cleaners	263

There are also 161 Section 302 Extremely Hazardous Substance facilities with reportable quantities in Tampa. Further, in the Tampa Bay Area, the Local Emergency Planning Council (LEPC) has determined that the top ten Section 302 Hazardous Substances Stored within the region include; Sulfuric Acid (289,241,440 lbs), Anhydrous Ammonia (272,454,816 lbs), Bromomethane-Methyl Bromide (9,854,934 lbs), Chlorine (5,355,835 lbs), Vanadium pentoxide (1,510,093 lbs), Nitric Acid (1,003,682 lbs), Sulfur Dioxide (493,403 lbs), Aldicarb (226,055 lbs), Hydroquinone (154,000 lbs), and Peracetic acid (137,975 lbs) (*Tampa Bay LEPC Fact Sheet-July 2008*). This data illustrates the

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pervasive use of hazardous chemicals within the region. In Tampa, these facilities include gas stations, chemical manufacturers and storage, battery plants and warehouses, utilities operations, warehouses, power station, and breweries. Pervasive use of hazardous substances in Tampa clearly demonstrates need for assessment funding to address sites ready for reuse that have historically stored these substances or sites that currently have hazardous substance storage or adjacent properties that will require assessment prior to redevelopment.

Sensitive Populations – Tampa is home to a diverse community of residents characterized by a mix of retired population and young families. There are large Hispanic and African-American populations in the City as well. The TBTA is particularly minority based and unlike the surrounding communities in the City, it has drastically lower income rates and much higher levels of unemployment and poverty than in the state or City. The table below summarizes sensitive population data for the TBTA, the City, Florida, and the US.

Women & Children – Over half the TBTA population is female, while children under 18 make up over 27%. The poverty rate for City families is higher than the state and US rates –TBTA’s rate is 39.07%, more than double the City’s.

Minorities – The TBTA is heavily minority based. Over 65% of the population is minority.

Low Income – The TBTA represents the lowest income area in the City. Per capita income figures for this area are less than half the rates for the US, state, and City. Poverty rates demonstrate the overwhelming financial need in this impoverished community. This need coupled with high crime, high unemployment and an inactive labor force help to demonstrate a desperately lagging economy in the TBTA. It is important to note, that the unemployment rates shown below for the TBTA are representative only of those residents over the age of 16 who can be classified as unemployed. It does not reflect those members of a community who are considered not in the labor force, a staggering 47-55% in the TBTA. These figures are dramatic when compared to citywide and statewide percentages.

b. Financial Need

i) Demographic Data Comparison – Sensitive Population Data

	Tampa’s Brownfield Target Area (TBTA)	City of Tampa	Florida	USA
Population	20,657 ⁷	351,006 ⁴	18,991,634 ¹	308,745,538 ¹
Population under 18	26.34% ⁷	24.19% ⁴	21.3% ⁵	24% ¹
Female Population	51.84% ⁷	50.59% ⁴	51.1% ⁵	50.8% ¹
Minority Population	65.9% ⁷	39.68% ⁴	25.5% ¹	26.7% ¹
African-American	54.12% ⁷	26.75% ⁴	16% ⁵	12.3% ¹
Hispanic	26.4% ⁷	24.24% ⁴	22.5% ⁵	16.3% ¹
Poverty Rate - Families	39.07% ⁷	15% ⁴	10% ¹	10.5% ¹
Unemployment Rate	20.71% ⁷	10.8% ⁶	10.7% ²	9.6% ²
Per Capita Income	\$12,643 ⁷	\$25,513 ⁴	\$25,187 ¹	\$26,530 ³

¹2010 U.S. Census data (<http://www.census.gov/>); ²Bureau of Labor Statistics (www.bls.gov); ³2009 American Community Survey (http://www.census.gov/newsroom/releases/archives/income_wealth/cb10-144.html) ⁴Claritas, 2011 Estimates; ⁵US Census(<http://quickfacts.census.gov/qfd/states/12000.html>); ⁶September 2011 (<http://www.deptofnumbers.com/unemployment/florida/tampa/>); ⁷ US Census 2010 (www.hillsborough.communityatlas.usf.edu/demographics/default.asp?ID-12057102...)

Even though centrally located in both Tampa and Hillsborough County, TBTA residents and businesses have not fully shared in the economic growth enjoyed in Tampa and the rest of the

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county. This target area exhibits poverty rates and unemployment rates substantially higher than City-wide rates and those of the surrounding county. The TBTA has a long history as the African-American residential, commercial, and industrial area in Tampa. The area's major corridors once supported thriving African-American businesses. It is one of the oldest, developed sections of the City, dating back well over fifty years. Historical development patterns have resulted in numerous large, underutilized, and potentially environmentally contaminated sites that require attention. The TBTA is one of the City's most economically depressed areas, consisting of several older inner City neighborhoods that have experienced private disinvestment for a number of years.

The population of the communities in the TBTA is overwhelmingly minority in composition at 54.12%. This is dramatic for any community, but particularly when compared to a percentage of 26.75% for the City-wide, 16% for the state, and 12.3% nationally.

As can be seen in the chart above, poverty and unemployment rates in the TBTA are also high. It naturally follows that the per capita income and median household income figures are also substantially lower than City-wide and nationally. It is also alarming to note the educational attainment disparity with close to half of the adult residents in the TBTA achieving below the high school level (44.4%, compared to City-wide 17.08% - Claritas 2011 Estimate). As the data indicates, the TBTA is the City's poorest, least educated area and is heavily minority based.

Like many Florida cities, Tampa is facing troublesome financial times. Recent laws enacted by the state government forced reduction of property taxes, reducing the City's ad valorem tax base by 1.5%, or \$28,000,000 annually. Coupled with tumbling housing values, rising costs for fuel and healthcare and declining sales tax revenues, these losses have forced the City to make difficult choices in its budgetary process; funds are stretched to meet the needs of the community.

Tampa has received EPA Brownfields funding in previous years. Two Brownfield Assessments for Petroleum and Hazardous Substances in 2009 and 2007, a Petroleum Assessment grant in 2004, and an Assessment Demonstration Pilot Grant in 1999 have allowed the City to make remarkable progress in its redevelopment efforts. However, there is still much work to be done.

2. Project Description and Feasibility of Success

a. Project Description - i) Tampa is requesting \$400,000 in US EPA Brownfields Multi-Purpose Pilot grant funding to be used to further assess and cleanup a 1.54 acre City-owned property located at 1103 N. Nebraska Avenue. The requested funding will support the redevelopment of the site into a grocery anchored commercial shopping center. Adjacent to the Encore Development project currently under construction by the Tampa Housing Authority, the subject site will provide an expansion of the City's efforts to revitalize its urban core. Additionally, the end use of the subject property will address a major public health issue within this community; the absence of healthy food options and limited access to fresh foods. The central urban core in Tampa is the definition of a of an urban food desert. Without private vehicular transportation, access to grocery stores and food markets with fresh produce, meats and dairy products is difficult. There are no such markets within walking distance of the Encore project and limited accessibility by bus route, requiring a number of transfers. Not only is this inconvenient and expensive for area residents taking up time and money, but also highly undesirable when transporting fresh food.

An ASTM E 1527-05 Phase I ESA investigation was performed at the subject site in November 2011. The following summarizes the findings of this investigation:

1. Historical on-site retail gasoline and auto service facility.

Opinion: The historical storage/use/handling of petroleum and solvent materials offers the potential for subsurface impacts to soil and groundwater. As such, this historical land use is a recognized environmental condition (REC).

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2. Historical on-site auto body work and junk yard.
Opinion: This historical land use offers the potential for subsurface impacts related to petroleum, solvents and metals. As such, this historical use is being identified as an REC
3. Historical partially on-site and adjacent ice company/cannery.
Opinion: This historical land use offers the potential for subsurface impacts related to petroleum, solvents and metals. As such, this historical use is being identified as a REC.
4. Historical nearby (within 200 feet and anticipated to be upgradient) junk yard and filling station property.
Opinion: This historical land use offers the potential for migrating impacts related to petroleum, solvents and metals. As such, this site's historical use is being identified as a REC.

The report concludes with the recommendation that additional assessment be conducted to determine the extent of impacts to the subject property. The conclusion of this report and the historical land uses both onsite and on immediately adjacent parcels identified in the investigation provide the basis for the following proposed site assessment and remedial activities anticipated for the subject site.

Assessment Activities**Task I: Preparation of QAPP**

Task II: Geophysical Investigation Electromagnetic and ground penetrating radar assessment concurrent with QAPP preparation

Task III (A): Onsite soil investigation

- Conduct direct push technology (DPT) sampling with OVA screening of soils and limited soil sampling. This will include collection of soil cores at up to 50 locations within the subject site boundaries (see attached Sampling Location Plan). OVA screening will be performed at all boring locations to determine if volatile compounds are present, and will occur at two-foot intervals to approximately 15 feet below land surface (or until the water table is encountered).
- Forty-five (45) soil samples will be collected for laboratory analysis as follows:
 - If elevated OVA readings are encountered (above 10 ppm), samples will be collected to represent high, medium and low areas of impact at incremental depths.
 - If no elevated OVA data is encountered, the samples will be collected from five borings deemed most likely to characterize the property at incremental depths (0 to 0.5, 2 to 4, and 4 to 6 feet below land surface).
- Soil samples will be submitted for laboratory analysis by an accredited laboratory as follows:
 - Petroleum hydrocarbons and chlorinated solvents via EPA method 8260B
 - Low level polycyclic aromatic hydrocarbons (LL PAHs) via EPA Method 8270
 - Total Recoverable Petroleum Hydrocarbons (TRPH) via FL-PRO
 - 8 RCRA Metals via Method 6010

Task III (B): Groundwater Investigation

- Installation and sampling of fourteen (14) permanent small-diameter monitor wells per approved QAPP. Based on assessment data related to nearby properties, the wells will be installed to an approximate depth of 15 to 20 feet below land surface.
- The wells will be allowed to sit for a minimum of 48 hours prior to sampling. Groundwater samples will then be collected following FDEP Standard Operating Procedures and procedures documented in the project specific QAPP.
- Samples collected from each monitor well will be analyzed following the same parameters as

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the soil sample analyses.

Task IV: Reporting

Task V: FDEP Brownfields Agency Coordination Includes BSRA, BSAR, Remedial Action Planning (RAP) and SRCO

Task VI: Programmatic Support

Cleanup Activities

The anticipated remedial strategies for this site will likely include removal of arsenic, solvent and petroleum impacted soil from “hotspots” and capping approximately 1.54 acres with a combination of 2-feet of clean fill material and/or asphalt parking, building slabs or other FDEP approved Engineering Controls. The use of an Institutional control will also likely be required to maintain the approved cap. The No Action alternative for the potentially impacted groundwater areas of the site is anticipated due to the site is served by Municipal Potable Water and Sanitary.

- **Task I Remedial Planning/ABCA**
- **Task II Source Removal Activities** approximately 1,000 tons anticipated @ \$75/ton
- **Task III Confirmatory Sampling**
- **Task IV Backfill and Capping** approximately 3000 cubic yards @ \$20/cy
- **Task V Preparation of EC/IC documentation**
- **Task VI Programmatic Support**

ii) Project Schedule

Assessment Activities

Task I	Preparation of QAPP	45-60 Days from NTP
Task II	Geophysical Investigation	45-60 Days from NTP
Task III	Soil & Gropundwater Investigation	90 – 120 days from NTP
Task IV	Reporting	120 days from NTP
Task V	FDEP Brownfields Agency Coordination	270 days from NTP
Task VI	Programmatic Support	Throughout Grant Cycle

Cleanup Activities

Task I	Remedial planning/ABCA	45-60 Days from NTP
Task II	Source Removal Activities	90 – 120 days from NTP
Task III	Confirmatory Sampling	90 – 120 days from NTP
Task IV	Backfill & Capping	120 days from NTP
Task V	Preparation of EC/IC documentation	270 days from NTP
Task VI	Programmatic Support	Throughout Grant Cycle

b. Budget for EPA Funding, Tracking /Measuring Progress, & Leveraging Resources -

i) Budget Table - The table and tasks below provide a detailed cost estimate for the proposed assessment and cleanup activities proposed.

Assessment Activities	
Categories	Project Tasks for Assessment

	QAPP	Geophysical Investigation	Soil & Groundwater Investigation	Reporting	FDEP Coordination	Programmatic Support	Total
Personnel				\$5,000		\$8,000	\$13,000
Fringe Benefits							
Travel							
Supplies							
Contractual	\$4,000	\$8,000	\$110,000	\$10,000	\$35,000	\$20,000	\$187,000
Total	\$4,000	\$8,000	\$110,000	\$15,000	\$35,000	\$28,000	\$200,000
Cleanup Activities							
Categories	Project Tasks for Cleanup						
	Remedial Planning	Source Removal Activities	Confirmatory Sampling	Backfill & Capping	Preparation of EC/IC Documents	Programmatic Support	Total
Personnel	\$2,500				\$3,000	\$5,000	
Fringe Benefits							
Travel							
Supplies							
Contractual							
Total	\$17,500	\$75,000	\$24,000	\$60,000	\$8,000	\$25,000	
Cost Share	\$2,500				\$3,000	\$5,000	
Overall Total							

ii) **Tracking and measuring** – The City of Tampa will track the following outcome and output measures in the EPA acres database for progress in achieving the expected project outcomes on a quarterly and cumulative basis:

- Completion of QAPP
- Completion of Phase II assessment
- Completion of ABCA
- Completion of reuse plan
- Completion of Cleanup Activities
- # of jobs created at subject site
- # of construction jobs created
- Increase in ad valorem taxes generated by redevelopment of subject site
- Redevelopment dollars leveraged
- Non-EPA assessment/cleanup dollars leveraged

iii) **Leveraging** – The City of Tampa utilizes the brownfields program as one of a multi-layered incentive approach to implement redevelopment. A primary layer of incentives is provided by the Florida Brownfields Program and includes: FDEP Voluntary Cleanup Tax Credit Program (up to 50% tax credits for cleanup); Brownfields Building Materials Sales Tax Refund (refund of sales tax for overall affordable housing/ redevelopment projects); Brownfields Job Bonus Refund (\$2500 tax refund/each new job created within the targeted areas); Brownfields Loan Guarantee Program (up to 50% loan guarantee for brownfields projects); Brownfields Liability Protections (as provided statutorily). These state incentives are intended to encourage redevelopment of environmentally stigmatized properties and to make the redevelopment feasible and result in a positive financial impact on many redevelopment projects within the targeted area.

Additionally, the City will leverage the following resources to complete additional work: CRA

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Tax Increment Financing; Community Development Block Grants (CDBG); Enterprise Zone Incentives (most of TBTA is in the EZ); Capital Improvement Project (CIP) Funding; Impact fees; and Facility Investment Fees. Tampa will work closely with economic and community development staff to fully explore incentive programs. State Designated Enterprise Zone (EZ) incentives include:

<i>Jobs Tax Credit for Corporate Income Tax</i>	<i>Business Equipment Sales Tax Refund</i>	<i>Jobs Tax Credit for Sales & Use Tax</i>
<i>Sales Tax Refund for Business Machinery & Equipment</i>	<i>Sales Tax Refund for Building Materials</i>	<i>Sales Tax Exemption for Electrical Energy Used</i>
<i>Property Tax Credit</i>	<i>Community Contribution Tax Credit</i>	<i>Capital Investment Tax Credit</i>
<i>Qualified Target Industry Tax Refund</i>	<i>Urban Incentives</i>	<i>Tax Increment Financing</i>
<i>Quick Response Training Incentives</i>	<i>Incumbent Worker Training Program</i>	<i>Economic Dev. Transportation Fund</i>
<i>High Impact Performance Incentive Grant (HIPI)</i>		<i>Qualified Defense & Space Contractor Tax Refund</i>

The subject site is located within the Central Park CRA, as well as a designated Enterprise Zone and Urban Job Tax Credit Area. As such, is eligible for Transportation Impact Fee Waivers and tax incentives for businesses locating here and helps ensure job growth and long-term economic vitality of the area. Tampa has a successful history of effectively leveraging resources within the City's Brownfields Program. Some recent examples of these successes include:

- The Fast Lane property leveraged \$211,000 in Community Development Block Grant funds, along with an additional \$890,000 in private funding. Fast Lane has estimated its building will cost another \$1.2 million which will also add to the private funding leveraged.
- 38 Residential lots which will be used for single family in-fill homes in ETTA will leverage approximately \$180,000-\$200,000 each. These funds will come from the private sector, as well as from other nonprofit grant/loan programs such as First Time Home Buyer programs and Down Payment Assistance programs. (38 lots X \$180,000 = \$6,840,000 leveraged)
- **North 22nd Street Enhancements** - Construction of the \$1.3 million project is set to begin in September. The project includes vehicle, bicycle, and pedestrian improvements such as curbs, sidewalks, landscaping, irrigation, decorative crosswalks, lighting, and upgrades to traffic signals.
- **Completion of Giddens Park** - Giddens Park, located in South East Seminole Heights, underwent major improvements over several years including a new splash pond made possible through a donation from the F.E. Lykes Foundation, and \$95,000 in TIF revenues.
- **NSP2 Funds Award** - East Tampa is partnering with the Housing and Community Development Division to implement \$10 million in Neighborhood Stabilization Program funds to develop a mixed-use project on land acquired at N. 22nd Street.

c. Programmatic Capability and Past Performance

i) **Programmatic Capability** - Ed Johnson is the Manager of the East Tampa CRA; Mr. Johnson is responsible for oversight of that CRA for the past eight years, and has extensive experience with the City's brownfields grants. He is responsible for the day-to-day operation and administration of the Brownfields Program City-wide. Mr. Johnson works closely with the EPA Brownfields Project Officer to meet the terms and conditions of brownfields grants. He also coordinates environmental assessment activities with qualified environmental consultants and FDEP. The brownfields experience of Mr. Johnson will help guide activities for this proposed brownfields assessment grant to meet all terms and conditions required.

Ms. Sonya Little is the Chief Financial Officer, Revenue and Finance Department. Ms. Little's staff will provide financial and administrative assistance for fiscal activities associated with this

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brownfields assessment grant to ensure compliance with EPA financial reporting requirements and other requirements of the terms and conditions of the Brownfields Assessment Grants.

Mr. Johnson will be the designated day-to-day spokesperson for this brownfields grant, if awarded. All information concerning the Brownfields Program will be conveniently located in the Economic Development Dept., and will be made available to the interested stakeholders for review.

Bob McDonough, Acting Economic & Urban Development Administrator, will be the Brownfields Project Director. Mr. McDonough oversees all Community Redevelopment Areas (CRA's) and the City's overall redevelopment initiatives. Mr. McDonough previously worked in the private section commercial real estate industry.

Tampa has gone through the Consultants Competitive Negotiation Act (CCNA) to procure Brownfields Consulting Services and Environmental Engineering Services from experienced brownfields firms to carry out the tasks in past /future brownfields assessment grants. Tampa also has the accounting and auditing expertise necessary to accurately report to EPA the use of provided funding. The City has gained knowledge and experience over the last several years administering brownfields assessment grants, and demonstrated its ability to manage federal brownfields funding.

The City has a history of retaining highly qualified management and supervisory staff. This record is exemplified by the long tenure of many of the employees, including Mr. Johnson. The City's reputation as a progressive organization and leader in city planning and community development fields are factors that have enabled it to retain and attract highly qualified individuals. The City has procedures in place to ensure a smooth transition can occur if new project management is needed. For this grant, a team of several City staff will be assisting Mr. Johnson. The team will meet weekly to keep everyone up to date on program progress, allowing staff to be prepared to step in on a temporary/permanent basis, if needed. If unexpected employee turnover occurs during the grant period, the City has proven hiring procedures to ensure properly qualified/experienced personnel fill vacancies without delay.

The City has a proven track record and has performed all assessment work under an EPA approved Quality Management Plan and completes site specific EPA Approved Quality Assurance Project Plans prior to soil and groundwater testing required for Phase II and site assessment activities conducted under Brownfields Assessment Cooperative Agreements. The City has several qualified Brownfields Consulting/Environmental Engineering firms with over 10 years of EPA Brownfields Assessment and programmatic assistance experience. The City has the necessary experience gained over the last several years under EPA Cooperative Agreements to successfully perform required Quarterly Reports, financial reporting, MBE/WBE reporting, EPA ACRES and other necessary documentation. The City has developed approved quarterly report formats and conducts all Phase I ESAs in accordance with ASTM/AAI standards and Phase II ESAs in accordance with ASTM standards. The City works closely with the FDEP Brownfields program on all site assessments required under the Florida Brownfields Cleanup Criteria Rule(Chapter 62-785 FAC). Tampa has the experienced brownfields staff and Qualified Environmental Professionals necessary to successfully manage EPA Brownfields Assessment funding.

Tampa has been awarded grants and financial assistance from both federal and state programs for many years and has successfully managed and accounted for them. For the fiscal year ended 9/30/10, Tampa received and effectively managed the following funding:

<u>Federal</u>		<u>State</u>	
US Dept. of HUD	18,002,488	FL Housing Fin. Corp.	1,750,087
EEO	1,513	FL DOT	54,057
US DOJ	2,650,066	FL DOH	63,637
US DOT	5,606,977	FDEP	227,328

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US EPA	3,271,327	FL Office of Governor	602,715
US Dept. of Energy	888,086		
US Dept. Homeland Security	10,558,729		
	40,979,186		2,697,824

ii) **Adverse Audits.** Tampa has an outstanding record of managing federal grants. The City did not have any adverse audit findings regarding the administration of any grants in the most recently completed audit (for the year ended 9/30/10). The auditors (Ernst & Young) stated that the City complied in all materials respects with requirements applicable to each of its major federal and state financial assistance projects for the year ended 9/30/2010.

iii) **Past Performance - 1. Has Received an EPA Brownfields Grant** – Tampa is currently in compliance with EPA grant requirements and has made satisfactory progress on its measurable goals and objectives on EPA grants. Tampa has received the following EPA Brownfields grants:

Assistance Program	Awarding Agency	Amount Awarded	Funds Remaining	Date Awarded	Grant Accomplishments
Brownfields Assessment Pilot	US EPA	\$200,000	-0-	3/1/1999	2 Phase I ESAs, 2 Phase II ESAs, GIS database, brochures
Brownfields Assessment – Petroleum	US EPA	\$200,000	-0-	2004	38 Phase I and Phase II ESAs
Brownfields Assessment – Petroleum & Haz. Substances	US EPA BF-96492007-C	\$400,000	-0-	2007	39 Phase I ESAs; 11 Phase II ESAs; 6 QAPPs; 1 QAMP; 7 acres assessed
Brownfields Assessment – Petroleum & Haz. Substances	US EPA	\$400,000		2009	11 Phase I ESAs; 4 Phase I ESAs in process; brochure printed;
Targeted Brownfields Assessment	US EPA through FDEP - 128A funding	\$180,666	-0-	1999	Phase II 12 th Street Maintenance Yard; Source Removal 12 th Street Maintenance Yard; Phase II West LaSalle Property.

The City ensures compliance with program and comprehensive-planning requirements by incorporating approved accounting procedures, providing internal audits, and following grantor requirements. The City employs the use of several reporting programs to comply with timely reporting requirements. Also, by utilizing citizens as well as community input and the citizen participating plan, compliance has been policed.

The City has successfully managed EPA grants in the past. The City manages its brownfields program with legal counsel from the City Attorney’s office and contract compliance monitoring activities through Contract Administration, complying with all requirements. Tampa is currently in compliance with EPA grant requirements and recently received an extension on the existing assessment grant.

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3. Community Engagement and Partnerships –

a. Community Engagement - Tampa has in place several regularly scheduled public meetings at which to communicate project progress to the community (e.g., CRA Community Advisory Committees meetings). The City uses newspaper advertising, public notices, and website postings. Tampa will continue to use these resources to notify the community of brownfields program opportunities/activities. Public participation has been a critical component in the City’s successful brownfields program.

The City will make special efforts to ensure adequate and informative communication to its residents. The City will develop/distribute an educational brochure that helps the community to better understand brownfields and brownfields remediation. The City will also update its brownfields website with new educational information on brownfields and its continuing brownfields program. The City may also utilize government access cable television to broadcast items of interest and existing brownfields project updates, notifications of public meetings where brownfields topics will be discussed, and televised meetings in some instances.

b. Partnerships - The City will continue to actively develop and sustain partnerships with a number of stakeholders, and other local, state and federal agencies to ensure appropriate assessments, cleanups, and resulting redevelopment of brownfields sites. On the local level, these partnerships include the Tampa Housing Authority, Tampa CRA’s; East Tampa Community Revitalization Partnership; Mayor’s Resource Council (a group of public and private organizations such as Univ. of South Florida, Hillsborough Community College, Hillsborough County School System, Hillsborough County Planning Commission, National Association of Industrial Office Parks, Florida DOT); local non-profits and developers for both economic development and housing projects, Chamber of Commerce, Committee of One Hundred, Downtown Partnership, and the civic and neighborhood associations in ETTA; and the International Longshoremen’s Union.

i) Local/state environmental and health agencies

- Hillsborough County Health Department
- Florida Department of Environmental Protection
- Florida Department of Health

ii) Federal and state governmental agencies. The City has working partnerships with the following federal and state government agencies; US Dept. of HUD, US EDA, US EPA, Enterprise Florida, FDEP, Office of Greenways and Trails, Florida DCA, Housing Finance Agency, and Southwest Florida Water Management District.

iii) Local Environmental Job Training Program Tampa has established partnerships with both the Leary Vo-Tech and Tampa Vocational Technical Schools, which offer environmental job training programs. Most recently, the City has forged a partnership with the University of South Florida’s new online program for brownfields job training courses that include: OTI 510 Online Occupational Safety and Health Standards for Construction; OTI 511 Online Occupational Safety and Health Standards for General Industry; 8 Hour Hazwoper; 24 Hour Hazwoper ; 4 hour Recordkeeping; Fleet Driver Program; and Safe Teen Jobs.

c. Community Based Organizations (CBOs) – The City of Tampa is fortunate to have the dedicated support of numerous CBOs for its brownfields program. The following organizations have provided written letters of support. See Attachment III.

Community Based Organization	Contact Person	Support Role Pledged
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Fast Lane Clothing Company	Local Business	Public outreach, marketing, serve on boards/committees
Tampa Housing Authority	Public housing agency Owner, Encore Development	Public outreach, serve on boards and committees

4. Project Benefits

a. Welfare and/or Public

The City intends to complete assessment and cleanup activities on a City-owned 1.54 acre property located at 1103 N. Nebraska. The requested funding will support the redevelopment of the site into a grocery anchored commercial shopping center. Adjacent to the Encore Development project currently under construction by the Tampa housing Authority, the subject site will provide an expansion of the City’s efforts to revitalize its urban core. Additionally, the end use of the subject property will address a major public health issue within this community; the absence of healthy food options and limited access to fresh foods. The central urban core in Tampa is the definition of a of an urban food desert. Without private vehicular transportation, access to grocery stores and food markets with fresh produce, meats and dairy products is difficult. There are no such markets within walking distance of the Encore project and limited accessibility by bus route, requiring a number of transfers. Not only is this inconvenient and expensive for area residents taking up time and money, but also highly undesirable when transporting fresh food.

FDEP provides regulatory oversight for all assessment and cleanup activities that are under the Florida Brownfields Cleanup Criteria Rule (Chapter 62-785 Florida Administrative Code). Tampa will coordinate with FDEP to: 1) insure brownfields assessment/remediation activities are protective of public health and the environment; and 2) insure all engineering and institutional controls resulting from brownfields assessment/remediation/ redevelopment activities are entered into FDEP’s Engineering and Institutional Controls registry so this information is available to the public and stakeholders concerned with or implementing ongoing redevelopment. Cleanup activities conducted with the proposed funding will include a health and safety plan to ensure sensitive populations and workers performing field activities are protected from potential exposure to contaminants. Workers are OSHA 1910.120 “hazardous waste operations and emergency response” certified. Every practical precaution will be taken to isolate the general public from areas to be assessed, including fencing or barricades where necessary. All IDW (investigative derived wastes) will be properly containerized, stored and properly disposed of in an expedited manner.

Equitable development is achieved through Tampa’s policies and practices that enable low income and low-wealth residents to participate in and benefit from local/regional economic activity. Tampa follows these principles to ensure equitable development is considered in its brownfields

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program: integrating people and place; reducing local and regional disparities; promoting equitable, catalytic, coordinated, double bottom line investments; and ensuring meaningful resident participation, leadership, and ownership. By focusing on the brownfields sites in the poorest minority neighborhoods, giving the residents a voice in determining redevelopment projects, and protecting the safety and public health during redevelopment, Tampa is practicing *equitable development*.

b. Economic Benefits and/or Greenspace - i) The City has a long-standing history of promoting economic development through brownfields redevelopment. The location of Tampa's brownfields program in the Economic & Urban Development Dept. ensures a continued economic development focus. The City has successfully facilitated the brownfields development of a vacant with surrounding potential recognized environmental conditions into the Fast Lane Clothing facility that manufactures surgical clothing and clothing for Busch Gardens and others, creating 14 new jobs for residents of the surrounding community. The City works to assist businesses that redevelop in the targeted areas with access to State Brownfields Incentives, including the Brownfields Job Bonus refund (\$2,500 per each new job), State Brownfields Loan Guarantee (up to 75% guarantee on primarily lenders loan) and Voluntary Cleanup Tax Credit (up to \$500,000 annual state cleanup tax credit). This active role demonstrates brownfields redevelopment is practical and profitable.

In Tampa and the state, workforce housing is also a critical component to encourage economic development opportunities. The City anticipates creation of over 75 new workforce housing units as a result of continued EPA Brownfields Assessment funding over a three year period. While the current economic climate in the City is challenging, the City looks to continue its long history of successful economic development projects resulting from brownfields redevelopment. The City anticipates creation of 300+ new jobs over a 3 year period as a result of projects that will be supported by EPA Brownfields Assessment funding. Tampa's brownfields program will continue to use redevelopment of environmentally impaired properties to stimulate economic development and target properties for assessment/remediation that otherwise might pose a health risk to local communities. The redevelopment of these at-risk properties will minimize chances for exposure via active remediation associated with redevelopment. Tampa sees the brownfields program as a tool to deliver resources to install environmental justice in the targeted areas.

ii) Other non-economic benefits - It is estimated that each brownfields acre redeveloped preserves 4.5 acres of open space/green space via use of existing infrastructure. From a regional perspective, re-use of urban core brownfield properties supports the need to limit urban sprawl and protect stressed natural resources and habitat. The inclusion of open space/greenspace in its neighborhoods is an important issue for Tampa. Its citizens actively participate on several committees/boards that deal with this issue. The City has spent approximately \$2.7 million in the last 5 years for improvements to existing parks/playgrounds here, including upgrading and/or replacing playground equipment, upgrading sidewalks and parking surfaces, and construction of community centers and swimming pools. Tampa has modernized 3 existing East Tampa CRA parks this year: Cyrus Green Community Center (community center building), historic Cuscaden Swimming Pool (renovations funded in part by a National Park Service's Urban Parks & Recreation Recovery Program grant for \$994,980), and Highland Pines Park (playground activity center). The City has created parks and recreational spaces around existing stormwater treatment facilities to not only improve water quality, but also provide recreational opportunities. A tremendous benefit to the TBTA's CRAs is removal of slum and blight areas resulting from brownfields redevelopment. At the core of the brownfields program is the ability to transform properties scarring the heart of the community into properties that provide direct community benefit. It has been observed that the

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reuse of orphaned/abandoned properties reduces crime and unsightliness that prohibit redevelopment on adjacent properties and surrounding area. Another anticipated tangible benefit of brownfields redevelopment is assessment and ultimate removal of contamination from low-income and minority communities through the brownfields redevelopment process, installing environmental justice in the TBTA.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse - Tampa is becoming a Green City, certified by Florida Green Builders Coalition (FGBC). FGBC designates Green Cities/Counties for outstanding environmental stewardship. The program focuses on improving environmental performance through waste reduction, water conservation, air quality improvements, brownfields redevelopment and other criteria. Becoming a Green City is an opportunity to improve existing programs, start new ones, and set an example for the community to improve environmental sustainability. The City will use brownfields redevelopment opportunities to demonstrate the value of sustainable redevelopment. The City's Green Tampa Home website is http://www.tampagov.net/dept_green_tampa/information_resources/Green_City.asp. Tampa has begun linkage between its brownfields program and the Green Tampa initiative. Brownfields redevelopment projects including commercial projects under/over 5,000 square feet can qualify for a Tampa Green Fast Track review to encourage sustainable redevelopment projects in the City and on brownfields sites. The fast track nature of permit review of these projects will provide a savings of time and money to potential developers, encourage and expedite green building in Tampa. Through this program, Tampa is encouraging development of LEED (Leadership in Environmental and Engineering Design) projects and will encourage brownfields redevelopment projects to be LEED certified and/or Florida Green Building Certified projects.

For sites requiring an FDEP Brownfields Site Rehabilitation Agreement, FDEP encourages the person responsible for brownfields site rehabilitation to contact its Pollution Prevention/Waste Reduction Program for recommendations on waste minimization/management and for assistance with pollution prevention measures such as: improved inventory/ production controls; procedures for preventing loss/spills/leaks of hazardous waste and materials; and goals for reduction of releases of toxic materials. Zoning regulations often dictate brownfields redevelopment accomplish non-polluting activities or "clean industry." Brownfields site redevelopers are familiar with environmental concerns and pollution impacts/costs – and more apt to implement pollution prevention measures.

Concerning resource consumption, projects in the TBTA will use existing infrastructure. The TBTA is Tampa's oldest section and has an established street system with all public utilities and stormwater systems. By returning TBTA sites to active, pollution-free use, the City will make greater use of original investment in infrastructure. Most of the properties in the TBTA have ready access to roads, water, sewer, public transportation, telecommunications, electricity and natural gas.

TBTA's plan is to reverse local urban sprawl and economic dislocation, as well as correct disproportionate concentration of contaminated sites in the TBTA. Home to most of the City's minority, low-income citizens, the TBTA is being revitalized by an increase in green businesses, jobs and training opportunities, and an improved quality of life. Cleanup enhances the area's landscape, provides new job opportunities, and slows the rate of urban sprawl. Replacement of former polluting industries with new, ecologically compatible businesses provides jobs for locals.

Redevelopment of brownfields also improves stormwater quality through the implementation of required retention areas. Most of these properties were developed prior to stormwater regulations; thus new development will result in improved stormwater treatment. Many brownfields properties were developed prior to landscaping/xeriscape requirements; redevelopment under current City regulations require improved landscaping and will result in a net increase of xeriscaped and landscaped properties. New developments will contribute to parks and recreation impact fees to

ultimately create more open space/greenspace for residents in the TBTA.