



November 28, 2011

Mr. Philip Vorsatz
Regional Brownfields Coordinator
Environmental Protection Agency Region 4
Atlanta Federal Center
61 Forsyth Street
Atlanta, Georgia 30303

RE: City of Brooksville, Florida
EPA Brownfields Community-Wide Assessment Grant Proposal

Dear Mr. Vorsatz:

The City of Brooksville, Florida, is pleased to submit the enclosed application for an Environmental Protection Agency (EPA) Brownfields Community-wide Assessment Grant. This assessment grant is needed to address potential environmental concerns from past industrial operations, including an orange juice plant, a former cement plant, railroad properties, dry cleaners, and abandoned gas stations within our City. Long time residents and our city administrative personnel are particularly focused on the impact of barium contaminate from former industrial operations in the south Brooksville area.

With the assistance of this grant, we can complete assessments on key properties and begin to address the associated environmental and health hazards. In addition, the assessments will clarify the environmental uncertainty, allowing these properties to be redeveloped. We believe this grant to be an important step in the redevelopment that our community needs.

- a. Applicant Identification:** City of Brooksville, Florida
201 Howell Avenue
Brooksville, Florida 34601
- b. DUNS Number:** 08140090
- c. Funding Requested:**
- i): Grant Type:** Assessment
 - ii): Federal Funds Requested:** \$400,000
 - iii): Contamination:** \$200,000 for hazardous substances; \$200,000 for petroleum
 - iv): Community Wide**

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d. Location: Brooksville, Florida

e. The City is applying for a Community-Wide Assessment. (N/A)

f. Contacts:

i) Project Director:

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City of Brooksville

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Brooksville, Florida 34601

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ii) Head of Organization

T. Jennene Norman-Vacha

City Manager

City of Brooksville

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Brooksville, Florida 34601

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g. Date Submitted: November 28, 2011

h. Project Period: July 1, 2012 – June 30, 2015

i. Population: City of Brooksville – 7,719 (U.S. Census Bureau, 2010)

Thank you for your time and consideration. If you should have any questions, please do not hesitate to contact me at (352) 540-3810.

Regards,



T. Jennene Norman-Vacha
City Manager

1. Community Need

a. Health, Welfare, and Environment

Brooksville, the seat of Hernando County, was established in 1856 and incorporated in 1880. Located at the intersections of U.S. Highway 41 (U.S. 41), U.S. 98, and Florida State Road 50 (S.R.50) in Hernando County, Brooksville is about forty-five miles north of Tampa and fifteen miles east of the Gulf of Mexico. Once the hub of citrus groves and juice processing, Brooksville was once known as the 'Home of the Tangerine.' Beginning in the 1960s, Brooksville, specifically its downtown district, has suffered a steady decline in commercial, residential, and social activity, which has resulted in a mostly stagnant tax base and dispirited citizenry. Since it was once the city's business, social, and political hub, both commerce and social activities have suffered. During the 1960s and 1970s, U.S. 41 and S.R. 50 were rerouted around the city. Over time, the locally owned businesses and shops that once comprised the heart of Brooksville closed their doors and moved southwest of Brooksville in the hopes of increased revenues in the rapidly growing commercial corridors that led to new suburbs like Spring Hill, which is now the county's major population area. As traffic through downtown dwindled, the services needed to support the traffic also decreased substantially, which left a large number of abandoned gas stations and failed businesses right in the city center or along its fringe. For example, at least five abandoned gas stations adjoin the historic downtown County courthouse building, which is situated on the highest hill in the City. Numerous other commercial and industrial operations inside the City closed up as their viability dwindled due to modernization, competition, and consolidation, including garages, machine shops, metal working shops, processing plants, railroad sidings, petroleum bulk plants, lumber yards, ice plants, acetylene plants, packing houses, utility yards, bottling plants, and more. The locations of these sites were gleaned from historic Sanborn fire insurance rate maps, city directories, interviews with long-time residents, and physical inspections of suspect areas.

For a number of years now, various groups of citizens have sought to restore downtown Brooksville – to bring back the sense of community it once boasted. The Downtown Development Corporation created a Main Street program for the city, and in 1994 Brooksville's Visioning Committee laid the foundation for a citywide master plan for revitalization. The "City of Brooksville Revitalization Plan – A Community Developed Plan" was completed in 1999. The plan covered a range of issues including streetscaping, restructured zoning guidelines, aesthetic enhancements to infrastructure improvements, recreational opportunities, and business/economic development - all things needed to make Brooksville a place where people will visit, work, and live.

Also in 1999, the City of Brooksville formally instituted a Community Redevelopment Area (CRA) in its downtown core following Chapter 163, Part III of Florida Administrative Code (FAC). In 2009, the City completed an updated Comprehensive Plan, which was officially adopted in May 2010. It included several redevelopment and revitalization goals that built upon the foundation of the 1999 Revitalization Plan. In the decade since the revitalization plan was completed and the CRA established, Brooksville's downtown has made steps towards progress. Several new restaurants and stores have opened, and visitors as well as residents are once again visiting the downtown area. However, much work is still needed to make Brooksville a truly sustainable and vibrant community.

Brooksville cannot fully realize its full economic and social potential until its brownfield properties are assessed and, as necessary, remediated. In addition to hindering redevelopment and affecting the city's economic growth, all of these suspect properties have the potential to cause harm to the general public. Documented health effects from exposure to chemicals including benzene, methyl-t-butyl ether (MTBE), naphthalene, polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PAHs), chlorinated solvents and heavy metals associated with these brownfield properties range from skin irritation, headaches, and nausea to liver and kidney damage and even cancer. Almost all of these brownfield sites

are within ½ mile of the City wellfield, many are within 1/8 mile of the wellfield, and several are within a few hundred feet of the wellfield. The City relies on this wellfield for its potable water supply. The brownfield sites suspected to pose the greatest risk to human health and/or stymie redevelopment activities are summarized in the following sections.

Miscellaneous Abandoned Gas Stations: There are at least 25 abandoned gas stations and/or former petroleum storage systems within the city limits of Brooksville. Most of these have never been investigated, because they do not qualify for State remediation funding. Many of the tanks are or were located within City street rights-of-way. Most of these sites are within the commercial district, but several are in residential areas. Due to a very shallow perched aquifer on many of the hills in Brooksville, concerns about vapors from petroleum plumes seeping through foundations into buildings at dangerous levels exist.

Former Railroad Right of Way, 25.3 acres: One of the key projects identified in the revitalization plan is the development of the Good Neighbor Trail, the conversion of a former railroad right-of-way into a linear park. The City has completed the trailhead and the first phase of the park. However, environmental questions remain on portions of the planned trail due to its past history by the railroad. Significant levels of arsenic have been confirmed, the extent of which still needs to be determined on four parcels. While arsenic is a naturally occurring element that is widely distributed, it is also a known carcinogen. Before redeveloping this former railroad property into a recreation area where adults, children, and pets will be in direct contact with surface soils, Brooksville must first eliminate any environmental uncertainty – especially one that can cause cancer.

Former Withlacoochee River Electric Cooperative (WREC) Yard / Former Emerson Sawmill and Lumberyard, 3.9 acres: Located immediately adjacent to the Good Neighbor Trail park and trailhead, the 3.5-acre site is known to be impacted by petroleum contamination from leaking fuel tanks and possibly by PCBs from leaking transformers stored there for decades, PAHs from creosote in wood poles stored there, and heavy metals including arsenic from an abandoned railroad spur that passes through the property and wood preservative operations.

Abandoned Orange Juice Processing Plant, 3.9 acres: Not far from the trailhead and adjacent to the South Brooksville neighborhood, this property was used for decades to clean and process into juice the citrus from area groves. It has a history of petroleum contamination from storage tanks and fuel oil boilers, and additional contamination is suspected from pesticides and herbicides washed from the citrus as well as other chemicals, such as solvents and degreasers used to maintain and clean mechanical equipment.

Former Concrete Batch and Block Plant, 6.7 acres: Situated across the street from the former Orange Juice Processing Plant, this site also has a history of petroleum contamination and may be contaminated with chemicals such as solvents and heavy metals used in operations and a myriad chemicals used as ready mix concrete additives, some of which are historically hazardous and/or carcinogenic.

Former County Public Works Property, 5.0 acres: Located to the west of the Concrete Batch Plant, this property is surrounded entirely by the South Brooksville neighborhood. Previous assessment work on the County's property has revealed concentrations of arsenic, lead, chromium, and petroleum products in residential yards and gardens to the south, east, and west. Arsenic and barium have been found at dangerous levels in residential yards and gardens north of the County parcel, and in groundwater beneath these homes. The source(s) of these metals has not been identified, but the County parcel has been ruled out as the source. According to local residents, this residential area was once used for unknown commercial operations and citrus groves. Barium compounds that dissolve in water can be harmful to human health. The uptake of very large amounts of barium that are water-soluble may cause paralysis and in some cases even death. Small amounts of water-soluble barium may cause a person to experience breathing difficulties, increased blood pressures, heart rhythm changes, stomach irritation, muscle

weakness, changes in nerve reflexes, swelling of brains and liver, kidney and heart damage. Obviously, the City and residents are understandably very concerned about potential exposure to this plume.

Former C. W. Varn Turpentine Still: This operation was located in South Brooksville near the former WREC facility. Turpentine is a volatile mixture of hydrocarbon isomers obtained either from pine gum or pine wood. Gum turpentine is a yellowish, sticky, opaque, combustible material; the wood distillate (oil of turpentine) is a flammable, colorless liquid with a characteristic odor. Turpentine is a skin, eye, mucous membrane, and upper respiratory tract irritant in humans. It may also cause skin sensitization and central nervous system, gastrointestinal, and urinary tract effects. Ingestion of turpentine causes a burning pain in the mouth and throat, nausea, vomiting, diarrhea, abdominal pain, excitement, ataxia, confusion, stupor, seizures, fever, and tachycardia and may cause death due to respiratory failure. This site has never been investigated.

The direct impact of these brownfields is unknown, but The Florida Cancer Data System (<http://fcds.med.miami.edu/inc/statistics.shtml>; accessed October 2011) shows that Hernando County has an elevated cancer incident rate, which is higher than all but seven counties in Florida. (Note: the Florida Cancer Data System only provides cancer rates at the county level.) The most recent report from 2006 shows 486 incidents of cancer per 100,000 population per year, approximately 11% higher than the state average cancer rate. Further, the resident 3-year age adjusted death rate 2006-2008 by cause (cancer) shows Hernando County with a rate of 186.2 cancer-related deaths, which is significantly higher than the state rate of 162.3 cancer-related deaths. According to the National Cancer Institute's data through 2007, the cancer rate in Hernando has an alarming status of "rising" (<http://statecancerprofiles.cancer.gov/cgi-bin/ratetrendbycancer/rtcancer.pl?001&0&12&12&1&0&1>). The presence of the brownfields within Hernando County contributing to the elevated levels of cancer incidents is yet undetermined, however, one of the most prevalent contaminants, specifically in Brooksville, is the known carcinogen arsenic. The City will utilize the EPA Brownfields Grant to assess the brownfields within the community to determine exposure risks, particularly to sensitive populations, and take steps to eliminate any potential contributing contaminants.

As demonstrated in the following table, the City of Brooksville has a significant minority population (27.7%), particularly compared to the rest of Hernando County (13.1%). Brooksville also has a significant elderly population (27.3%). The Median Age of the residents of Brooksville is 47.8, which is higher than the State (40.7). The elderly are more susceptible to potential contamination that could result from brownfields within the community. Census data for the South Brooksville (Tract 404) shows the neighborhood, which is disproportionally impacted by brownfields, generally consists of a higher population of minorities and an older population than the rest of the City.

Demographic	Census Tract 404	City of Brooksville	Hernando County	Florida
Population (2010)	3,179	7,719	172,778	18,801,310
% Minority	31.3%	27.7%	13.1%	29.3%
% Black or African American	27.4%	18%	5.1%	16%
Median Age	53.2	47.8	47.7	40.7
65 years or older	33.7%	27.3%	25.8%	17.3%
Females of child-bearing age	11.8%	19.7%	19%	2208%

Source: U.S. Census 2010 (<http://www.census.gov/>; accessed October 2011).

b. Financial Need

Along with numerous other cities, Brooksville has been impacted by the current economic downturn. Unemployment rates have risen, foreclosures have increased, and tax revenue has declined. The

community is working diligently to reverse these trends and revitalize the City and its economy. However, the dilapidated facilities and the environmental uncertainty with many properties inhibit economic development efforts and blight the heart of the City's downtown and corridors.

Brooksville and the surrounding Hernando County's plight can be seen in the following table. Both lag behind the state in many economic categories. 2010 Census data for economic characteristics were unavailable for Brooksville, so the data shown is from the 2000 Census **before** the recent recession and economic downturn. However, the data from 2000 demonstrate that the median household income in Brooksville was a mere \$25,489. By comparison, the median household income for Hernando County was \$32,572 and for all of Florida was \$38,819. South Brooksville and the City's poverty rates are significantly higher than that of Hernando County and all of Florida. Brooksville also has a significant higher percentage of renter-occupied housing (41.1%) than the County (only 13.5%). New home construction has moved to the outer limits of the City and to the County in search of areas not surrounded by the blight of brownfields. Unemployment figures were unavailable for the City, but the County's unemployment rate for August 2011 was 13.9%, higher than the state's rate by three full percentage points. Considering the other economic factors of Brooksville, the unemployment rate within the City is assumed to be even higher. High unemployment rates, low median household income, and low median home values highlight the economic disadvantages facing the community. Considering the current state of the economy, those statistics have only become worse.

In 2009 (more recent data is unavailable), 15% of Hernando County residents (or 25,834 individuals) received food stamps to meet their basic needs. This was a 171% increase over a 2-year timeframe. In other words, one in every seven Hernando County residents received food stamp assistance. While food stamp data is unavailable for the cities in the county, it is possible to assume that the number and percent of individuals receiving food stamps is also significantly higher given the fact that the percent of families living below the poverty threshold in Brooksville is more than double that of the county.

Demographic	Census Tract 404 2000	City of Brooksville 2000	Hernando County 2000 (2010)	Florida 2000 (2010)
Per Capita Income	\$17,395	\$16,265	\$18,321 (\$19,609)	\$21,557 (\$24,272)
Median Household Income	\$26,026	\$25,489	\$32,572 (\$37,459)	\$38,819 (\$44,409)
Median Family Income	\$29,833	\$31,060	\$37,509 (\$44,171)	\$45,625 (\$53,093)
Families Below Poverty Level	13.1%	16.8%	7.1% (12.4%)	9% (12%)
Individuals Below Poverty Level	17.3%	21.5%	10.3% (12.8%)	12.5% (14.6%)
Percentage of Renter Occupied Housing Units	35.5%	41.1%	13.5% (19.5%)	29.9% (32.6%)
Unemployment Rate	n/a	n/a	14.3% (13.9%)	12% (10.9%)

Source: U.S. Census 2000 (<http://www.census.gov/>; accessed October 2011) ~ 2010 data is unavailable at the City and census tract levels.

U.S. Census 2010 (<http://www.census.gov/>; accessed October 2011)

Unemployment rates are for August 2011 (<http://www.google.com/publicdata/home>)

Another indicator of Brooksville's declining financial health is the decrease in revenue generated from the Tax Increment Financing District that was implemented in 1999 in conjunction with the CRA. Since 2008, Brooksville has seen a steady decrease in revenue from \$129,000 in 2008 to \$104,000 in 2009 to \$90,000

in 2010. Since 2008, property values have dropped 31.4% from a high of \$658,653,310 to \$390,017,831. As a result, Ad Valorem Tax revenues have dropped nearly a million dollars since 2008. As a result, the City has suspended annual transfers to the Vehicle Replacement Fund from the General Fund. City staffing levels have also been reduced 6% for the 11/12 budget years compared to the 09/10 budget. This decrease in revenues limits the ability of the City to fund non-basic services, such as the environmental site assessments that are desperately needed to redevelop certain areas of the CRA.

Overall, the City has seen a significant decrease in the economic factors since 2000 and without a major change, the declines will only continue. The City believes that using the EPA Brownfields Grant as an investment into the community to address the blight by assessing the brownfield sites will help foster the revitalization of the community and lead to redevelopment successes, thus breaking the negative cycle.

2. Project Description and Feasibility of Success

a. Project Description

Brooksville is poised to implement an equitable renaissance within its folds - one that ensures redevelopment occurs in a manner that benefits all citizens. Brooksville has thoroughly researched and thoughtfully planned out how to best achieve this change with the genesis of and updates to the Comprehensive Plan. By listening to and including the community's wants and needs into the Comprehensive Plan, the CRA was established, clearly identifying the target focus area.

With the funds from this grant, Brooksville intends to focus efforts on three major areas. One is to 'zero in' on the CRA and spur the much needed economic development in that area. Many of the abandoned gas stations are located within the CRA and have a high potential for redevelopment. Working through the Brownfields Advisory Committee and stakeholders within the CRA, the City will prioritize these sites for assessment and leverage other CRA incentives to facilitate their redevelopment. The second is to complete the remaining assessments on the former railroad right-of-way necessary to facilitate the further development of the Good Neighbor Trail. The development of the trail is already a significant accomplishment; but, in order to fulfill the community's vision and maximize the potential of the trail, further assessment and redevelopment is needed. Finally, the third is to address public health and safety in South Brooksville, where residents are living among known documented areas of contamination. The former WREC Yard, abandoned orange juice processing plant, former concrete plant, former County Public Work property, and former Turpentine Still property are all major concerns to neighborhood residents. The City will focus on assessments in this area to identify potential contaminants and exposure pathways on these properties and attempt to delineate and identify the source of the known barium plume in the neighborhood. In all three target areas, the City will conduct environmental assessments on the key properties, conduct cleanup planning when needed, develop specific redevelopment plans where appropriate, and most importantly, provide constant community outreach and opportunities for community participation to actively engage residents every step of the way.

b. Budget for EPA Funding and Leveraging Other Resources

i) **Budget:** Brooksville requests \$400,000 (\$200,000 hazardous substance and \$200,000 petroleum) of brownfield funds to accomplish the following tasks:

Task 1 – Community Engagement: Community involvement (not just participation at the cursory level) is essential to the success of this project. Not only are the private property owners, but also the community at large expected to be an active voice and partner throughout the entire brownfields program. In order to achieve this, Brooksville will establish a Brownfields Advisory Committee (BAC). The Committee will be comprised of community group representatives (such as church or civic leaders), business owners, and residents of the City of Brooksville. The BAC will actively participate in all aspects of the project, including identification and prioritization of sites for assessment, communicating community concerns and needs,

educating the community on the project's goals and progress, reviewing technical documents, providing input on redevelopment plans, and providing guidance and advice throughout the project.

As previously stated, the City adopted a new Comprehensive Plan in 2010 after several months of a concerted effort to engage and involve the community in the planning efforts. The City will leverage the success of those efforts and continue fostering similar community participation throughout the life of the project and beyond. Community involvement activities will include meeting with community partners, landowners and developers, and disseminating information through public meetings, local newspapers, and the internet. Community partners will be asked for input on health and/or safety concerns from the brownfield sites, site prioritization, and redevelopment priorities. Landowners and developers will be contacted for similar inputs. All community needs, concerns, priorities, and potential benefits will be considered in the site selection, assessment, and redevelopment efforts.

Planned outreach efforts include the development and maintenance of a project website that will provide real time project information, creation and dissemination of a project brochure with basic brownfield and project team contact information, public notices and articles through the local newspaper *Hernando Today*, and use of the social media.

Because the concept of brownfields is relatively new to Brookfield's citizens, a public education initiative will also take place. The City will draw on local and state resources such as the Florida Brownfields Association to assist with basic brownfields '101' training. Brooksville is cognizant of the fact that most people will contribute more meaningful input when they are in a comfortable and familiar setting. As such, most outreach efforts (meetings, education sessions, charrettes, etc.) will take place *within* the community. The City and its consultant will go to the community in church halls or civic clubs rather than ask citizens to come to municipal settings such as City Hall.

\$33,000 of the total \$400,000 requested budget (\$16,500 from each funding source - petroleum and hazardous) is requested to complete this task. \$10,000 is budgeted for travel (\$5,000 petroleum/\$5,000 hazardous) for two City staff members to attend relevant conferences and training offered throughout the life of the grant. This may include the National EPA Brownfields conference, the Regional Grantees Workshop, the annual Florida Brownfields Association Conference, as well as relevant training such as workshops focusing on sustainability and/or green building.

\$3,000 has been allocated for supplies (\$1,500 each from petroleum and hazardous) for purchase of items needed to successfully go into the community and clearly present project information.

\$20,000 is budgeted for contractual expenses (\$10,000 each from petroleum and hazardous). The City intends to contract with a firm that has expertise in public outreach and the creation of marketing materials. The selected contractor will be expected to work with the City to organize and facilitate public outreach and training sessions (8 sessions at \$500 per session), prepare and disseminate project materials (flyers, information sheets, brochures - approximately \$3,000), design, host, and maintain the project specific website (approximately \$2,000), and also be available to meet with residents, property owners, and prospective purchasers to discuss the benefits of participating in the grant (approximately \$1,000).

In addition to the funds requested above, Brooksville anticipates a contribution of \$10,000 of in-kind resources (labor) to prepare for, travel to and from, and facilitate public meetings, provide oversight and direction to the selected consultant, and review/approve outreach materials (web design, brochures, fact sheets, etc.).

Task 2 – Site Characterization: Brooksville has already completed significant research and compiled a concise inventory of brownfield properties within the City. The City is now prepared to prioritize those sites for assessment activities based on the community discussion on the following criteria:

- Level of perceived contamination and threat to human health and environment;
- Potential of the site for redevelopment and job creation;
- Level of community support for a redevelopment model for the site;
- Level to which the redevelopment is complicated by potential contamination;
- Level to which redevelopment of the property will alleviate blight at the site and to the surrounding areas;
- Lack of viable or liable parties to conduct cleanup activities (site eligibility according to EPA and state guidelines);
- Proximity of the sites to sensitive populations;
- Willingness of current property owner to sell and participate in the negotiation of a mutually beneficial transaction with potential end-users.

The City will work with the EPA Region 4 and the Florida Department of Environmental Protection (FDEP) staff to ensure that grant funding is used on sites that are eligible for brownfields funding based on the federal statute. Upon determination that the sites are eligible, assessments will begin on the highest priority sites in accordance with recognized state and federal guidelines.

As noted above, Brooksville will hire a qualified environmental consultant with brownfields experience to conduct the assessments following the procurement procedures detailed in 40 CFR 31.36.

Phase I ESAs will be completed in accordance with ASTM 1527-05 and the EPA's All Appropriate Inquiries (AAI) rule (70FR66070). The City's anticipates completing at least fourteen (14) Phase I ESAs (seven petroleum and seven hazardous) at an average cost of \$3,000 (depending on the size of the property and its complexity).

Phase II ESAs will be completed in accordance with recently updated (2011) ASTM 1903-11. Before the initiation of a Phase II, Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HSPs) will be submitted to both the EPA and the FDEP for review and approval. Brooksville expects to complete six (6) Phase II ESAs (three petroleum and three hazardous) each at an average cost of \$20,000 - \$50,000, again depending on the size of the property and the degree of contamination being assessed. Endangered Species Surveys and Cultural/Historical Resource Surveys will be completed at specific properties as required.

Several of the identified, high-priority sites are now owned by the City, but the City is not considered a responsible party. Therefore, site access will not be an issue. The City will take a proactive approach with other property owners. Once the sites are prioritized, Brooksville will meet with private property owners to explain the brownfields process, the benefits of participating in the grant, and to educate them on the issues and concerns of potential environmental contamination. The City anticipates \$12,000 of in-kind contributions (labor) to provide oversight and direction to the consultant, review/approve documents, coordinate needed activities prior to and during site work (such as traffic mitigation), and preparation of grant reporting documentation.

Task 3 – Cleanup and Redevelopment Planning: Once properties have been assessed and the nature and extent of any contamination has been delineated, cleanup and redevelopment can begin. Cleanup planning will take place in the form of Analysis of Brownfields Cleanup Alternatives document(s) (ABCA.) With the ABCA, the consultant will be expected to contrast and compare different methods of addressing site contamination – from no action to implementation of institutional controls and removal and disposal of soil contaminants to innovative remediation designs. The remedial technique will be compared against non-technical factors such as ease of implementation, cost, and public input. It is anticipated that

approximately four ABCAs will be developed over the course of the project (two petroleum and two hazardous) at a cost of approximately \$3,000 per document.

\$12,000 of the proposed budget is allocated to accomplish these tasks (\$6,000 petroleum/\$6,000 hazardous.) Because of the significant amount of community involvement associated with this task, Brooksville anticipates a \$10,000 contribution of in-kind resources (labor). This accounts for the time spent preparing for and facilitating design charrettes, conducting one-on-one discussions with current owners and potential purchasers of brownfield properties, and meetings with representatives of the FDEP needed to secure liability protections pre-property transfer.

All estimates for the contractual costs listed previously in this document were based upon estimates provided by some of the City's environmental consultants. The proposed budget this project is summarized in the following table.

Budget Categories	PROJECT TASKS: HAZARDOUS				PROJECT TASKS: PETROLEUM			
	Task 1: Community Engagement	Task 2: Site Characterization	Task 3: Cleanup & Redevelopment Planning	Total	Task 1: Community Engagement	Task 2: Site Characterization	Task 3: Cleanup & Redevelopment Planning	Total
Personnel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Travel	\$5,000	\$0	\$0	\$5,000	\$5,000	\$0	\$0	\$5,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$1,500	\$0	\$0	\$1,500	\$1,500	\$0	\$0	\$1,500
Contractual	\$10,000	\$177,500	\$6,000	\$193,500	\$10,000	\$177,500	\$6,000	\$193,500
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$16,500	\$177,500	\$6,000	\$200,000	\$16,500	\$177,500	\$6,000	\$200,000

ii) Tracking and Measuring: Brooksville plans to work closely with their EPA project manager, FDEP, and the community to set realistic goals for the brownfields project based on the output and outcomes measurements described in the following table as well as additional ones identified during the course of the project. The City will track and measure progress to achieving the goals and will meet at least quarterly (either in person or via telephone) with the EPA project manager to review the status of the project. In addition, the City will provide the project schedule and accomplishments in Quarterly Reports to the EPA and enter property information into the Assessment, Cleanup and Redevelopment Exchange System (ACRES). The following table details the output and outcome metrics the City will use to measure the success of the project.

Task	Output Measurement	Outcome Measurement
Task 1 – Community Engagement	# of Brownfields Advisory Committee Meetings # of Public Meetings # of Community Group Meetings Quantity of Outreach Materials Distributed # of Public Announcements Printed/Aired	# of Attendees at Meetings # of Attendees at Meetings # of Groups and # of Attendees # of Public Inquiries Received Circulation
Task 2 – Site Characterization	# of Phase I Assessments # of Endangered Species and Cultural History Surveys # of Phase II Assessments	# and Acres of Property Assessed # and Acres of Property Surveyed # and Acres of Property Assessed
Task 3 – Cleanup and Redevelopment Planning	# of ABCAs # of Redevelopment Plans	Acres Redeveloped into Greenspace Dollars Leveraged in the Redevelopment Jobs Leveraged and/or Created Tax Impact of Redeveloped Properties

iii) Leveraging: Brooksville is committed to the success of this brownfields project. As detailed above, the City will make a significant contribution to the project in the form of staff time to manage the grant activities

and any ongoing brownfield assessment, cleanup, and redevelopment activities. This in-kind contribution is estimated to total \$32,000 over the three-year grant period.

Tax Increment Financing (TIF): City of Brooksville. In 1998, The City formally instituted the CRA in its downtown core. Concurrently, they adopted Ordinance No. 590 and Resolution No. 98-18 which established a TIF District. While funds generated have waned in past years, the TIF still generates a significant amount of revenue that can be tapped for funding. The City will leverage these incentives on brownfield properties within the CRA undergoing redevelopment after assessment.

Additional funding sources will be aggressively pursued and policies implemented to foster the redevelopment of the brownfield sites. Some examples of funding sources/incentives Brooksville has already researched include:

Florida Rails-To-Trails: Florida Department of Environmental Protection, \$3.9 million available annually for transforming abandoned rail beds to recreational greenways.

Public Works and Development Facilities Program: U.S. Department of Commerce, \$99,000 - \$4.7 million available annually to assist distressed communities attract new industry, encourage business expansion, diversify their economics, and create private sector jobs.

Highway Beautification Grant: Florida Department of Transportation, \$1.5 million available annually to assist communities impacted by state highways (funding can be used for streetscaping and beautification of Main Street).

Economic Development Transportation Fund: Florida Department of Commerce, \$2 million available annually for transportation projects, which include the recruitment, retention, and expansion of local business.

Economic Adjustment Program: U.S. Department of Commerce, \$16,000 - \$1.5 million available annually for communities to design and implement strategies that will help them adjust to changes in their economic base (funding can be used in conjunction with these proposed grant funds to host community charrettes).

Brownfield Cleanup Grants: U.S. Environmental Protection Agency, \$200,000 available per year per property to remediate eligible brownfield sites.

Rural Business Enterprise Grant: U.S. Department of Agriculture, \$400,000 available annually to promote development of small and emerging business enterprises in municipalities of less than 50,000 in population.

Community Contribution Tax Incentive Program: Florida Department of Commerce, \$200,000 tax credit per business for private companies that invest in underprivileged areas.

Work Opportunity Tax Credit: Federal income tax credit provides incentives to private for-profit employers to encourage the hiring of individuals from certain targeted groups (such as those who receive food stamps – which would apply to a large percent of Brooksville residents) of jobseekers who traditionally have difficulty finding employment. Employers can reduce their federal income tax liability up to \$2,400 or \$4,800 during the first year of employment of a member of a targeted group or up to \$9,000 over two years, depending on the qualified employee. There is no limit to the number of qualified employees for which an employer may receive this tax credit.

Brownfield Incentives: Florida Department of Environmental Protection. The state brownfields program offers excellent liability protections for eligible entities. Under Section 376.82 of the Florida Statute, liability protections are available for remediation of contaminated site or sites to the state and to third parties and are relieved of liability in contribution to any other party who has or may incur liability for the contaminated

site or sites. Brooksville has become well versed in the program via discussions with agency staff and is prepared to enter a Brownfield Site Remediation Agreement prior to the purchase of any brownfields property and will encourage others to do the same.

In addition, financial incentives are available for non-responsible parties who have entered into the voluntary cleanup program. These include:

- a state corporate income tax credit for expenses incurred by a taxpayer in cleaning up a site,
- jobs tax credit in the amount of a \$2,500 bonus refund for each job created by an eligible business,
- a sales tax credit on building materials for construction of housing or mixed-use projects,
- a loan guarantee program to established job tax credit,
- property tax exemption with county concurrence,
- fees in lieu of property taxes with a \$1 million threshold minimum, and
- a loan guarantee program where up to five years of state loan guarantees may be made available for redevelopment projects in brownfield areas.

Targeted Brownfield Assessments (TBAs): Florida Department of Environmental Protection, \$200,000 per assessment and \$200,000 per site for cleanup. Authorized and funded by CERCLA Section 128(a), TBAs are designed to help municipalities minimize the uncertainties of contamination often associated with brownfields. TBAs and Site-Specific Activities (SSAs) supplement and work with other efforts under EPA's Brownfields Initiative and Florida's Brownfields Redevelopment Program to promote cleanup and redevelopment of brownfields.

The amount of funding to be requested from each of these agencies will be directly driven by the type, nature, and extent of contamination found as well as the planned future development. Once these factors have been determined, the appropriate funding mechanism (or set of mechanisms) can be contacted for support. Brooksville has a high success rate in obtaining grant funds. As such, the City is confident that future funding sources will be readily received as the brownfield program grows and develops.

c. Programmatic Capability

i) The City of Brooksville is fully equipped to effectively manage these grant funds. City staff has extensive expertise in the operation of local, State, and Federal grant programs. Mr. Richard W. Radacky, Director of the Department of Public Works, will serve as the Project Director for this initiative. Mr. Radacky has 36 years of overall experience with public management. He has served as a Field Combat Medic in the US Army, and retired as a Lieutenant Colonel after 30 years of service. His experience includes eight (8) years of experience with the Pasco County Board of County Commissioners as the manager of an environmental control program in regulating water and wastewater facilities, siting, permitting, construction, and operating three landfills and on transfer stations. For 14 years, Mr. Radacky was the Hernando County Utilities Director. Under his leadership, three major well fields, five sub regional wastewater treatment facilities, two transfer stations, and a county-wide landfill were sited, permitted, and constructed. The department received numerous US EPA Region IV awards and the FDEP award for quality service, degree of treatment, and maintaining professional standards. Mr. Radacky began work with the City of Brooksville as the Public Works Director on August 3, 2009. He is the Project Manager for the City's \$2.4 million Sewer Rehabilitation Phase III Project. The City was awarded a grant/loan combination from the FDEP for the project in May 2009.

Mr. Radacky is supported by very capable staff who are also experienced in managing federal and state-funded projects. In preparation for the project, Mr. Radacky will establish a City staff project team to assist with the project. In the event of unforeseen employee turnover, the project team will assist and educate the new Project Director to ensure the project continues successfully. The team does not rely on just one

individual; therefore, if one member of the team unfortunately can no longer participate, another person can take his/her place.

In addition, due to the technical nature of the project, the City intends to hire an experienced and qualified subcontractor to manage the day-to-day implementation of the project and will follow Federal procurement guidelines to procure those services.. The City has already begun the selection process to insure that Mr. Radacky will have both his City staff as well as a qualified consultant in place prior to the grant award announcements, which enables the project team to begin project activities immediately upon grant award.

ii) The FY2010 Financial Audit of the City of Brooksville did not reveal any adverse findings. However, the FY2009 Financial Audit of the City of Brooksville included two findings. The first concern was a progress report for a grant was filed late. Investigation revealed that in one instance a quarterly progress report was filed two days late. The City understands the importance of filing reports in a timely manner. The instance occurred during a period of staff turnover. The second concern was found discrepancies in the financial information reported in the progress reports. The City spoke to the FDEP who received the progress reports. They did not consider the discrepancies a violation and did not report to the City as such. However, the Finance Department and the Department of Public Works have revised their processes to ensure the financial information and the progress reports will be correctly filled out in the future. As the FY2010 audit demonstrates, the appropriate corrective actions were taken to resolve the issues.

iii) The City of Brooksville has never received an EPA Brownfields Grant, but has an extensive history of managing federal and state funds. The following are five examples of previous agreements.

- Sewer Rehabilitation Phase III Project awarded by the FDEP. The grant award made in May 2009 was in the amount of \$1,370,200.00. The project consisted of the rehabilitation of 20,000 to 25,000 linear feet of vitrified clay pipe (VCP) sewer, rehabilitation of service laterals on City right-of-way, rehabilitate/seal manholes, and install manholes on extra long main lines. The project was completed within the FDEP-approved timeframe, and the final completion audit was recently completed by FDEP. The City received a "GLOWING" review based up meeting or exceeding all project objectives, including reporting requirements.

- Highway Landscape Project awarded by the FDOT, District 7. The grant award was in the amount of \$150,000.00 and was successfully completed on September 30, 2009. The project consisted of the beautification of the highway by the installation of landscape improvements. The City met and complied with all the reporting requirements.

- Hope Hill Site Project awarded by the Withlacoochee River Water Supply Authority. The grant award was in the amount of \$19,933.00 and was completed on May 30, 2008. The project consisted of the installation of a new well pump and related piping in an existing well shaft. The City met and complied with all the reporting requirements.

- Brooksville Water System Improvement Project awarded by FDEP. The grant award was in the amount of \$190,000.00 and was completed on September 30, 2008. The project consisted of utility infrastructure improvements by repairing/replacing aging portions of the City's water system. The City met and complied with all the reporting requirements.

- Good Neighbor Trailhead Project awarded by the Florida Recreation Department Assistance Program, funded by the Florida Department of Environment Protection. The grant award was in the amount of \$130,000.00 and was completed on April 30, 2008. The project consisted of the new construction of 4,000 feet of walking trail, two wooden foot bridges, ladies' and men's bathrooms, parking, and signage. The City met and complied with all the reporting requirements.

3. Community Engagement and Partnerships

a. **Community Engagement Plan:** The City will conduct a concerted outreach campaign to raise awareness and educate citizens on brownfields and on how to become involved in the project. Outreach

will occur through various media – newspapers, website, Facebook, and in person. Project team members will go to the community to present at regularly scheduled meetings of civic groups and neighborhood associations. Through this initiative, the City will identify community leaders and key stakeholders to invite to serve on a Brownfields Advisory Committee (BAC).

The BAC will be comprised of representatives from different community organizations and neighborhoods across Brooksville. The BAC will serve as the voice of the community and assist in identifying properties, prioritizing sites for assessment, and providing input in the cleanup and redevelopment planning. Members of the committee will also serve as the liaison between the project team and the community members they represent, providing all sectors of the community an equal voice.

During the redevelopment planning stages, the City will work with the BAC to conduct workshops and/or visioning sessions to fully engage the community in the cleanup and redevelopment planning process. Input from individuals, groups, and organizations from the targeted community will be particularly solicited.

The City will also leverage other communication channels, such as public announcements, press releases, flyers, web sites, and other outreach materials, as appropriate, to keep the community informed of the progress of the grant activities. Specifically, information will be dispersed through the local paper, *Hernando Today*. The City will also utilize the City's website and social media, such as Facebook and Twitter, to relay information on upcoming meetings and updates/announcements.

The City will develop a project brochure that will highlight the targeted brownfield project areas, review the selection process for the Brownfield Assessment Project, and explain the events that will occur in the grant program. The brochure will also include contact names and describe how community members and local businesses can get involved in the project, including serving on the BAC.

With the extensive elderly population and disabled residents, assistance will be available for those with disabilities. For example, all public outreach and education events will take place at handicap accessible facilities. Assistance will also be available for those with language barriers that would otherwise prevent their participation. When addressing sites in areas with a large Hispanic population, the project team will have project materials and communications translated into Spanish.

b. Partnerships with Local/State/Tribal Environmental and Health Agencies: Project success will be achieved with assistance from established partnerships with several agencies as outlined below:

Florida Department of Environmental Protection: Brooksville will depend upon FDEP's advice and review of assessment and cleanup planning activities. The City will work closely with the FDEP to determine site eligibility prior to assessment activities. The FDEP will be asked to review all work plans, QAPPs, HASPs, etc., prior to the initiation of any field activities. Cleanup planning documents will be coordinated closely with the FDEP to ensure that the appropriate standards are being applied. The City will also encourage developers to enter the FDEP Brownfields Program to take advantage of the limitation of liability and tax incentives they offer.

Hernando County Health Department: Brooksville will work with the county health department to ensure that all health issues and/or concerns are addressed during the assessment field activities. A representative of the Health Department will serve on the BAC.

Hernando County Utilities Department: This department has also pledged their support and has already provided access to the County's public works property in South Brooksville.

An environmental job training program is not readily available at this time in close geographic proximity to Brooksville. The closest Brownfields Job Training program is in Jacksonville, Florida, 160 miles away. However, the City will seek to encourage the use of their local community workforce. As such, solicitations

for services under this project will include favorable evaluation criteria for the inclusion of staff from the local area or graduates from the Jacksonville Brownfields Job Training Program.

c. **Community-based Organizations:** The following organizations have committed to being involved with the EPA Brownfields Grant efforts.

Brooksville Vision Foundation – The Brooksville Vision Foundation is a non-profit organization comprised of citizens and community government liaisons who are dedicated to stimulating the economic growth and revitalization within Brooksville. The Foundation will assist the project team in identifying and prioritizing sites, promoting the redevelopment of brownfields, communicating project progress to the community, and soliciting public involvement in the project. A representative of the Foundation will also serve on the BAC.

Mid-Florida Community Services, Inc. – Mid-Florida Community Services is a non-profit organization with a mission to partner in the creation of a society in which low-income people are supported in their efforts to become self-sufficient and where vulnerable populations achieve their full potential. The agency is committed to continuously increasing its capacity to achieve results and improving the quality of life for all generations. The agency will assist with community outreach and nominate a representative to serve on the BAC.

The Hernando County, Florida Chapter of the National Association for the Advancement of Colored People (NAACP) – The NAACP's is to ensure the political, educational, social, and economic equality of rights of all persons and to eliminate race-based discrimination. The Hernando Chapter is supportive of the City's application in particular due the disproportionate number of brownfield sites in minority neighborhoods and the long suspicion that the high rates of illness and cancer can be contributed to exposure to contaminants from these sites. The Hernando Chapter of the NAACP has committed to serving on the BAC, assisting in identifying and prioritizing properties, inviting project team members to present at their regularly scheduled meetings, and participating in redevelopment planning.

Mr. Gary E. Schraut. – Mr. Schraut is President of Commercial Sales at Century 21 Alliance Realty, an expert in the commercial and investment real estate industry, Director of Hernando Investments, Inc., and President of the Council For Stronger Neighborhoods, Inc. Recognizing the effects of prior industrial operations on properties located in the South Brooksville area and the redevelopment challenges property owners are facing, he is prepared to assist the project team with public outreach, identifying potential sites, and assisting in the redevelopment planning and marketing for sites assessed. He will also serve on the BAC.

4. Project Benefits

a. **Welfare and/or Public Health:** Under this project, the City will be able to assess properties, which is the first step toward cleanup and redevelopment. Based on historical data from the EPA, approximately one third of the Phase I ESAs will not identify a need for further investigation. For those properties, the Phase I will alleviate the perception of environmental contamination and directly clear the way for redevelopment. For sites requiring additional assessment, the project will be able to define the extent and nature of the contamination. With the problem quantified, realistic cleanup and redevelopment plans can then be developed and additional resources can be sought, if needed.

Potential hazardous substance and petroleum contamination on the brownfield sites may directly impact the public health of the community, specifically in South Brooksville where known groundwater contamination is moving beneath a lower-income residential neighborhood. This grant will allow the City to begin the process of reducing or eliminating the risks associated with potential contamination by conducting Phase I and Phase II ESAs to determine the exact extent and nature of the contaminants at the sites. Assessments will particularly focus on identifying any potential exposure pathways and risks to the

neighboring population. Once known, the City can then begin to take steps necessary to either remediate the site or mitigate the risk posed by the sites.

Social benefits will be realized as these properties are put back into productive reuse. A revitalized downtown will become a focal point for the community, thereby attracting shoppers and visitors. It will also provide a central gathering space for cultural and civic activities to take place. The sense of community will be realized as storefronts are no longer vacant and residents once again gather in the heart of Brooksville to eat, shop, and recreate. Brooksville's brownfields program will directly support the Livability Principles, as follows: (1) Provide more transportation choices – infill development enables walking and biking to be viable choices, and development of the Good Neighbor Trail provides a safe, enjoyable route; (2) Promote equitable, affordable housing – addressing brownfields particularly in lower income, minority neighborhoods enhances housing choices and promotes the care and redevelopment of affordable housing; (3) Increase economic competitiveness – the redevelopment of brownfields generates jobs and business opportunities; (4) Support existing communities – focusing program efforts to involve residents of the disadvantaged communities with strengthen neighborhoods as issues are addressed; (5) Leverage Federal investment – in addition to the EPA funding, the City will leverage funds from HUD and DOT to achieve the overall redevelopment goals; and (6) Value communities and neighborhoods – the City is focusing on the South Brooksville Neighborhood to address environmental issues in this long-standing neighborhood in order to ensure the community continues to be a desirable and lively neighborhood.

b. Economic Benefits and/or Greenspace

i) Meaningful redevelopment of abandoned and underutilized properties is essential to the economic growth of the City. The environmental assessment of such properties will allow for an increased marketability of the properties to prospective purchasers and developers which will result in the removal of blight from neighborhoods and its dampening economic impacts on surrounding properties. This development will in turn create employment and increase City tax revenues. The successful growth of the tax base of the CRA is an example of the economic benefits which focused revitalization efforts can bring. Over the 11 year history of the TIF district, annual revenues have increased more than tenfold from \$875 in 1999 to a peak of over \$129,000 in 2008, with a dip in revenue to \$90,000 in 2010 which can be attributed to the waning economy. The redevelopment of brownfields within the CRA, such as the former gas stations, will further increase the TIF revenue, create jobs, and generate additional sales tax revenue. Redevelopment of the former Withlacoochee River Electric yard and former County Public Works property has the potential to return 8.5 acres of property back to the tax rolls. Also, the redevelopment of the former orange juice plant and cement plant has the opportunity to increase the value of those 10.5 acres of property as well as the surrounding properties (between 2 and 3 percent, according to the EPA¹), increasing property tax revenue, creating jobs, and additional sources of revenue.

However, the most significant potential economic benefits may result from the continued development of the Good Neighbor Trail. Across the US, trails and greenways are stimulating tourism and recreation-related spending. According to a 1998 study, the direct economic impact of the Great Allegheny Passage exceeded \$14 million a year – even though the trail was only half finished at the time. In the months following the opening of the Mineral Belt Trail in Leadville, Colorado, the city reported a 19 percent increase in sales tax revenue. Visitors to Ohio's Little Miami Scenic Trail spend an average of \$13.54 per visit just on food, beverages, and transportation to the trail. In addition, they spend an estimated \$277 per person each year on clothing, equipment, and accessories to use during these trail trips.² Trails and greenways increase the natural beauty of communities. They also have been shown to bolster property values and

¹ EPA Brownfields Benefits Postcard: <http://www.epa.gov/brownfields/overview/Brownfields-Benefits-postcard.pdf>; October 2011.

² Enhancing America's Communities, *National Transportation Enhancements Clearinghouse*, November 2002.

make adjacent properties easier to sell. A 1998 study of property values along the Mountain Bay Trail in Brown County, Wisconsin, shows that lots adjacent to the trail sold faster and for an average of 9 percent more than similar property not located next to the trail.³ The methodology of the numerous studies on the economic impact of trails varies greatly, just as the characteristics of various trails vary greatly. Therefore, it is difficult to apply conclusions of one or two studies to predict the impact of the Good Neighbor Trail to Brooksville. However, the City is confident that if the trail is developed properly, especially being protective of human health and the environment, then the City will realize significant economic benefits as a result.

ii) The City has identified four (4) priority parcels, totaling over 25 acres, for potential assessment under this project that are or will become part of the Good Neighbor Trail. The trail is currently about 1.5 miles long, loops through the park, and goes past a new gazebo and restroom and the freshly restored Brooksville Depot Museum before heading northwest to Jasmine Drive, near Wesleyan Village. The planned route stretches about 9 more miles east along a former railway line to the Withlacoochee State Trail in eastern Hernando County. The Withlacoochee is the longest paved trail in the state, which runs from near Dunnellon to a few miles north of Dade City. The Hernando Historical Museum Association is working to create a "historic village" at the park. The association has mostly finished renovations to the historic Brooksville Train Depot, which also has a renovated box car dating back to the late 1800s. The assessment of the parcels will allow the City to determine, quantify, and begin to address suspected arsenic contamination from the railroad operations in order to work towards completion of the trail.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse: Through the assessment and redevelopment planning process, the City hopes to foster infill development in the brownfield project's focus areas. Infill development uses existing infrastructure such as road, electrical, sewer, water, and rail. It also promotes a reduction in the City's carbon footprint, promotes the use of alternative transportation modes, and fosters a strong sense of community.

Public transportation is very limited in Brooksville. Brownfield sites redeveloped for commercial and retail uses will not only create new jobs for local residents, but also provide ready access to these services for disadvantaged community residents who lack transportation options. Ensuring access to these services creates a more sustainable and livable society. In addition, the redevelopment of these downtown properties will ensure that the undeveloped greenspace of the surrounding area will remain preserved.

The Good Neighbor Trail, along with on-road facilities and sidewalks for a future connection to the Suncoast Trail, will encourage the use of non-polluting transportation alternatives to the automobile for those short trips to work, school, or the local store. The Good Neighbor Trail Management Plan includes annual surveying of the site for exotic pest vegetation, animals, and natural resources-ecosystem (including a specimen tree survey). Natural resource protection will fall into three main categories: habitat enhancement, species protection, and ecosystem restoration. Nuisance exotic vegetation will be removed while native species will be preserved. Restoration of the trailhead site also included stormwater improvements, re-establishment of historic creek flow to Parson's Brook, and planting of native vegetation.

Through these efforts, the City plans on protecting the natural beauty and environment in the City for the future generations to enjoy.

³ Brown County Planning Commission, July 1998.

City of Brooksville, Florida Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection of the grant.

- Community population is 10,000 or less
- Federally recognized Indian tribe
- United States territory
- Applicant assisting a Tribe or territory
- Targeted brownfield sites are impacted by mine-scarred land
- Targeted brownfield sites are contaminated with controlled substances
- Community is impacted by recent natural disaster(s)
- Project is primarily focusing on Phase II assessments
- Community demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- Community experiencing plant closures (or other significant economic disruptions), including communities experiencing auto plant closures due to bankruptcy
- Applicant is a recipient of a HUD/DOT/EPA Partnership for Sustainable Communities.

A. Applicant Eligibility

The City of Brooksville is a General Purpose Unit of Local Government as defined under 40 CFR Part 31. The City of Brooksville is registered in the Central Contractor Registration system and has been assigned a Data Universal Numbering System of 08-194-0090.

B. Letter from the State or Tribal Environmental Authority

The City of Brooksville received a letter from Ms. Deborah Getzoff with the Florida Department of Environmental Protection (FDEP) acknowledging the grant application. Ms. Getzoff supports the community-wide assessment activities planned. The FDEP letter is included as an attachment.

C. Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)

The City of Brooksville is applying for a community-wide assessment.



Florida Department of Environmental Protection

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

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

November 18, 2011

Mr. Philip Vorsatz
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, Georgia 30303

Dear Mr. Vorsatz:

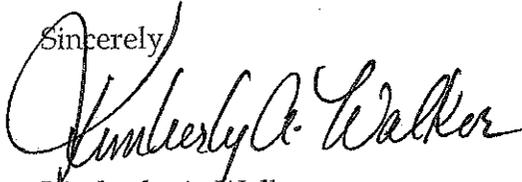
The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Brooksville's grant application for a Brownfields Community Wide Hazardous Substance Assessment and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with EPA's guidance document EPA-OSWER-OBLR-11-05, titled "Proposal Guidelines for Brownfields Assessment Grants". This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority", described in SECTION III.C.2. EPA Brownfields grant funding will strengthen cleanup and redevelopment efforts in the City of Brooksville. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their brownfields project. The Department recommends that the City of Brooksville consider including Brownfields sites or

Mr. Philip Vorsatz
Page 2
November 18, 2011

areas that could potentially receive federal funding in a state-designated brownfield area. The City of Brooksville is also encouraged to contact John Sego, P.G., the Southwest District Brownfields Coordinator, at (813) 632-7600 ext. 720, to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,



Kimberly A. Walker
Brownfields Program Manager
Federal Programs Section

KAW/mr

cc: Marty M. Rittinger, Executive Assistant to the City Manager, City of Brooksville
(mrittinger@cityofbrooksville.us)
John Sego, P.G., FDEP Southwest District Brownfields Coordinator
(John.R.Sego@dep.state.fl.us)
Barbara Caprita, EPA Region 4 Florida Grants Coordinator
(caprita.barbara@epa.gov)
Nicole Comick-Bates, EPA Region 4 Florida Grants Coordinator
(bates.nicole@epa.gov)
Lauren Milligan, FDEP Florida State Clearinghouse Environmental Manager
(lauren.milligan@dep.state.fl.us)



Brooksville Vision Foundation
"A Foundation for a Brighter Future"

November 21, 2011

Mrs. Jennene Norman-Vacha
City Manager
City of Brooksville
201 Howell Avenue
Brooksville, FL 34601

Dear Mrs. Norman-Vacha,

As the Director of the Brooksville Vision Foundation, I'm pleased to submit to you this letter of support for the City of Brooksville and its efforts toward the Community Wide Brownfield Land Grant. The Brooksville Vision Foundation's mission is to work side by side with local partners to promote and implement positive economic development while preserving the historical and architectural integrity of Brooksville.

We fully support the City of Brooksville's efforts to obtain the Brownfield Assessment Grant and look forward to working with the City, to serve on the Brownfield taskforce or committee as needed. Thank you for your consideration.

Sincerely,


Michael Heard
Brooksville Vision Foundation



MID FLORIDA COMMUNITY SERVICES, INC.
 Central Office 820 Kennedy Blvd., Brooksville, FL 34601
 Mailing Address P.O. Box 896, Brooksville, FL 34605-0896
 Telephone (352) 796-1425 Fax (352) 796-9952
 www.mfcs.us.com

Hernando County
 Senior Services
 Community Assistance
 820 Kennedy Blvd
 Brooksville, FL 34601
 (352) 796-1425

Head Start
 335 School Street
 Brooksville, FL 34601
 (352) 754-2464

Transportation
 1122 Ponce DeLeon Blvd
 Brooksville, FL 34601
 Trans Hernando
 (352) 799-1510
 THE Bus
 (352) 754-4444

Children's Advocacy Center
 880 Kennedy Blvd
 Brooksville, FL 34601
 (352) 754-8809

Family Visitation Center
 275 Oak Street
 Brooksville, FL 34601
 (352) 796-7024

Lake County
 Senior Services
 1211 Penn Street
 Leesburg, FL 34748
 (352) 326-3540

Pasco County
 Community Assistance
 14446 7th Street
 Dade City, FL 33523
 (352) 567-0533
 9550 U.S. Highway 19 N.
 Suite 206
 Parr Richey, FL 34668
 (727) 845-7350

Sumter County
 100 E. Dade Avenue
 Bushnell, FL 33513
 Senior Services
 (352) 793-6111
 Community Assistance
 (352) 793-3114

Head Start
 610 N. Jackson Street
 Wildwood, FL 34785
 (352) 748-4802

Volusia County
 Head Start
 803 S. Woodland Blvd
 Deland, FL 32720
 (386) 736-1325

Citrus County
 Community Assistance
 1649 Gulf to Lake Hwy
 Lecanto, FL 34461
 (352) 527-3809



November 18, 2011

Mrs. Norman-Vacha
 City Manager, City of Brooksville
 201 Howell Avenue
 Brooksville, FL 34601

Dear Mrs. Norman-Vacha,

As the Executive Director of Mid-Florida Services, I wish to express how truly excited we are to support the City of Brooksville's Brownfield Assessment Grant application.

As a self-proclaimed partner in the creation of a society in which low-income people are supported in their efforts to become self-sufficient and where vulnerable populations achieve their full potential, Mid-Florida Services is committed to continuously increasing its capacity to achieve results and improve the quality of life for all generations.

We would be willing to work with the City in any way possible, via committee, promotion, or community input, to help provide citizens a cleaner healthier way of life. Thank you for this opportunity.

Sincerely,

Michael Georgini
 Executive Director

Sponsored by the State of Florida Department of Community Affairs, State of Florida Department of Elder Affairs, State of Florida Commission for Transportation Disadvantaged, Florida Department of Transportation, U.S. Department of Health & Human Services - Administration for Children and Families, Hernando County Board of County Commissioners, Lake County Board of County Commissioners, Sumter County Board of County Commissioners, Volusia County Council, Corporation for National Service, United Way of Hernando County, United Way of Lake & Sumter Counties, Kids Central, Inc., Florida Network of Children's Advocacy Centers, National Children's Alliance, Office for Victims of Crimes, and Community Foundation of Hernando County

National Association for the Advancement of Colored People
Hernando County, Florida Branch #5092
P. O. Box 10603
Brooksville, Florida 34603

November 28, 2011

City Manager
Jennene Norman-Vacha
201 Howell Avenue
Brooksville, Florida 34601

Re: Support for City of Brooksville EPA Brownfield Grant Application

Dear Jennene:

The Hernando County, Florida Branch #5092 of the National Association for the Advancement of Colored People (NAACP) strongly supports Brooksville's EPA Brownfield Grant proposal for assessment and remediation of contaminated sites, especially because most of the suspect sites are in minority neighborhoods. The mission of the NAACP is to ensure the political, educational, social, and economic equality of rights of all persons and to eliminate race-based discrimination. The vision of the NAACP is to ensure a society in which all individuals have equal rights without discrimination based on race. The following statement of objectives is found on the first page of the NAACP Constitution - the principal objectives of the Association shall be:

- To ensure the political, educational, social, and economic equality of all citizens
- To achieve equality of rights and eliminate race prejudice among the citizens of the United States
- To remove all barriers of racial discrimination through democratic processes
- To seek enactment and enforcement of federal, state, and local laws securing civil rights
- To inform the public of the adverse effects of racial discrimination and to seek its elimination
- To educate persons as to their constitutional rights and to take all lawful action to secure the exercise thereof, and to take any other lawful action in furtherance of these objectives, consistent with the NAACP's Articles of Incorporation and this Constitution.

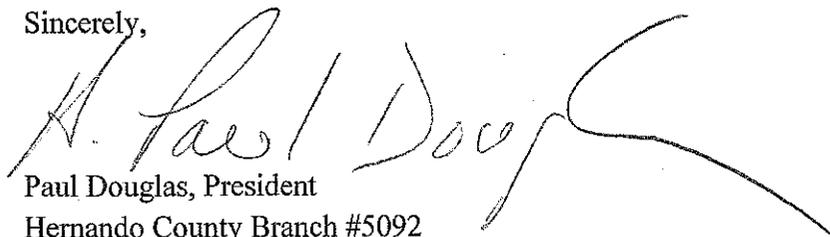
The Hernando County Branch of the NAACP has long suspected that the high rates of illness and cancer in the minority neighborhoods are related to exposure to industrial and agricultural contaminants emanating from these sites. Requests to the State for testing have gone unheeded for decades. Proper assessment of these sites is imperative to protect the health and welfare of the citizens.

In support of the Brownfield grant, the Hernando County Branch of the NAACP will provide the following:

- Serve on the Brownfields Advisory Committee.
- Assist in identifying and prioritizing properties.
- Invite project team members to present at their regularly scheduled meetings.
- Participate in redevelopment planning.

Please contact me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Douglas". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Paul Douglas, President
Hernando County Branch #5092

pc: Suzanne Touchton, Secretary



November 22, 2011

Jennene Norman-Vacha
City Manager, City of Brooksville
201 Howell Avenue
Brooksville, FL 34601

Re: Brownfield Assessment Grant Projects

Dear Mrs. Norman-Vacha,

At Century 21 Alliance Realty, I currently serve as the President of Commercial Sales and have the esteemed designation of Certified Commercial Investment Member (CCIM), expert in the commercial and investment real estate industry. I also serve as Director of Hernando Investments, Inc. as well as President on the Council For Stronger Neighborhoods, Inc.

In the State of Florida and my community, I have served in many capacities including as commissioner on Century Commission for Sustainable Florida and the Brooksville Housing Authority.

With these experiences and connections, I truly believe I'd be an asset to the City in more than one capacity. First, the education and discussion with the greater public regarding the brownfield assessment process, as well as any necessary committee/taskforce obligations. Second, I would be willing to assist with preparation and process of these properties once they are ready to be developed and marketed as equitable new home/business sites.

Please consider this my request for involvement and commitment to this project for the betterment of our City of Brooksville.

Sincerely,


Gary E. Schraut
President, Century 21 Alliance Realty



November 22, 2011

Brenda Y. Colondres
843 Continental Drive
Brooksville, FL 34601

Re: Removal as Brooksville Housing Authority Board Member

Dear Ms. Colondres,

On November 21, 2011, you failed to appear for a hearing before the Brooksville City Council regarding your removal from serving as a member of the Brooksville Housing Authority Board.

The City proceeded with the hearing and voted in support of my recommendation to remove you from the Brooksville Housing Authority Board.

Sincerely,

Frankie Burnett
Mayor

cc: Randy Woodruff, Chairman
Brooksville Housing Authority
Tommy Brooks, Executive Director
Brooksville Housing Authority