



**A G E N D A**  
**ORMOND BEACH BROWNFIELD**  
**ADVISORY BOARD**  
**Regular Meeting**

**February 10, 2015**

**6:00 PM**

City Hall  
Training Room (enter through Breezeway)  
22 South Beach Street  
Ormond Beach, FL

- I. ROLL CALL**
- II. ADMINISTRATIVE ITEMS**
  - A. Election of Chairperson and Vice Chairperson**
  - B. Review and Adoption of 2015 Meeting Schedule**
  - C. Approval of the 2015 BAB Rules of Procedures**
- III. APPROVAL OF THE MINUTES: Approval of August 12, 2014 Minutes**
- IV. OTHER BUSINESS - Review of EPA Grant Submittal Application**
- V. MEMBER COMMENTS**
- VI. ADJOURNMENT**

**BROWNFIELD ADVISORY BOARD MEETING DATES 2015**

<b>Meeting Date:</b>	<b>Public Hearing Ad due:</b>	<b>Packet assembly and mail out</b>
January 13, 2015	January 2, 2014	January 8, 2014
February 10, 2015	January 30, 2014	February 5, 2014
March 10, 2015	February 27, 2014	March 5, 2014
April 14, 2015	March 27, 2013	April 9, 2014
May 12, 2015	May 1, 2014	May 7, 2014
June 9, 2015	May 29, 2014	June 4, 2014
July 14, 2015	June 26, 2014	July 9, 2014
August 11, 2015	July 31, 2014	August 6, 2014
September 8, 2015	August 28, 2014	September 3, 2014
October 13, 2015	September 25, 2014	October 8, 2014
November 10, 2015	October 30, 2014	November 5, 2014
December 8, 2015	November 27, 2014	December 3, 2014

**RULES OF PROCEDURE  
OF THE  
BROWNFIELD ADVISORY BOARD  
FOR THE  
CITY OF ORMOND BEACH**

The Brownfield Advisory Board of the City of Ormond Beach, Florida shall be governed by the terms of the Code of Ordinances, and the Rules of Procedure set forth herein and adopted by the Board.

**SECTION 1. OFFICERS, MEMBERS AND DUTIES**

1.1 Chairman. A Chairman shall be elected by the Board, in accordance with Subsection 2-229 (d) of the City Code of Ordinances. The Chairman shall decide upon all points of order and procedure subject to these rules, unless otherwise directed by a majority of the Board in session at the time. The Chairman shall appoint any subcommittee found necessary to investigate matters before the Board. The Chairman shall sign all minutes of the Board and all pertinent correspondence.

1.2 Vice-Chairman. A Vice-Chairman shall be elected by the Board, in accordance with Section 2-229 (d) of the City Code of Ordinances. The Vice-Chairman shall serve as Acting Chairman in the absence of the Chairman and, at such times, shall have the same powers and duties as the Chairman.

1.3 Secretary. The Secretary shall be the Director of Planning or the designee of the said Director. The Secretary shall keep all records, shall conduct all correspondence of the Board, shall cause to be given the required legal notice of each public hearing and shall generally take charge of the clerical work of the Board. The Secretary shall take, or cause to be taken, the minutes of every meeting of the Board. These shall show the record of all important facts pertaining to each meeting and hearing, every resolution acted upon by the Board, and all votes of members of the Board upon any resolution or upon the final determination of any questions, in dictating the names of members absent or failing to vote. The Secretary shall endeavor to present the final copy of the minutes to the Chairman for signature not later than five (5) days before the next regular meeting. The Secretary shall keep all records open to the public at all times during normal business hours (8:00 AM-5:00 PM), but shall in no event relinquish the original of any record to any person, unless such authority is granted by the Chairman of the Board.

1.4 Members. As required by Ordinance 2012-01 codified as Section 2-229 (b) of the City Code of Ordinances, the board shall consist of seven (7) members who shall be comprised of residents within or adjacent to a Brownfield area, businesses operating within a Brownfield Area, and other persons deemed appropriate by the City Commission in accordance with the residency requirements of Section 5 herein. Terms and conditions of appointment shall be governed by subsection 2-229 (c). Members shall provide the Secretary with their current home address and home and/or office telephone number, unless such information is made confidential by law. Such information shall be kept

current by the members. In the event that a member of the Board shall be unable to attend a regularly scheduled meeting, the member shall notify the Secretary of the member's expected absence no later than five (5) days before that meeting. The five (5) days notice of absence shall not apply to emergency absences beyond the member's control, nor to special meetings described in Subsection 2.2 below.

1.5 Viewing. The Board members shall make every effort to view any redeveloped site being considered by the Board for financial incentives related to the Brownfield designation. The Secretary shall provide each member with a map showing the subject site.

1.6 Schedule of Meetings. Pursuant to Subsection 2-229 (c) of the City Code of Ordinances, the Board members shall approve a yearly calendar of meetings at its inaugural meeting in January of each year. This schedule of meetings will establish timeframes for application submittal and staff review.

## **SECTION 2. MEETINGS**

2.1 Regular Meetings. Regular meetings of the Brownfield Advisory Board shall be held generally on the second Tuesday of each month, at 6 PM, in the City Hall Commission Chambers. If the Chambers are not available, an alternate location shall be noted on the agenda and in all related advertising and noticing. The time and place of the regular monthly meeting may be changed by affirmative vote of a majority of the Board.

2.2 Special Meetings. Special meetings of the Board may be called at any time by the Chairman, or at the direction of any three (3) members of the Board. At least seventy-two (72) hours advance notice of the time and place of special meetings shall be given by the Secretary or Chairman to each member of the Board.

2.3 Cancellation of Meetings. Whenever there is no business for the Board, or whenever so many members notify the Secretary of inability to attend that a quorum will not be available, the Chairman may dispense with the regular meeting by instructing the Secretary to give written or oral notice to all members not less than twenty-four (24) hours prior to the time set for the meeting.

2.4 Quorum. A quorum shall consist of four (4) members for the transaction of business.

2.5 Conduct of Meeting. All meetings shall be open to the public. The order of business at regular meetings shall be as follows:

- a. Roll Call
- b. Invocation
- c. Pledge of Allegiance
- d. Approval of the Minutes
- e. Public Hearings on applications
- f. Other Business and Discussion Items
- g. Member Comments

h. Adjournment

2.6 Continued Meetings. The Board may continue a regular or special meeting if all business cannot be disposed of on the day set, and no further public notice shall be necessary for resuming such a meeting if the time and place of its resumption is stated at the time of continuance and is not thereafter changed.

2.7 Adjournment. Upon the conclusion of member comments, the meeting shall adjourn. New items other than those properly advertised and on the agenda shall not be heard by the Board.

**SECTION 3. VOTING**

3.1 Vote. The affirmative vote of a majority of the members present and legally entitled to vote at any meeting shall be necessary to make any recommendation on any matter coming before the Board. The Chairman shall have one (1) vote on all issues voted upon by the Board.

3.2 Voting Conflict of Interest. No member of the Board shall participate in any matter which would inure to the member's special private gain or loss, which the member knows would inure to the special private gain or loss of any principal by whom the member is retained, or to the parent organization or subsidiary of a corporate principal by which the member is retained; or which the member knows would inure to the special private gain or loss of a relative or business associate of the member without first disclosing the nature of the member's interest in the matter.

Such disclosure, indicating the nature of the conflict, shall be made in a written memorandum filed with the Secretary prior to the meeting in which consideration of the matter will take place, and shall be incorporated in the minutes. Any such memorandum shall become a public record upon filing, shall immediately be provided to the other members of the Board, and shall be read publicly at the next meeting held subsequent to the filing of this written memorandum.

In the event that disclosure has not been made prior to the meeting, or that any conflict is unknown prior to the meeting, the disclosure shall be made orally at the meeting when it becomes known that a conflict exists. A written memorandum disclosing the nature of the conflict shall then be filed within fifteen (15) days after the oral disclosure with the Secretary and shall be incorporated into the minutes of the meeting at which the oral disclosure was made. Any such memorandum shall become a public record upon filing, shall immediately be provided to the other members of the Board, and shall be read publicly at the next meeting held subsequent to the filing of this written memorandum.

Any member of the Board who, after written notice and public hearing, is found to have violated the provisions listed above, shall have the member's membership on the Board immediately terminated.

3.3 Abstention. All members of the Board shall vote in favor of, or in opposition to, all matters coming before the Board for vote, and such vote shall be recorded in the official records of the Board. However, no member shall vote upon any matter which would inure to the member's special private gain or loss; which the member knows would inure to the special private gain or loss of any principal by whom the member is retained or to the parent organization or subsidiary of a corporate principal by which the member is retained, other than an agency as defined in Florida Statutes, Section 112.312(2); or which the member knows would inure to the special private gain or loss of a relative or business associate of the member. Any member so required to abstain shall, prior to the vote being taken, publicly state to the assembly the nature of the member's interest in the matter from which the member is abstaining from voting and, within fifteen (15) days after the vote occurs, disclose the nature of the member's interest as a public record in a memorandum filed with the Secretary, who shall incorporate the memorandum in the minutes.

3.4 Policy. It shall be the policy of the Board to provide sufficient findings to ensure all applications before the Board have addressed the criteria described in section 376.80 (5) of the Brownfield Act. The information and application provided by the applicant shall be reviewed by the Planning staff with a recommendation to the Board along with appropriate information or evidence and testimony presented at the public hearing.

#### **SECTION 4. ATTENDANCE**

Attendance of the Brownfield Advisory Board members shall be subject to the standards contained in the Code of Ordinances, Chapter 2 Administration, Article VI Boards, Commissions, Committees and Other Agencies, Division 1. Generally, Section 2-202, Attendance of Members, as amended.

#### **SECTION 5. RESIDENCY REQUIREMENTS**

Members need not live in the same zone as the City Commissioner making the appointment. All Board members must be residents of the City of Ormond Beach. A member who, after appointment or selection to the Board, ceases to be a resident of the city shall promptly tender a resignation, which shall be effective immediately upon its tender. Failure to resign shall result in the person's membership on the Board being terminated by the City Commission. Upon request of the person involved and upon a showing of good cause, the City Commission may extend such time.

#### **SECTION 6. CONDUCT OF HEARINGS**

The applicant may appear in person or by agent or by attorney at the hearing. The order of procedure for each hearing shall be as follows:

6.1 The Chairman, the Chairman's designee, shall present a summary explanation of the application;

6.2 The staff shall present its analysis and recommendations regarding the application;

6.3 The applicant or the applicant's agent shall be afforded the opportunity to speak in behalf of the application;

6.4 Any Board member, with permission of the Chairman, may request additional staff input or question the application or his agent;

6.5 The Chairman shall direct persons wishing to speak in favor of, or in opposition to, the application shall be allowed to do so after signing in and stating their name and address - such presentation shall be made at the podium. The Chairman shall ensure that there is sufficient time allocated to the staff, applicant and public to provide comments and to address questions, comments and recommendations raised by the Board members in their discussion of the application;

6.6 In order to allow the meeting to proceed in an orderly fashion, the Board, by motion, may limit the time allowed for remarks concerning a specific agenda item to a maximum of thirty (30) minutes for City staff, the designated representative of the applicant and the designated representative of any organized group and to five (5) minutes for members of organizations and other individual speakers. Additional time shall be allowed to respond to questions from the Board. The Chairman may also direct speakers to limit their comments to issues which have not been previously stated;

6.7 Arguments between the parties shall not be permitted - all remarks shall be addressed to the Chair;

6.8 Where there is no opposition to an application, the Chairman, by consensus of the Board and upon confirmation that all Board members have read the staff report, may waive the staff analysis;

6.9 Members shall at all times speak directly into the microphones to facilitate the recording of the meetings; and

6.10 Copies of any and all letters, exhibits, or any information not otherwise provided prior to the meeting are required to be presented to the recording secretary for inclusion in the Board minutes.

## **SECTION 7. DECISIONS**

7.1 Time. Decisions by the Board shall be made in the form of a motion upon completion of the hearing.

7.2 Notification. The Secretary shall send a copy of the Board's recommendations to the City Commission and to the applicant within fifteen (15) days of the date of decision by the Board. A copy of the Board's recommendation shall be inserted in the applicant's file.

## **SECTION 8. AGENDA**

Each matter shall be placed upon the agenda of the Board by the Secretary. The order shall be set by the Chairman with emphasis placed on anticipated audience interest. There may be a cut-off date established by the Board after which no further matters shall be added to the agenda. The agenda of matters to be heard shall be mailed or delivered to each member of the Board at least five (5) days before the regular meeting.

## **SECTION 9. RECONSIDERATION**

Once a motion has been adopted, the Board may reconsider that matter at the same meeting, provided a motion to reconsider is made by a member who voted with the prevailing side.

## **SECTION 10. AMENDMENTS**

These Rules of Procedures may be amended or modified by an affirmative vote of not less than four (4) members of the Board, provided that such amendment be presented in writing at a regular meeting and action taken thereon at a subsequent regular meeting.

## **SECTION 11. MOTIONS**

Every motion shall require an affirmative vote of the majority of the Board members present and voting. Prior to polling the board, the Chairman shall announce the movant and the second.

## **SECTION 12. ROBERT'S RULES OF ORDER**

Any point of procedure not otherwise addressed by these Rules shall be governed by the current edition of Robert's Rules of Order, Newly Revised.

**PRESENTED IN WRITING** at a regular meeting of the Board on February 10, 2015.

**MINUTES**  
**BROWNFIELD ADVISORY BOARD**

**August 12, 2014**

**6:00 p.m.**

**City Commission Chambers**  
22 South Beach Street  
Ormond Beach, Florida

**I. ROLL CALL**

Members Present

Staff Present

William McMunn  
Michael Sznajstajler  
Ryck Hundredmark  
Patrick Opalewski  
Thomas MacDonald  
Pat Behnke  
Curtis Burkett (absent)

Richard Goss, Planning Director  
Melanie Nagel, Recording Technician

**II. APPROVAL OF JUNE 10, 2014 MINUTES**

Chair McMunn called for a motion.

**Mr. Sznajstajler moved to approve the minutes. Mr. MacDonald seconded the motion. Vote was called and the motion approved unanimously.**

**III. ADMINISTRATIVE ITEMS**

- A. Mr. Goss updated the Board members with regard to the contract, stating that six RFP consultants were reviewed, with one coming in better than the rest. The committee recommended Cardno, who provided a proposal, and the proposal and contract will go before the City Commission on August 19, 2014.

About a month ago an article was placed in the News-Journal and the Observer, announcing this public meeting and nominations of potential Brownfield sites. A nomination form was prepared and has been placed on the City web site under News and Announcements on the home page, making it as easy as possible for someone to fill out and either submit by email, or mail it in.

Mr. Goss had spoken to several people about coming to the meeting and nominating sites along the US 1 corridor in particular, and is disappointed that no one from the public came to the meeting. People have until

October 15 to submit their nominations, so some will probably be submitted at a later date.

Mr. Goss stated that as the group moves forward through this process and Cardno prepares the grant application, the Brownfield Advisory Board will review the grant application prior to submitting it to the City Commission for approval. The Board will have a lot of input as to the properties that have been nominated.

Mr. Goss then turned the meeting over to Mr. Tom Lewis, from Cardno. Mr. Lewis stated that Cardno is very excited about the opportunity to assist the City of Ormond Beach to have a successful grant. Board members should not take the lack of participation by citizens at this meeting as a bad thing. It is always very hard initially to get the word on the street and to get property owners interested. But, it is a very important part of the grant, and Mr. Lewis will do his best in the weeks to come, to work with the City and find ways to get citizens involved.

Mr. Lewis explained that he can get a report of all the underground storage tanks in Ormond Beach, and focus on specific roads, plus US Highway 1 and the airport. Also, the Department of Environmental Protection has a great mapping system of sites that are within a cleanup area and can designate some properties of interest. Ideally, it would be great to have 10-15 candidate sites, but what EPA likes to see are sites that, once cleaned up, will turn into potential job success stories.

Mr. Lewis expressed gratitude for Cardno being selected, and stated that they are one of the companies that has written the most grants for the state of Florida, and they will do the best they can working for the City.

Mr. McMunn asked about taking out storage tanks, whether above or below ground, with petroleum or diesel, in our area where there isn't much industry, what would be another type of business that might qualify. Mr. Lewis replied that old dry cleaning operations are notorious for having problems. Also, auto body shops or automobile repair facilities are quite common for metal issues and hydraulic risk type issues. There are also dollars available for asbestos inspections and demolition of these buildings.

Mr. McMunn asked if Halifax Paving was in the city limits, and stated that it would be a perfect candidate for nomination. Mr. Goss stated that it is not in the city limits, but with the US 1 Agreement it could be nominated.

Mr. Sznajstajler asked Mr. Lewis to give some examples of what Cardno has done locally or around the state with some of the grants that have been awarded. Mr. Lewis responded that they are currently working on the old Lloyd Massey Buick dealership by the riverfront, and this is the type of site that no one is going to take on the cleanup dollars that are needed to clean up the site. The company has also done work in the city of Tallahassee and the City of St. Marks.

The City of St Marks only has about 280 people in it, but at one time there was a refinery in the town. Cardno was able to get a \$400,000 assessment grant, which has a petroleum component and a waste component. They were able to demo two very large 250,000 gallon above-ground storage tanks that were filled with sludge, that were standing right at the gateway to the town. There were four \$200,000 cleanup grants that were used to clean up the entire property. After cleaning up the property, the town was then given close to a million dollar grant to put in a boat dock on the St. Marks River. From the success of one Brownfield assessment grant, this small town has successfully redeveloped what was an eyesore in the community.

Mr. McMunn mentioned Yonge Street and Granada, where there are businesses such as Tire Kingdom, the Mercedes repair shop, and many others, that probably would benefit from applying, but don't due to what they see as a huge expense to clean up their properties. Mr. McMunn asked Mr. Goss if there is anything planned to get information to these businesses. Mr. Goss stated that he is planning on talking to the Board of Realtors, Banking Associations, anyone he can seek out, and explain to them about the Brownfield program and what it can do for them. Mr. Goss would also like to do a mailing to businesses along the Rt. 1 corridor that will be part of the Interlocal Agreement.

Ms. Behnke wanted to know what on the airport property, could or would be a problem that would constitute a Brownfield. Mr. Goss stated that the airport was an auxiliary field a long time ago, and the auxiliary fields have a history of having buried items and not knowing what's there. The city is looking to develop the southwest quadrant, and bring in manufacturing jobs related to the aviation business. This would be a great program to find out what is there. We are looking to expand the business park out to Pineland Trail, and we don't know what was there.

Mr. McMunn stated that there are properties where "cattle dipping" was done, using arsenic. Mr. McMunn knows there is a registry that keeps track of where these sites are at, so if there are any within this area, those sites could be looked into for evaluation.

#### **IV. OTHER BUSINESS**

- A.** Nomination of sites – No one attended the meeting from the general public.

#### **V. MEMBER COMMENTS.**

There were none.

#### **VI. ADJOURNMENT**

As there was no other business, the meeting was adjourned at 6:28 p.m.

Respectfully submitted,

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Richard Goss, Planning Director

ATTEST:

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William McMunn, Chair

*Minutes prepared by Melanie Nagel*



# CITY OF ORMOND BEACH

P.O. Box 277 • 22 South Beach Street • Ormond Beach, FL 32175-0277 • (386) 676-3204 • Fax (386) 676-3330 • [kelley@ormondbeach.org](mailto:kelley@ormondbeach.org)

Ed Kelley  
Mayor

November 18, 2014

Environmental Management Support, Inc.  
Mrs. Edie Findeis Cromwell  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
Phone 301-589-5318

Dear Mrs. Cromwell:

The City of Ormond Beach, Florida is pleased to submit the enclosed application to the FY 15 US EPA Brownfields Program for a community-wide assessment grant in the amount of \$400,000 (\$200,000 for Hazardous Substances and \$200,000 for Petroleum). This grant will support the City's efforts to assess and remediate industrial contamination throughout the City.

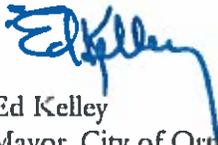
We are proud of the rich culture and diversity of our hometown of Ormond Beach. These funds will allow the City to implement further efforts in the environmental restoration that reflects this great pride. Moreover, through these efforts, the City hopes to enhance human health, the environment, and the economic vitality of this area.

Required Information	
<b>a. Applicant Information:</b>	City of Ormond Beach, Florida 22 South Beach Street PO Box 277 Ormond Beach, FL 32175
<b>b. Applicant DUNS Number:</b>	08-732-0164
<b>c. Funding Request:</b>	<i>i.</i> Grant type – Assessment <i>ii.</i> Federal Funds Requested: \$400,000 <i>iii.</i> Contamination: Hazardous Substances \$200,000 and Petroleum \$200,000 <i>iv.</i> Community-wide Assessment
<b>d. Location:</b>	City of Ormond Beach, Florida
<b>e. Property Information:</b>	Not applicable
<b>f. Contacts:</b>	<i>i.</i> Project Director: Richard Goss, AICP Planning Director City of Ormond Beach 22 South Beach Street PO Box 277 Ormond Beach, FL 32175-0277 386-676-3343 <a href="mailto:Ric.goss@ormondbeach.org">Ric.goss@ormondbeach.org</a>

	<b>ii. Chief Executive/ Highest Ranking Elected Official:</b> Ed Kelley Mayor, City of Ormond Beach 22 South Beach Street PO Box 277 Ormond Beach, FL 32175-0277 386-677-0311 ed.kelley@ormondbeach.org
<b>g. Date Submitted:</b>	December 19, 2014
<b>h. Project Period:</b>	Three years
<b>i. Population:</b>	City of Ormond Beach, FL 38,137 US 2010 Census

The City of Ormond Beach appreciates the opportunity to apply for FY 15 EPA Brownfields Assessment funding to support environmental justice efforts and to facilitate the improvement of the economic outlook in its neighborhoods. If you have any questions, please do not hesitate to contact the persons above.

Sincerely,



Ed Kelley  
Mayor, City of Ormond Beach

Other Factor	Page #
Community population is 10,000 or less.	
Federally recognized Indian tribe.	
United States territory.	
Applicant will assist a Tribe or territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Targeted brownfield sites are contaminated with controlled substances.	
Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	
Recent (2008 or later) significant economic disruption ( <u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	
EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, <b>applicant must attach documentation</b> which demonstrates this current designation.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a	
Applicant is a HUD Promise Zone community. To be considered, <b>applicant must attach documentation.</b>	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	



**1. Community Need**

**a. Targeted Community and Brownfields**

**i. Targeted Community Description**

Ormond Beach (the City), Florida covers 39.0 sq miles (31.9 land, 7.1 water) and is located in Volusia County, north of Daytona Beach on the Atlantic Ocean. The City has a population of 38,661 (US Census Community Survey, 2013). Along the dense oak canopy and sawgrass marshes of the Halifax and Tomoka rivers, which empty into the Atlantic, lived the Timucuan, one of six main tribes occupying Florida when the Spaniards first landed (1500s). Tomoka State Park, the 1,800-acre Timucuan village once known as Nocoroco, became a state park in 1945 and was added to the U.S. National Register of Historic Places in 1973. Tomoka State Park is home to numerous rare or endangered species of plants, fish, reptiles, mammals and birds (160 species). European settlers moved to Ormond Beach under British Rule and the Second Seminole War (1835) destroyed their sugar and cotton plantations driving them to St. Augustine. The area then became known for wooden shipbuilding only to have ironclad ships take over in the 1860s.

After the Civil War, between 1880 and 1900, settlers from Liberia arrived in the vicinity of what is now Granada Boulevard and South Washington Street. This area was eventually called Liberia, in honor of the first African independent country established by freed American slaves. Another community immediately east of U.S. Highway (US1) and north of Granada Boulevard, was granted the name of Sudan. African-American residents still refer to their communities with these historical namesakes. **Both the Liberia and Sudan communities are targeted for this project (to be known as the Granada Boulevard brownfields area), and are engulfed by abandoned commercial and industrial facilities.**

By the 19th Century, the City was a winter playground for northern industrialists, most notably, John D. Rockefeller. By the 20<sup>th</sup> Century, the City became a practical destination for pioneering automobile racers who sought the hard-packed sand. Fred Marriot set a world land speed record of 127.7 mph on Ormond Beach in 1906, which held for four years in an era when records fell hourly. Many fans considered Marriot's to be the most famous land speed record in history. From the start of World War II, air and space technology permeated Florida; although, not to such an extent in Ormond Beach. Nonetheless, an airfield was established here in the 1940s, only to be abandoned by the military in the late 1950s. Since, the prestige of the City has declined as well as its economic and environmental health, and then community challenges developed. **The airport and a contiguous corridor of US 1 (to be known as the US 1-Airport Corridor) will be the second focus area for this project.** Ormond Beach is still proud of its rich cultural heritage and long history: the City's commitment to restoring environmental and economic vibrancy is a testament to this pride.

**ii. Demographic Information**

	Ormond Beach	Volusia County	FL	USA
Population	38,137 <sup>1</sup>	494,593 <sup>4</sup>	18,801,310 <sup>1</sup>	308,745,538 <sup>1</sup>
Children %	17.2 <sup>1</sup>	18.9 <sup>1</sup>	21.3 <sup>1</sup>	24.0 <sup>1</sup>
Female %	52.8 <sup>1</sup>	51.1 <sup>1</sup>	51.1 <sup>1</sup>	50.8 <sup>1</sup>
Minority %	7.8 <sup>1</sup>	17.5 <sup>1</sup>	25 <sup>1</sup>	26.7 <sup>1</sup>
African-American %	3.2 <sup>1</sup>	10.5 <sup>1</sup>	16 <sup>1</sup>	12.6 <sup>1</sup>
Hispanic %	4.1 <sup>1</sup>	11.2 <sup>1</sup>	22.5 <sup>1</sup>	16.3 <sup>1</sup>
Poverty Rate %	11.2 <sup>3</sup>	16.0 <sup>3</sup>	15.6 <sup>3</sup>	11.8 <sup>3</sup>
Unemployment %	7.6 <sup>3</sup>	6.5 <sup>3</sup>	6.8 <sup>3</sup>	6.7 <sup>2</sup>
Median Household Income	\$48,535 <sup>3</sup>	\$43,419 <sup>3</sup>	\$47,309 <sup>3</sup>	\$51,371 <sup>3</sup>

<sup>1</sup>2010 U.S. Census data (<http://www.census.gov/>); <sup>2</sup>Bureau of Labor Statistics ([www.bls.gov](http://www.bls.gov/)); <sup>3</sup>2012 American Community Survey (<http://www.census.gov/>)

The 2005-2009 estimated per capita income for the City's households is \$31,835, while the estimated per capita income for the Granada Boulevard brownfields area is \$20,327, representing only 64% of the citywide per capita income. Similarly, median household income is \$27,577 in the US 1 – Airport



Corridor representing just over half (55%) of the citywide median household income. Volusia County has expanded its CDBG focus in this area in 2014 as the numbers of low-income households living in the Corridor has grown. High poverty rate is found in the Granada Boulevard brownfields area. Nearly 26% of total families have an income below the poverty level threshold compared to 11.2% citywide (US Census).

While parts of the City still reflect its heritage and natural beauty, the targeted project areas are covered with glaring brownfields populated by residents most in need. The minority population may seem small (see chart above), but they are the residents of the targeted project areas. While the chart above indicates slightly lower poverty rates for this City in comparison to the State and US, this is not the case in the project area. HUD data indicates **the Granada Boulevard brownfields area has poverty rate of 14.9% (US Census tracts average), well above the National poverty rate. Forty percent of children in the Granada Boulevard brownfields area live in poverty (nefloridacounts.org)** - a stark comparison with the historic prominence and physical grandeur once associated with the area. Approximately 5,500 or 26% of children under 5 live below the poverty line in the City. There are 14 public and private elementary and middle schools in Ormond Beach: 66% of elementary school students receive *free or reduced lunch*, while the rate in the rest of Florida averages 61% (elementaryschools.org). Yet, poverty does not discriminate here: the majority of students in all area schools are white (nces.ed.gov). Twelve of the fourteen City schools are within two miles of the Brownfield areas to be targeted in this project. These sensitive populations are more likely to be affected by the environmental impacts.

iii. Brownfields

There are **two brownfields areas where proposed project activities would occur: the US 1-Airport Corridor and Granada Boulevard Brownfield Area**, which includes the aforementioned historical African-American Liberia and Sudan communities. **The City has conducted a preliminary inventory of potential brownfields sites affecting the target areas.** The US 1-Airport Corridor includes industrial and commercial areas within Ormond Crossings and the Ormond Beach Municipal Airport Business Park. Additionally, the airport park had previous usage as a military airport facility with several military Fixed Based Operators; hence, the City desires to do a full environmental assessment as it relates to petroleum and hazardous waste materials. The property was acquired by the City from the federal government in the 1950s; no access issues exist.

The Granada Boulevard brownfields area, which has been designated as a Community Redevelopment Area and CDBG target area, has changed over time and has declined in aesthetic character as abandoned properties and empty lots litter the Granada Boulevard area. Three abandoned gas stations are intended for inclusion in the assessment project. **One owner has already agreed to provide site access.** These sites all contribute to blight in the area and have histories of potential contamination due to the nature of their former uses. One of the gas stations has had a documented release from one of the tanks that has yet to be remediated, and one of the petroleum sites from the list below has had the underground storage tank removed, but obvious leakage means that contamination remains within the soil and perhaps the groundwater (City inventory). That site is **within two miles of eight elementary/middle schools, seven nursing homes and ten day-care centers**, further emphasizing that the City's minority and sensitive populations are bearing the brunt of environmental justice issues. EDR Search Results indicate a number of potential contaminated sites in the City:

October 2014		#	Source
UST	Registered Underground Storage Tanks (assume 2 tanks per site), 70 are active	520	FDEP Storage Tank Database (Tank_64.xls and Tank64u_.xls)
LUST	Leaking Underground Storage Tanks (tanks with registered discharge)	90	FDEP Tank Facility Discharge Database (Disch_64.xls)
AST	Aboveground Storage Tanks	47	FDEP Tank Database (Tanka_64.xls)
Priority Cleaners	Dry Cleaners w/documented impacts tasked for cleanup (no SRCO issued)	5	FDEP Database (PRL_DISCP_06Oct14.xls)



RCRA	EPA Resource Conservation & Recovery		
LQG	RCRA Large Quantity Generator	3	EPA RCRA Database
SQG	RCRA Small Quantity Generator	13	EPA RCRA Database
CESQG	RCRA SQG (Conditionally Exempt)	52	EPA RCRA Database
Used Oil Handler	RCRA Used Oil Handlers	1	EPA RCRA Database

Analysis of the City inventory indicates the Granada Boulevard brownfields area contains at least eight of the fourteen conditions indicative of a “blighted area” as listed in the Florida Statutes. Comparing these factors with the population size, one potential hazard exists for every 52 residents. This may not seem substantial, but there are 12,186 people in the targeted areas who reside in proximity of 446 potential hazardous or petroleum sites, according to the City inventory. This equates to one potential site for every 27 people. Within the Granada Boulevard brownfields area, **which includes the aforementioned historical African-American Liberia and Sudan communities**, a *surplus of deteriorating buildings* is a condition of concern and certainly an environmental justice issue. According to the most recent report from the 2008 Florida Department of Health Childhood Lead Poisoning Program, homes built prior to 1950 pose the greatest risk for children, since the amount of lead in paints from that time is generally greater and the structural condition of the homes often facilitates greater risk of lead exposure, especially during rehabilitation activities. The Alliance for Healthy Homes ranks Volusia County 10th out of 67 counties in the state based on its risk of lead-based paint hazards. They arrive at this ranking based on the number of pre-1950 homes in Volusia County and the number of children that are living at or below the national poverty level. The Alliance reports for Volusia County:

- o There are 1,400 housing units with a high risk of lead hazards.
- o There are 13,000 housing units built before 1950.
- o Low-income households occupy approximately 20,000 households.

Given that at least 4,000 residents live at or below the poverty level in the Granada Boulevard area, it can be assumed that a portion of these residents are at risk.

iv. Cumulative Environmental Issues

During the 1950s through the 1990s, the City was the site of several manufacturing plants, including tool and dye plants, medical-use parts and equipment, electrical parts and plastics, such as sunglasses (vmaonline.org). A variety of hazardous chemicals and petroleum products are used in these types of manufacturing, which emphasizes the need for assessment of the project areas. Based on the City inventory and county data referenced in the preceding section, it can be estimated that a significant number of homes in the Granada Boulevard brownfields area would be considered high risk for lead based paint hazards. Leaking tanks from abandoned gas stations as mentioned in the section above can leach petroleum products that permeate soil, ground water and surface water. Other cumulative environmental effects are the potential side effects of chemicals associated with the Granada Boulevard brownfields area past uses and industries: gas stations, dry cleaners, and manufacturing. Within the Granada Avenue brownfields area is a large electrical substation, which brings its own set of environmental issues. Substations create electromagnetic fields and emit radiation (nih.gov).

In addition to the environmental justice concerns presented in the Granada Boulevard area, the City has concern over unknown and potentially significant contamination that may have been associated with fifteen years of past activities at the former United States military base once located in the Airport area. Petroleum products and hazardous materials commonly found on military bases include chlorinated solvents, petroleum fuels, engine maintenance products, pesticides, toxic heavy metals, radioactive materials, lead paint and asbestos containing materials. The Airport area has been built up but potential contaminants have not been delineated nor removed to the City’s knowledge. Toxic substances have been used on the site.

Traffic volumes are an added area of concern for both brownfields areas. The Granada Boulevard brownfields area and the US 1-Airport Corridor are bisected by US 1. A 2009 traffic study conducted by the City noted that on US 1 in both areas traffic in peak commute times was at a



dense level with little freedom of maneuverability, which means cars are idling in the targeted communities causing further environmental damage such as air quality reduction, and presence of lead in the ground soil and groundwater. With increasing population in the County overall, it can be assumed that conditions have deteriorated in the past five years. Vapor intrusion in the residential areas is of particular concern. US Interstate 95 (I-95) also borders the US 1-Airport Corridor. Throughout its course through the City, I-95 is either six or eight lanes wide and is considered a principle arterial road with a dense level of traffic at peak commute hours (FDOT) with a 65% jump in roadway volume from 1998 to 2006 (FHA). Roadway usage in the area is only expected to increase in the area over the next ten years according to the City traffic study.

**b. Impacts on Targeted Community**

Poverty, blight, and crime are threats to both the health and welfare of sensitive populations in our target areas. And across the City 52% are women and 17% are children, so a majority of residents are considered sensitive populations. According to the American Institutes for Research, the number of homeless students nationwide is reported over 1.6 million The 2014 Annual Report on Homeless Conditions from the Department of Children and Families reports the estimate of daily homeless persons in Florida is 41,335; in contrast, Florida public schools reported 70,215 students as homeless in the 2012-2013 school year. In Volusia County the homeless count fell to 1,445 in 2014 from 2,276 in 2012. The County Schools still reported 2,195 homeless students in the 2012-2013 school year. The primary causes of homelessness include unemployment, insufficient income or other financial reasons. Working in a service-based economy, often for minimum wages and with little or no benefits at all, the employed homeless person often has little chance of obtaining affordable and suitable housing. Homeless individuals are most likely to seek shelter in abandoned properties. The greatest concentration of these is located in the brownfields area: an estimated 22% properties are vacant in the Granada Boulevard brownfields area, a disproportionate impact compared to the 10% rate City-wide (City Inventory). Former gas stations, at least three of which are abandoned in the Granada Boulevard brownfields area, have potential impacts on the community as well: *“Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leaking into the ground, and exposure hazards from other chemicals that might be used at the station if it’s also a repair shop (scientificamerican.com).”* Exposure to chemicals associated with the City brownfields areas can have devastating effects on the residents as demonstrated below:

Substance & Source	Potential Side Effects	Means of Exposure
Lead – airports or service stations (fuel or paint)	<ul style="list-style-type: none"> <li>• Neurological Effects - Neuropathy; Impaired concentration/hearing; Seizures; Encephalopathy</li> <li>• Reproductive Effects; Miscarriages/Stillbirths; Reduced sperm count, Abnormal sperm</li> <li>• Other – Hypertension; Anemia, Nausea, Colic</li> </ul>	Dust brought into home and vehicle can harm anyone exposed. Blood-borne lead crosses the placenta, so pregnant woman with elevated blood lead level may expose fetus to the toxic effects.
Asbestos – airports built before 1979	<ul style="list-style-type: none"> <li>• Mesothelioma, lung cancer, shortness of breath/coughing, other lung issues</li> <li>• Studies suggest association between exposure and other cancers, - gastrointestinal, throat, kidney, brain, bladder, gallbladder</li> </ul>	Exposure may occur in the workplace, home, or community.
Benzene – petroleum products	<ul style="list-style-type: none"> <li>• Harmful effects on the bone marrow and decrease in red blood cells, leading to anemia, can affect the immune system, increasing chance for infection.</li> <li>• The Dept. of Health and Human Services determined that benzene causes cancer in humans. Animal studies have shown low birth weights, delayed bone formation, bone marrow damage</li> </ul>	Drinking water (when improperly disposed & leaches into groundwater). Can also be inhaled.



	when pregnant animals inhaled it.	
TCE – ingredient in solvents	<ul style="list-style-type: none"> <li>Affects central nervous system causing: headache, nausea, dizziness, drowsiness, damage to facial nerves and rash</li> <li>Causes cancer in animals, may cause human cancer</li> </ul>	VOCs can be inhaled and absorbed through skin
Sources: <a href="http://www.health.ny.gov">www.health.ny.gov</a> ; <a href="http://www.idahogeology.org">www.idahogeology.org</a> ; <a href="http://www.webmd.com">www.webmd.com</a> ; <a href="http://www.cdph.ca.gov">www.cdph.ca.gov</a> ;		

The Crime Index for the City is 17 with 100 being the safest and 0 being the least safe (Neighborhoodscout.com). Stolen and/or damaged property gives the City the greatest concern with an annual rate of 33.64 crimes per 1,000 residents. The average rate for the state of Florida is 32.77 and the US rate is 28.6. Poverty and blight create an atmosphere that leads to crime. Desperate people take desperate measures when a lack of opportunities pervade.

**b. Financial Need**

**i. Economic Conditions**

Significant economic disruptions in the City make it impossible to draw on already deteriorating City revenues to implement brownfield assessments independent of this grant funding. These disruptions include a shrinking tax base and subsequent loss of tax revenues; lack of employers offering sustainable wages; and an under-educated workforce earning less than subsistence wages. Local property taxes in Florida are constrained in several ways, including capping property assessments for long-term residents; moreover, while personal income tax is usually the largest source of tax-based revenue for most US states, Florida has no state income tax for the state and cities to utilize. According to 2011 report by Tax Watch, Volusia County was 57 out of 67 counties in property tax levies per capita. The County collected only \$281 per person. The highest rate in the state was \$899 per person – a remarkable difference. From 2007 to 2010, Volusia County property taxes levies plummeted by -23.48%, only 10 counties had done worse. In tax effort versus need Volusia County is 3<sup>rd</sup> in the State compared to all 67 counties in Florida (Florida Tax Watch. *How Counties Compare*, 2011). These factors significantly limit the City’s ability to address the issues caused by brownfields. Additional funding is, therefore, required to conduct the necessary inventories, assessments and planning for the area’s redevelopment.

The US Census revealed in 2007 (most current Census for industry data), before the brunt of the Great Recession and its slow recovery, that employment opportunities in the City numbered approximately 4,200. Given that several successful redevelopment projects have occurred in that time, the number may be slightly higher. However, the Census also indicates that 15,670 residents are currently in the workforce, which requires these people leave town to work, further burdening them. The only major employer in the area to make significant lay-offs (54 employees) was Thomas & Betts Corporation, a local manufacturer, in 2009 (floridajobs.com). However, less than a dozen major employers remain in Ormond Beach: CAPO (eye care products); Command Medical Products, Inc. (medical); Costa Del Mar Headquarters (eye care products); First Green Bank; Florida Production Engineering (automotive); Hawaiian Tropic - Tanning Research Laboratories (skin care products); ABB Thomas & Betts/Homac (electrical connectors, utility products); Hudson Technologies (deep draw manufacturer); Microflex Inc.; US Food Service (distributor); and Vital Aire (health care), all of which do not provide sufficient employment opportunities for residents. Employment created through this brownfields project will bring welcome employment opportunities to the City.

**ii. Economic Effects of Brownfields**

Brownfields in the US1-Aiport Corridor and the Granada Boulevard area have resulted in lost job and business opportunities, reduced tax base, and lower property values. Building permits for new homes in the City fell from a high of 83 in 2008 to a low in 2013 of 35. Overall the City has a high vacancy rate for commercial and office space and thusly lease rates have plummeted from a peak in 2007: office space fell from \$220 per square foot average in 2007 to \$125 in 2014 and commercial space listed at \$225 in 2007 and dropped to \$145 in 2014 (Loopnet.com). In the two project areas alone, nearly 1 million square feet of commercial space sits empty (Ormond Beach



inventory/records). Residential and Commercial vacancy rates higher in these two areas than in remainder of the City. **Nearly 22% of properties in Granada Boulevard area are vacant vs. only 10% citywide.** Nearly 50% of Granada Boulevard brownfields area's total acreage is comprised of vacant parcels; while only 21% of City is. Over 39% of Granada Boulevard area properties do not meet minimum lot area requirements of City code. From 2008 to 2010, **the US 1-Airport Corridor suffered higher declining taxable parcel valuation (32%) as compared to City (23%).** Median home values (\$77,267) in the US1-Airport Corridor are lower than citywide home values (\$121,294) by \$44,027, which means less revenue for the City overall in terms of property tax assessments. Property tax revenues also fell steadily over the years, limiting the City's ability to provide services to distressed communities. **A substantial number of deteriorated or deteriorating structures are found in both project areas:**

- 46% of the structures in the targeted areas are deteriorated to some degree.
- 66% of the housing units are over 50 years old
- 32% of non-residential structures are over 51years old

An indicator of financial strain in the City is the number of code violations in the project corridor. This segment of the City accounted for 6% of the City's total code violations. Site maintenance and outside storage showed the greatest occurrence in the Granada Boulevard Project area. There were roughly twice as many violations (0.25 violations/person) as there were city-wide (0.11 violations/person). The higher incidence of code violations per capita suggests physical and economic decline. The Community Development Block Grant (CDBG) designation is also evidence of having a large percentage of low to moderate income individuals. Both brownfield project areas are included in the County CDBG.

An overall indicator of the health of the local economy is per capita retail sales. The figure for the City is considerably lower than that of Florida: \$13,731 vs. \$14,353, which means people in the City have less to spend than elsewhere in the state (citydata.com). Without viable business areas in the targeted communities, the City cannot expect to garner sales tax to help maintain or improve conditions here without significant aid. The US Census Bureau (2005-2009 ACS) estimates the unemployment rate for the project area and the City are roughly the same; however, only 24% of the total employed population has 16+ years work in professional occupations that require education/specific training in the combined project areas, as compared to 43% citywide. This data further illustrates the disparity between the project areas and citywide. Projects, such as the possible redevelopment of the US 1-Airport Corridor that would encourage light commercial and manufacturing business to migrate to the City, would be a welcome solution. Without viable commercial sectors within the two brownfields focus areas, the City's decline will continue and revitalization will become more difficult in years to come.

## **2. Project Description and Feasibility of Success**

### **a. Project Description**

#### **i. Project Description**

The proposed project is a community-wide assessment project focusing on the indicated areas of Granada Boulevard and the US 1-Airport Corridor in accordance with the City's Year 2025 *Comprehensive Plan* (adopted in 2010) that guides its overall progress and revitalization. The Ormond Beach City Commission has adopted Resolution 2012-02 and Resolution 2012-21 establishing the two separate Brownfield Redevelopment Areas. The City seeks to expand area of existing Granada Boulevard brownfield area that borders the Atlantic Ocean and the Halifax River (382 acres and 376 properties) to include an additional 151 acres and 70 properties. It is also desirous of improving the SE and NW Quads of the Airport, within the US 1-Airport- Corridor for airport-related manufacturing jobs. The City project consists of a full environmental assessment as it relates to petroleum and hazardous waste materials in both areas. The City will utilize existing staff as project managers (Identified in Section 4, Programmatic Capability) and has selected an environmental firm



(in compliance with State and federal (2 C.F.R. 200 and EPA’s rule at 2 C.F.R. 1500) procurement procedures) as technical experts to deliver essential project activities: **Programmatic Support** includes systematically recording outcomes, tracking data, writing EPA quarterly reports, MBE/WBE forms, property profile forms and other support necessary to maintain compliance with EPA cooperative agreement terms/conditions. (Significant City staff effort is planned here but not charged to the grant.) **Site Characterization and Phase I / II ESAs:** Clarifying the environmental issues is key to promoting further redevelopment efforts. The first step of the assessment process will be to verify site eligibility with the EPA and the FDEP. Phase I ESAs will then be conducted in accordance with the EPA’s All Appropriate Inquiry (AAI) Final Rule and ASTM E1527-13. The information collected will be assessed to determine the top priority sites for the Phase II ESAs. All environmental assessments conducted under this project will be performed by the selected qualified contractor in accordance with local, state, and federal rules and guidelines. Additionally, a Quality Assurance Project Plan (QAPP) and Health & Safety Plan will be prepared for all sites prior to Phase II ESA activities. **Cleanup and Redevelopment Planning:** Cleanup and redevelopment activities will be conducted throughout the project period following the completion of assessment activities. Development of site appropriate remediation and/or reuse plans to reduce risks to health and environment will be completed for selected sites within the City. Working with communities and local county governments, the City of Ormond Beach will establish a specific community vision for each selected site and set goals to be considered in reuse planning. **Community Outreach/Public Involvement:** A concerted community involvement campaign will be implemented to raise public awareness and facilitate participation in the decision making process. Community service announcements will be made through several local radio and TV stations as well as targeted neighborhood newspapers like the Ormond Beach Observer and Daytona Beach News-Journal. Additionally, the City’ website and various social media outlets will be utilized to broaden the reach of community engagement efforts. A community involvement brochure will be created with versions in both English and Spanish. Funds will also be used for distribution of materials, both printed and digital. The City of Ormond Beach will hold regularly scheduled board meetings and specific public meetings. Translators will be provided as needed. In addition, the City’s consultant, who is well versed in public participation, will assist The City of Ormond Beach with organizing and facilitating public meetings and outreach events. Further the consultant will meet with and explain the brownfields process and the benefits of participation to site owners and/or prospective purchasers. The City project staff anticipates planning, attending and participating in outreach events and community meetings and to assemble community input for the brownfields assessment plans and to distribute project materials. Additionally, these resources will be used to provide direction, document project progress, and provide updates to the EPA and to its board of directors and community leaders.

ii. Project Timing

**Proposed EPA Grant Implementation Schedule**

	Time from Grant Award	Actions	Responsible Parties
	<i>Start-up Activities</i>		
<b>Planning</b>	<---2 months	Workplan revisions to begin before grant award is final; due within 60 days after award date (not EPA funded)	City Staff
	0-6 mos. & ongoing	Prepare for Quarterly Report submission within first quarter and throughout project; Revisit reporting protocol with staff; Plan for Brownfields conference trip; Establish preliminary training schedule	City Staff, Advisory Board, CBO Partners and Public – ALL
	3- 6 mos.	Site Selection Priority Process established and implemented	ALL
	<i>Grant Specific Schedule</i>		
<b>Y</b>	4- 9 mos.	Phase I activities initiated on high priority sites	City Staff, Consultant



	4 – 9 mos.	ACRES forms completed within 30 days of site ID	City Staff, Consultant
	6-12 mos.	Develop generic QAPP	City Staff, Consultant, Advisory Board
	Qtr. 2	QAPP and SAP submitted to EPA/State for approval (EPA/State review 4 weeks)	City Staff, Consultant
	Quarterly	Assess to ensure on target to meet set year end goals; if not inform EPA-PO	City Staff, Consultant, Advisory Board
	Quarterly	Phase I reports are being finalized/ACRES forms are being updated; Update local officials	City Staff, Consultant
	Ongoing	Phase II is initiated	City Staff, Consultant
	Ongoing	Phase II reports are being finalized/ ACRES forms updated	City Staff, Consultant
	Ongoing	Phase I planning to Phase II initiation cycle for community-side grants repeats Year One	ALL
	18–24 mos.	(Continuing) Sampling & Analysis Plans (SAPs) submitted to EPA/State for each property	City Staff, Consultant
	Ongoing & beyond grant	Begin clean-up planning (ABCA) on sites where cleanup funds may be desired; Submit to EPA /State for review/comment; Begin securing/seeking financial support for cleanup	ALL
Year 3	30-34 months	Final expenditures to be made; Final activities completed; Insure all final data and input for reports are collected; ACRES input finalized	City Staff, Consultant
	34-36 mos.	Closeout	City Staff

iii. Site Selection

Firstly, the City has established a simple process whereby individual residents or community groups can nominate a site to be considered a brownfield site. The process is readily accessible on the City’s brownfield website. The City established this process to guarantee that the public has a significant role in the brownfields development from the start. The City’s Brownfield Advisory Board, in order to ensure maximum civic engagement, will seek to establish an ad hoc working committee made up of local business leaders, non-governmental organizations, and residents of the Brownfield Redevelopment Areas to evaluate candidate sites and recommend said sites to the Board pursuant to the Tier 1 and 2 selection criteria. A potential site must satisfy a majority of Tier 1 criteria to be considered eligible. Sites would then be prioritized and ranked by Tier 2 criteria.

Tier 1 Criteria	
Municipal Ownership	Development Potential
Legal Status regarding Access to the Property	Level of Threat to Public Health and Safety
Consistency of Site Redevelopment with Municipal Zoning and Master Plan	Availability of off-site public/private utilities and public services
Clean-up cost and nature of contamination relative to post-development value	Readiness of Redevelopment Plans, with priority given to CRA redevelopment activity
Transportation access to the site	Level of Other Environmental Risk
Feasibility/probability of remediation	Soundness of on-site conditions: utilities, buildings, other structures, drainage
Suitability of site as public greenspace	
Tier 2 Criteria	
Environmental Justice Benefits of Redevelopment	Participation by other Funders toward Clean-Up and Redevelopment
Magnitude of Value added to Property Value by the use of Brownfields Funds	On-Site and Neighborhood Historic Preservation Benefits of Redevelopment
Job Creation by Redevelopment	Housing Benefits of Redevelopment
Other Enhancements to Quality of Life, e.g. Greenspace, Recreation, Character, etc.	

Furthermore, the City of Ormond Beach City Commission has adopted Resolution 2012-02 and Resolution 2012-21 establishing two separate Brownfield Redevelopment Areas; as part of overall economic and development plans, the City conducted a preliminary inventory to identify these two targeted brownfields areas.



**b. Task Description and Budget Table**

**i. Task Description**

**Task 1 – Programmatic Support:** Contract for program support activities with \$6,000 budgeted in this category - \$6,000 in contractual services (50% for hazardous substances and 50% for petroleum product contamination). Programmatic support includes assistance in completing EPA quarterly reports, MBE/WBE and property profile forms, and other support necessary to maintain compliance with EPA cooperative agreements. The City of Ormond Beach will provide approximately \$5,000 of in-kind support to this task in the form of management oversight, review of consultant-prepared documents/reports and financial oversight.

**Task 2 – Site Characterization and Phase I / II ESAs:** \$342,000 (\$171,000 per category) is budgeted for contractual expenses for Task 2. Approximately six to eight (6-8) Phase I ESAs (XX budgeted) at a cost of \$3,500 per assessment will be completed with funds from this grant (\$28,000 maximum in each category). Phase I ESAs will be conducted in accordance with ASTM 1527-13 and AAI. Additionally, it is anticipated that four to five (4-5) Phase II ESAs at a cost of approximately \$30,000 - \$75,000 per assessment will be completed in accordance with ASTM E1903-11 based on the size and complexity of the property (a maximum of \$143,000 allotted in category for this expense). Based on the results of Phase I and Phase II ESAs, consultants may be required to perform endangered species and cultural/historical resource surveys. The total approximate budgeted in this category is \$342,000 (50% for hazardous substances/50% for petroleum). The City will provide at least \$5,000 of in-kind support to this task in the form of management oversight, prioritizing properties for assessment, acting as a liaison between property owners and the consultant, and review of Phase I and II reports.

**Task 3 - Cleanup and Redevelopment Planning:** Up to (4) Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans are planned at a cost of \$8,500 each for a total of \$34,000 (50% for hazardous substances and 50% for petroleum products) to capture future potential of brownfields sites, resulting in conceptual plans and redevelopment planning.

**Task 4 – Community Outreach/Public Involvement:** \$18,000 of the total \$400,000 grant is allocated to this Task: \$1,500 for supplies; \$7,500 of travel expenses are requested for The City’s project director and one board member to attend EPA National Brownfields Conferences, EPA Region 4 Grantees Workshops, and other relevant training seminars or workshops; \$9,000 of contractual expenses are estimated for the development of website content, project specific brochures, information sheets, and other marketing materials (\$3,400) both in English and Spanish. In addition, the City’s consultant, who is expected to be well versed in public participation, will assist the City with organizing and facilitating public meetings and outreach events (6 meetings at \$400 each). Further the consultant will meet with and explain the brownfields process and the benefits of participation to site owners and/or prospective purchasers (8 meetings at \$400 each). The City anticipates expending \$5,000 of in-kind resources (labor) to participate in afore-mentioned events and meetings. (50% for hazardous substances and 50% for petroleum product contamination)

**ii. Budget Table**

Petroleum	Programmatic Support	Task 2 Phase I/II ESA	Task 3 Cleanup Plan/ABCA	Task 4 Community Outreach Public Participation	Total
Travel	0	0	0	3,750	3,750
Supplies	0	0	0	750	750
Contractual	3,000	171,000	17,000	4,500	195,500
<b>Total</b>	3,000	171,000	17,000	9,000	200,000
Hazardous Substances	Programmatic Support	Phase I/II ESA	Cleanup Plan/ABCA	Outreach/Community Participation	Total
Travel	0	0	0	3,750	3,750



Supplies	0	0	0	750	750
Contractual	3,000	171,000	10,000	4,500	195,500
<b>Total</b>	3,000	171,000	17,000	9,000	200,000
<b>Grand Total</b>	6,000	342,000	34,000	18,000	400,000
<b>In Kind</b>	5,000	\$5,000	\$3,000	\$5,000	\$18,000
<b>Contributions</b>					

**c. Ability to Leverage**

The City’s ability to leverage funding is demonstrated by its success in completing the redevelopment initiatives in the City’s Downtown Community Redevelopment Area (CRA). Initiatives in the Downtown CRA include a \$15 million private investment in the Grand Floridian Hotel which restored 115 timeshare units and created 53 new units. Slightly over \$1 million in private investment in Downtown improvements included LED streetlights, road improvements, public art projects, and public landscaping. The City estimates that this project created 110 permanent jobs.

The City has also applied funds from Volusia County for redevelopment purposes, most importantly for affordable housing that serves those residents with low-income in the two brownfield project areas. Applying HUD CDBG funds and affordable housing programs implemented by the County, and through partnerships with governmental entities, and for-profit and non-profit organizations has been of great assistance to residents in need. The Volusia County Housing Activity, in cooperation with its Affordable Housing Partners, assists families become homeowners through its Homebuyer Assistance Program. Additionally, the Housing Activity administers the Homeowner Rehabilitation Program to assist very-low to low-income homeowners in retaining their home by providing rehabilitation. Volusia County annually supports the development of Low Income Housing Tax Credit projects, primarily by committing funds to provide local government, such as Ormond Beach, to help finance worthwhile LIHTC projects. Federal Emergency Management Agency funds have also been leveraged in redevelopment. Portions of the City are located in urbanized, low-lying areas. These areas are susceptible to flooding during major storm events. Therefore, the stormwater drainage management and retention facilities of the area are important factors in future growth. The City used FEMA Hazard Mitigation Funds to correct flooding issues at the intersection of Hand Avenue and Laurel Creek and will continue to seek funds to make similar improvements in the project areas.

**3. Community Engagement and Partnerships**

**a. Plan for Involving Targeted Community & Stakeholders; Communicating Progress**

**i. Community Involvement Plan**

The City of Ormond Beach is committed to ensuring all parties in the region have an equal voice in the eventual reuse of these brownfield sites. The City and its advisory board will develop a Community Involvement Plan to promote increased participation by the business and residents alike. The City will continue to seek broad community input on identification and prioritization of ESA sites, and sites targeted for cleanup. Redevelopment plan(s) will be developed based on community input, desired end-use and environmental contamination issues. The City has initiated a concerted community involvement campaign to raise public awareness of this grant application, involve the local communities in the decision making process, and identify potential re-use options that would be of the most benefit to the residents, business owners, and patrons of selected project sites with a special emphasis on those individuals who live and/or work within the focus areas. Additionally, the City’ website and various social media outlets will be utilized to broaden the reach of community engagement efforts. These outlets serve both communities and the diversity and ethnicity of the region. 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 both communities can get involved in the project. Assistance in the distribution of



materials has been pledged by a number of community-based organizations. The City will continue to seek feedback on our process for involving the community and other stakeholders.

The City will work with existing economic development and community-based organizations, such as Volusia County Association for Responsible Development and the Ormond Beach Lions Club, to ensure future, long-term involvement of community residents within the region and will hold regularly scheduled board meetings and specific public meetings to gather communities' input and discuss their wants and needs regarding potential sustainable and beneficial uses of brownfield sites. The City will use existing committees or boards such as the Ormond Beach Brownfield Advisory Board and the Volusia County Florida Economic Council to obtain input.

Furthering the plan to involve the community, the City has taken the Brownfields Advisory Board into serious consideration and formed its membership in 2012. Five elected officials, including the Mayor and four city commissioners, and seven appointed members make up the Advisory Board. The current appointments include a lawyer specialize in the state's brownfields redevelopment program, three area real estate acquisition and development specialists and a member of the City business community. By involving expert and potential end users of the restored sites, the City is creating a pool of potential end users from the start of the project.

ii. Communicating Progress

The proposed communications strategy is multifaceted, involving press relations and releases for local/community newspapers, newsletters and broadcast media, web postings, brochures, public meetings in each community; presentations to county/city commissions, community organizations (i.e., civic clubs, neighborhood improvement organizations, chambers of commerce, realtor or builder associations, with individuals/groups of stakeholders). The City will ensure bilingual printed materials will be available and will hire a translator for meetings, if necessary, or will utilize bilingual staff. Community service announcements will be made through several local radio and TV stations like WFTV, WESH, and WDSC which are public radio stations or offer a range of listening options as well as neighborhood newspapers, *Ormond Beach Observer* and *Daytona Beach News-Journal*. **Website and brownfields links have already been implemented to communicate with the public and seek input on identifying brownfield sites.** The City will continue to use local newspapers and community calendars for local TV stations to publicize future meetings. Project team members will continue to use these resources to notify the region of brownfields program opportunities/activities. Public participation is critical in assuring successful implementation of the brownfields program and will review and revise its current public education program with various stakeholders. This program currently describes benefits of participation in the program, including potential economic/health benefits that occur to help communities better understand brownfields and brownfields remediation. The City will update its website with new educational information on brownfields as needed and the brownfields program will utilize government access cable television to broadcast items of interest and brownfields project updates to provide notifications of public brownfields meetings.

**b. Partnerships with Government Agencies**

i. Local/State/Tribal Environmental Authority

The City will coordinate with the Florida Department of Environmental Protection (FDEP), both the central office in Tallahassee and the District Office in Orlando. FDEP has an important role in designating brownfields areas and approving specific brownfields sites to be eligible for liability protection and multiple state tax and other incentives. These state incentives are intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on many redevelopment projects. FDEP will assist in review and approval of petroleum site eligibility and will provide technical assistance as needed. Developers who plan to conduct cleanup activities will be directed to FDEP's brownfields voluntary cleanup program. The state will identify cleanup standards and other requirements and will oversee cleanup activities. The City will also coordinate with FDEP if needed in order to access the FDEP CERCLA 128(a) Site Specific Activities assistance, including limited source removal.



ii. Other Relevant Governmental Partnerships

The City will partner with Volusia County. The County provides funding and resources such as funds from HUD and CDBG. The City will also partner with the Volusia County Health Dept. in the evaluation of brownfields data to determine potential health impacts. The City also works with the County and Florida State DOT on roadway improvement plans within the city boundaries.

c. **Partnerships with Community Organizations**

i. Community Organization Description & Role

Partner Organization	Description	Contact information	Role
Citizens for Ormond Beach	Citizens group, conscientious growth, land preservation, rehab in needed areas.	Rita Press, President <a href="mailto:Rpress4852@aol.com">Rpress4852@aol.com</a>	Public Outreach, Advisory Board, and Working Committees
Ormond Beach Chamber of Commerce	Coalition of 700 local businesses, promoting economic growth	Rick Fraser, Executive Director, 386.677.3454	Public Outreach, Working Committee – site selection
Ormond Beach Main Street	Business leaders, citizens engaged in promoting Ormond Beach commerce and beautification	Julia Truilo, Executive Director 386.492.2938	Advisory Board, Working Committees
Ormond Beach Lions Club	Civic organization that carries out service to communities	John Kerr, Secretary 386.547.0382, <a href="mailto:jrkerr@cfl.rr.com">jrkerr@cfl.rr.com</a>	Public Outreach, Working Committees
Team Volusia	Economic Development Corporation	Keith Norden, President & CEO, 386.265.6332	Public Outreach, Advisory Board, and Working Committees
Volusia County Assoc. for Responsible Development	Members are land planning and environmental professionals that value redevelopment	David Castagnacci, Executive Director, 386.257.4169 <a href="mailto:dave@daytonachamber.com">dave@daytonachamber.com</a>	Advisory Board, Working Committees
Florida Brownfield Association	Non-profit	Nadia Locke, President	Technical Assistance, Educational presentations Outreach, Marketing
Daytona Beach Association of Realtors	Real estate professional organization	Mark Dougherty, Association Executive, 386-677-7131	Outreach, Marketing, Identification of sites, Advisory Boards

ii. Letters of Commitment

The City has partnered with a number of organizations in previous and ongoing efforts. Letters of support are attached (See Attachments).

4. **Project Benefits**

a. **Health and/or Welfare and Environment**

i. Health and/or Welfare Benefits

A primary concern is contamination or the threat of contamination. Identification and reduction in contaminant levels/threats will limit potential exposure and negative health effects. Assessment and any needed cleanup of soils and groundwater will reduce or eliminate exposure to hazardous chemicals and petroleum constituents to trespassers/passersby, through digging or other property disturbance, and any volatile constituents that may escape into homes and other buildings. Chemicals found at either site will be identified and remediated using a method that causes the least possible inconvenience or risk to adjacent residents. Once these substances are removed the elements that posed the greatest health risks to residents will be greatly diminished to the benefit of all, including sensitive populations -- child-bearing women, young children and the elderly. Redevelopment will mean much needed jobs for the area. Project related jobs can mean short-term fixes for residents in need of work, and subsequent redevelopment will mean longer term solutions for residents in terms of business opportunities and interest in the area by employers and investors.

In addition to jobs created and improved health benefits for area residents, the project will address the state of buildings and homes in the project focus areas. As previously noted many of the building structures within the project areas are older and show some signs of deterioration, such as deteriorated roofs, cracks in walls, peeling paint, broken windows, unkempt yards, unmaintained landscaping, broken and rusted chain link fences, and abandoned vehicles. Deterioration, as it exists now in the context and setting, will discourage long-term sustainability. The physical condition of the area and plethora of abandoned buildings contributes to crime by creating opportunities for



vagrancy, drug activities and violence. These conditions pose threats to the residents of the project areas, and this project will lead to removal or remediation of these conditions.

**ii. Environmental Benefits**

Ormond Beach contains significant water resources: Halifax River, Tomoka River, Atlantic Ocean and coastal shoreline. These bodies make up 20% of the physical area of the City, and provide sources of recreation, tourism and commerce. Insuring the health of these bodies of water is of paramount importance. Since the project areas border two rivers and an ocean, removing possible chemical contaminants from soil and groundwater that may leach into these bodies and eliminating harmful run-off will be of great benefit to the City and beyond. By identifying potential contaminants, the City with its governmental and community partners as well as its well-qualified environmental consultant can plan how to best remediate and protect its natural resources.

Furthermore, redevelopment priorities planned as a result of this grant would create more pedestrian-friendly byways that could absorb noise and pollutants. Improvements in walkability, such as greater neighborhood connectivity, safer walkways and bicycle paths, better lighting and greater safety initiatives, encourages less car usage, thus reducing carbon emissions. Improvements to transportation systems also mean less idling, thereby improving air quality. Leveraging State and Federal highway funds with EPA funds would insure quicker remediation of these concerns.

**b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

**i. Planning, Policies, and Other Tools**

The City adopted *Year 2025 Comprehensive Plan* that guides City policy. The Plan establishes a Future Land Use Category that identifies locations where particular land uses will be permitted to occur moving forward. The overarching goal is to achieve the highest quality of life for all residents by managing growth in a manner consistent with sound social, economic, fiscal and environmental principles. Reuse of existing public infrastructure is a primary area of focus in the plan. Encouraging development near existing facilities and elimination of urban sprawl is also encouraged. Several objectives and subsequent policies were developed and adopted for this purpose. A sample of those objectives and policies are offered here:

OBJECTIVE 1.1. Residential Land Use: *Ensure the availability of adequate lands to meet the residential land use needs of the community.* POLICY 1.1.9. - Medium and high density multi-family residential development shall be encouraged near employment centers with convenient access to public recreational facilities, the thoroughfare system and mass transit routes.

OBJECTIVE 1.4. Utility/Industrial Land Uses - *Provide sufficient land area for the location of utility/industrial land uses, and encourage light industrial development in order to provide increased employment opportunities and to broaden the City's economic base.* POLICY 1.4.1. - Light industry shall be encouraged to locate where transportation, power, water and sewer facilities are available or can be provided, and where impact on surrounding residential areas and the environment can be kept to a minimum.

**ii. Integrating Equitable Development or Livability Principles**

The City will incorporate sustainable development into brownfields cleanup/redevelopment including the following: Sustainable Sites and Responsible Land Use; Materials and Resource Conservation; Energy Conservation and Atmospheric Quality; Water Efficiency, Conservation, and Management; and Indoor Environmental Air Quality as per the *Year 2025 Comprehensive Plan*, which includes stormwater management, energy conservation through LEED or green building standards, etc. Equitable development will be addressed, and is cited as a priority in the *Year 2025 Plan*, in terms of safe and healthy affordable housing in improved neighborhoods. The City's *Multi-Modal Plan*, also created in 2010, promotes the use of existing infrastructure. Travel by auto, transit, and bicycle all rely on the roadway system, making the roadway a key element in the City's multi-modal transportation system, which will lead to improved air quality in residential areas.

**c. Economic and Community Benefits**

**i. Economic And Non-Economic Benefits**

Sustainable and responsible redevelopment is paramount to an area in close proximity to the



Atlantic Ocean and other flood-prone areas, such as the sections along the Halifax and Tomoka Rivers. Several portions of Ormond Beach are located in highly urbanized, low lying areas. These areas can be particularly susceptible to flooding during major storm events. Therefore, the stormwater drainage management and retention facilities of the area are important factors in future growth. Areas which lack stormwater retention facilities and have flooding problems can have an impact on blighting conditions and retard new development. These areas may also be adversely impacted regarding property values, an increase in spending in street repair, and disinvestment in the area due to potential risks of water damage. FEMA issues are of consideration on a citywide basis; however, individual areas within the brownfields areas, which have drainage problems as contributors to blight and lack adequate stormwater retention facilities. These areas are located in the northern portion of the US1 Area as mentioned previously. City has used FEMA Hazard Mitigation Funds to correct flooding issues at the intersection of Hand Avenue and Laurel Creek and will continue to seek funds to make similar improvements in the project area. The City worked to achieve a Level 6 Community Rating in the FEMA Flood Insurance program thus saving property owners 20% in flood insurance rates. Further work in this area will bring even greater savings, which is of vital importance as federal flood insurance subsidies are removed from the program and resulting higher premiums will mean less residents will be able to afford insurance.

ii. Job Creation Potential: Partnerships with Workforce Development Programs

The City has a successful record of collaboration with the Local Workforce Board - CareerSource Flagler Volusia. Since the completion of the 2006 Strategic Economic Development Program, the City was able to assist in creating or retaining 955 jobs. These figures are significant given that for most of this time period the region, State and Nation have been in a recession. The City will partner again with Career Source to apply experience and knowledge gained to this assessment/cleanup/revitalization project. (The closest EPA Job Training grantee is in Jacksonville, well outside of our commuting area.)

**5. Programmatic Capability and Past Performance**

**a. Programmatic Capability**

The City will utilize EPA Brownfields Assessment Project funds in a timely and successful manner as demonstrated by the City in past federal grants (refer to section 4.c.1). Key staff members will implement and oversee the project and provide the organizational structure. **Ric Goss, AICP**, will serve as Project Director. He has served the City for nearly eight years as Director of Planning and Building. His experience in executive management, community development and planning spans 35 years of which 22 have been in Florida. Goss has worked with federal grants throughout his career, including UDAG, HODAG, CDBG, Section 8 New Construction and Section 302 Rehabilitation programs. **John Noble, PE** will serve as project coordinator and will provide technical oversight for the City. Noble has worked as the City engineer for 18 years and prior to that was employed as a civil engineer and also worked for Florida DOT. During his tenure, he has supervised wastewater/drainage, recreation and open-space projects as well as roadway construction. He will work closely with contractors to ensure that project outputs are met in a timely efficient manner. **Daniel A. Stauffer, Jr., CPA** has served the City as Assistance Finance Director for eight years. His current duties include oversight and supervision of staff in day-to-day finance operations (accounting, A/R, cash receipts, payroll, A/P) and utility billing/customer service department. He oversees financial reporting and utility processes and preparation of associated reports and is responsible for the preparation of the City CAFR and coordination of the City's annual audit. His depth of experience will be an asset as he serves as Financial Director for the EPA Brownfields Assessment Grant. A consultant has been selected to support some of the grant management tasks. The Project Director will direct and oversee consultant activities. Technical support such as described in the project budget and task descriptions will be conducted by the contractor that the



City has procured under the CCNA, consistent with new federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500.

**b. Audit Findings**

The firm of James Moore CPAs has audited the financial statements of the activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended September 30, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financials documents. James Moore CPAs affirm that funds for the year ended in accordance with accounting principles generally accepted in the United States of America. No adverse audit findings with respect to Office of Management and Budget Circular A-133 /U.S. Govt. Accountability Office have been determined.

**c. Past Performance and Accomplishments**

**ii. Has Not Received an EPA Brownfields Grant; Other Federal Assistance Agreements**

**1. Purpose and Accomplishments**

Assistance Program	Awarding Agency	Amount Awarded	Funds Remaining	Date Awarded	Grant Accomplishments
Energy Efficiency Conservation Block Grant	DOE	166,800	0	FY10	<ul style="list-style-type: none"> <li>Installation of 29 programmable thermostats, 100 light motion sensors and replacement of 4,100 fluorescent bulbs, 1,200 fixtures and ballasts</li> <li>Development and implementation of an educational website</li> </ul> Projected annual savings was estimated to be \$15,841. Actual was \$45,637. Closed on time - 2012
Community Development Block Grant (CDBG)	HUD	89,601	0	FY13	Provided for street lighting improvements within the defined priority area, park and ADA accessibility improvements, funding to non-profit for after school tutoring, and funding to Coalition for the Homeless. All completed on time.
Airport Improvement Program	USDOT	2,299,853	196,119	FY12	Constructed a full-length, parallel Taxiway "A" to Runway 8/26.; Rehabilitated Taxiway "C."; Realign Taxiway "E."; Constructed a public use heliport. Constructed a compass rose. Closed 2014
Safety Data Improvement Program	USDOT	24,500	0	FY13	Purchased 6 laptops and assistive hardware to monitor/collect safety data.
Hazard Mitigation Grant	FEMA	3,033,850	1,406,136	FY12	Hand Avenue and Laurel Creek Drainage Improvement project meant City was able to raise intersection above floodplain, widen stormwater piping and update control structures.

**2. Compliance with grant requirements**

City staff members have a history of timely compliance with all federal and state grants under the City's direct control. In order to comply with grant program requirements, the City closely monitors progress and conducts annual audits as needed. As stated, no adverse audit findings have been determined. The Federal projects listed above were either completed successfully or are ongoing without issues that have required any corrective measures. All terms and conditions of the awarding agencies are being met in a timely manner and in accordance with set work schedules. Reports and financials have been submitted in a timely manner to date and applicable grants have been closed.



## **TABLE OF APPENDICES**

**A THRESHOLD CRITERIA**

**B LETTER OF SUPPORT- STATE ENVIRONMENTAL  
AUTHORITY**

**C LETTERS OF COMMITMENT- COMMUNITY  
BASED ORGANIZATIONS**



# Appendix A

## THRESHOLD CRITERIA



## Appendix A. Threshold

1. Applicant Eligibility. The City of Ormond Beach, Florida, is eligible to apply for the EPA Brownfields Assessment Grant because it is a local unit of government under 40CFR Part 31.1.
2. Letter from the State or Tribal Environmental Authority. See Appendix B.
3. Community Involvement. See Appendix C for Letters of Support.

The City of Ormond Beach is committed to ensuring all parties in the region have an equal voice in the eventual reuse of these brownfield sites. The City and its advisory board will develop a Community Involvement Plan to promote increased participation by the business and residents alike. The City will continue to seek broad community input on identification and prioritization of ESA sites, and sites targeted for cleanup. Redevelopment plan(s) will be developed based on community input, desired end-use and environmental contamination issues. The City has initiated a concerted community involvement campaign to raise public awareness of this grant application, involve the local communities in the decision making process, and identify potential re-use options that would be of the most benefit to the residents, business owners, and patrons of selected project sites with a special emphasis on those individuals who live and/or work within the focus areas. Additionally, the City's website and various social media outlets will be utilized to broaden the reach of community engagement efforts. These outlets serve both communities and the diversity and ethnicity of the region. 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 both communities can get involved in the project. Assistance in the distribution of materials has been pledged by a number of community-based organizations. The City will continue to seek feedback on our process for involving the community and other stakeholders.

The City will work with existing economic development and community-based organizations, such as Volusia County Association for Responsible Development and the Ormond Beach Lions Club, to ensure future, long-term involvement of community residents within the region and will hold regularly scheduled board meetings and specific public meetings to gather communities' input and discuss their wants and needs regarding potential sustainable and beneficial uses of brownfield sites. The City will use existing committees or boards such as the Ormond Beach Brownfield Advisory Board and the Volusia County Florida Economic Council to obtain input.

Furthering the plan to involve the community, the City has taken the Brownfields Advisory Board into serious consideration and formed its membership in 2012. Five elected officials, including the Mayor and four city commissioners, and seven appointed members make up the Advisory Board. The current appointments include a lawyer specialize in the state's brownfields redevelopment program, three area real estate acquisition and development specialists and a member of the City business community. By involving expert and potential end users of the restored sites, the City is creating a pool of potential end users from the start of the project.

The proposed communications strategy is multifaceted, involving press relations and releases for local/community newspapers, newsletters and broadcast media, web postings, brochures, public meetings in each community; presentations to county/city commissions, community organizations (i.e., civic clubs, neighborhood improvement organizations, chambers of commerce, realtor or builder associations, with individuals/groups of stakeholders). The City will



City of Ormond Beach, Volusia County, Florida  
FY15 Brownfields Assessment Grant Application

ensure bilingual printed materials will be available and will hire a translator for meetings, if necessary, or will utilize bilingual staff. Community service announcements will be made through several local radio and TV stations like WFTV, WESH, and WDSC which are public radio stations or offer a range of listening options as well as neighborhood newspapers, *Ormond Beach Observer* and *Daytona Beach News-Journal*. **Website and brownfields links have already been implemented to communicate with the public and seek input on identifying brownfield sites.** The City will continue to use local newspapers and community calendars for local TV stations to publicize future meetings. Project team members will continue to use these resources to notify the region of brownfields program opportunities/activities. Public participation is critical in assuring successful implementation of the brownfields program and will review and revise its current public education program with various stakeholders. This program currently describes benefits of participation in the program, including potential economic/health benefits that occur to help communities better understand brownfields and brownfields remediation. The City will update its website with new educational information on brownfields as needed and the brownfields program will utilize government access cable television to broadcast items of interest and brownfields project updates to provide notifications of public brownfields meetings.

4. Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE



## **Appendix B**

# **LETTER OF SUPPORT- STATE ENVIRONMENTAL AUTHORITY**



FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
CENTRAL DISTRICT  
3319 MAGUIRE BOULEVARD, SUITE 232  
ORLANDO, FLORIDA 32803-3767

RICK SCOTT  
GOVERNOR

CARLOS LOPEZ-CANTERA  
LT GOVERNOR

HERSCHEL T. VINYARD JR.  
SECRETARY

November 19, 2014

Cindy J. Nolan  
Brownfields Program  
U.S. Environmental Protection Agency  
61 Forsyth St., S.W.  
Atlanta, GA 30303-8960

SPCD WCU 14-1315

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Ormond Beach's Brownfields grant application for a Community-wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with EPA's guidance document EPA-OSWER-OBLR-14-07, titled "Guidelines for Brownfields Assessment Grants". This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority", described in SECTION III.C.2. EPA Brownfields grant funding will strengthen cleanup and redevelopment efforts in the City of Ormond Beach. 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 Ormond Beach contact George Houston II, P.G., the Central District Brownfields Coordinator, at (407) 897- 4322, to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Jeff Prather, Director  
Central District Office

JP/db

cc: Richard Goss, Planning Director, City of Ormond Beach ([Ric.Goss@ormondbeach.org](mailto:Ric.Goss@ormondbeach.org))  
George Houston II, P.G., FDEP Central District Brownfields Coordinator ([George.Houston@dep.state.fl.us](mailto:George.Houston@dep.state.fl.us))  
Leslie Sykes, Grants Service Manager ([Leslie.Sykes@cardno.com](mailto:Leslie.Sykes@cardno.com))  
Margaret Olsen, EPA Region 4 Florida Grants Coordinator ([Olsen.Margaret@epa.gov](mailto:Olsen.Margaret@epa.gov))  
Kim Walker, FDEP Brownfields Liaison ([Kim.Walker@dep.state.fl.us](mailto:Kim.Walker@dep.state.fl.us))



## Appendix C

# LETTERS OF COMMITMENT - COMMUNITY BASED ORGANIZATIONS



## Citizens For Ormond Beach, Inc.

P.O. Box 31  
Ormond Beach, FL 32175-0031

October 13, 2014

Richard Goss  
Planning Director  
City of Ormond Beach  
22 South Beach Street  
POB 277  
Ormond Beach, Florida 32175-0277

Dear Mr. Goss:

On behalf of Citizens for Ormond Beach, Inc., please accept this letter of support for the City of Ormond Beach's application for a 2015 EPA Brownfields Assessment Grant in the amount of \$400,000. These funds will be used to address hazardous substances and petroleum product impacted properties. We applaud the city's effort to support the revitalization and redevelopment of our community.

In support of the City's Brownfield Program, Citizens for Ormond Beach, Inc. will help with any public outreach effort to our members and the public at large. We are also willing to have members serve on advisory boards or committees that are developed in support of this grant and brownfields development in our city.

Please feel free to contact Rita Press, [rpress4852@aol.com](mailto:rpress4852@aol.com) so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,  
Rita Press  
President

Citizens for Ormond Beach, Inc.



## ORMOND BEACH CHAMBER OF COMMERCE

165 W. Granada Blvd., Ormond Beach, Florida 32174

Telephone: (386)677-3454 ~ Fax: (386)677-4363

Website: [www.ormondchamber.com](http://www.ormondchamber.com)



October 6, 2014

Mr. Richard Goss, Planning Director  
City of Ormond Beach  
22 S. Beach Street  
P.O. Box 277  
Ormond Beach FL 32174

Dear Mr. Goss,

On behalf of the Ormond Beach Chamber of Commerce, please accept this letter of support for the City of Ormond Beach's application for a 215 EPA Brownfields Assessment Grant in the amount of \$400,000. These funds will be used to address hazardous substances and petroleum product impacted properties. We applaud the city's effort to support the revitalization and redevelopment of our community.

In support of the Brownfield Program, the Ormond Beach Chamber of Commerce will provide assistance with public outreach and marketing through our meetings and membership, and provide assistance with the identification of potential redevelopment projects. Further, the Ormond Beach Chamber of Commerce is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact Rick Fraser, Executive Director, so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

A handwritten signature in cursive script that reads "Rick Fraser".

Rick Fraser  
Executive Director

*In Partnership With:*





*A Florida Main Street*

**Executive Committee  
2014-2015**

- Rich Cooper, President*
- Thomas MacDonald, Vice President*
- Darlynn Nangano, Secretary*
- Michael S. Slick, Treasurer*
- Ryck Hundredmark, Past President/  
Promotions Committee Chair*
- Paul Momberger,  
Design Committee Chair*
- Roy Akins, Economic Restructuring Chair*

**Board of Directors 2014-15**

- Harold Briley*
- Dorian Burt*
- Nancy Cortez*
- Shannon Finley*
- Rick Fraser*
- Michelle Glennie*
- Jerry Janaro*
- Charles Lichtigman*
- Shannon McLeish*
- Bill Partington, II*
- Douglas Platt*
- Dr. Michael Rodriguez*
- Joan Skirde*
- Chuck Spano*
- Judith Stein*

**Ex Officio Members**

- Rick Boehm, Ormond Beach  
City Commissioner*
- Richard Goss, Planning Director  
City of Ormond Beach*

**Community Partners**

- Ormond Memorial Art Museum*
- The Casements Cultural Center*
- Ormond Beach Historical Society*
- Ormond Beach Chamber of Commerce*

**Corporate Sponsors**

**All Aboard Storage**

**Bright House Networks**

**Daytona Beach News Journal**

**Florida Hospital Memorial  
Medical Center**

**Highlander Corporation**

**Ritchey Auto**

**S.R. Perrott**

**Southern Stone Communications**

**TD Bank**

*Julia D. Truilo  
Executive Director*

**Ormond Beach MainStreet**

P.O. Box 2917

Ormond Beach, FL 32175

Phone: (386) 492-2938

October 22, 2014

**Richard Goss**  
**Planning Director**  
**City of Ormond Beach**  
**22 South Beach Street**  
**POB 277**  
**Ormond Beach, Florida 32175-0277**

Dear Mr. Goss:

On behalf of Ormond Beach Mainstreet, please accept this letter of support for the City of Ormond Beach's application for a 2015 EPA Brownfields Assessment Grant in the amount of \$400,000. These funds will be used to address hazardous substances and petroleum product impacted properties. We applaud the city's effort to support the revitalization and redevelopment of our community.

In support of the City's Brownfield Program, Ormond Beach Mainstreet will hold public information meetings for the community as well as use its media channels to encourage public participation and understanding. Further, members of the Ormond Beach Mainstreet Board are willing to serve on advisory boards or committees that may be developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

**Julia Truilo**  
**Executive Director**  
**Ormond Beach MainStreet**



**ORMOND BEACH LIONS CLUB**

*The Birthplace of Speed*

Post Office Box 1912

Richard Goss  
Planning Director  
City of Ormond Beach  
22 South Beach Street  
POB 277  
Ormond Beach, Florida 32175-0277

October 27, 2014

Dear Mr. Goss:

On behalf of the Ormond Beach Lions Club, please accept this letter of support for the City of Ormond Beach's application for a 2015 EPA Brownfields Assessment Grant in the amount of \$400,000. These funds will be used to address hazardous substances and petroleum product impacted properties. We applaud the city's effort to support the revitalization and redevelopment of our community.

In support of the City's Brownfield Program, the Ormond Beach Lions Club will assist with informing members, friends and associates of the programs goals, objectives and plans for implementation. Further, the Ormond Beach Lions Club is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community in so far as we have the expertise to do so.

Please feel free to contact John Kerr, Secretary (547.0382 or [jrkerr@cfl.rr.com](mailto:jrkerr@cfl.rr.com)) so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Al Legg, President  
Ormond Beach Lions Club



November 15, 2014

Richard Goss  
Planning Director  
City of Ormond Beach  
22 South Beach Street  
POB 277  
Ormond Beach, Florida 32175-0277

Dear Mr. Goss:

On behalf of TEAM VOLUSIA ECONOMIC DEVELOPMENT CORPORATION, please accept this letter of support for the City of Ormond Beach's application for a 2015 EPA Brownfields Assessment Grant in the amount of \$400,000. These funds will be used to address hazardous substances and petroleum product impacted properties. We applaud the city's effort to support the revitalization and redevelopment of our community.

In support of the City's Brownfield Program, TEAM VOLUSIA ECONOMIC DEVELOPMENT CORPORATION will provide assistance with public outreach and marketing through our meetings and membership. Further, TEAM VOLUSIA ECONOMIC DEVELOPMENT CORPORATION is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact Denise Mott, Director of Business Development at 386-265-6332, so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

A handwritten signature in black ink that reads "Keith Norden".

Keith Norden, CEcD  
President & CEO  
Team Volusia Economic Development Corporation  
One Daytona Boulevard, Suite 240  
Daytona Beach, FL 32114  
(386) 265-6332

BUSINESS SHINES BRIGHTER HERE™



**VOLUSIA COUNTY ASSOCIATION FOR RESPONSIBLE DEVELOPMENT**

Phone: 386-257-4169

[www.responsibledevelopment.com](http://www.responsibledevelopment.com)

October 20, 2014

Richard Goss  
Planning Director  
City of Ormond Beach  
22 South Beach Street  
POB 277  
Ormond Beach, Florida 32175-0277

Dear Mr. Goss:

On behalf of the Volusia County Association for Responsible Development (VCARD) please accept this letter of support for the City of Ormond Beach's application for a 2015 EPA Brownfields Assessment Grant in the amount of \$400,000. These funds will be used to address hazardous substances and petroleum product impacted properties. We applaud the city's effort to support the revitalization and redevelopment of our community.

VCARD's members – land planning and environmental professionals from throughout North and Central Florida – realize the value that this redevelopment program has in improving Ormond Beach's quality of life.

In support of the City's Brownfield Program, VCARD will work to keep the community informed and educated about this important Ormond Beach initiative and potential sites that could qualify for the redevelopment program. Further, VCARD is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me (David Castagnacci) so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

A handwritten signature in cursive script that reads "David Castagnacci".

David Castagnacci, VCARD Executive Director  
386-257-4169 (office)  
[dave@daytonachamber.com](mailto:dave@daytonachamber.com)



**BOARD OF DIRECTORS**

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December 16, 2014

**Richard Goss**  
Planning Director  
City of Ormond Beach  
22 South Beach Street  
POB 277  
Ormond Beach, Florida 32175-0277

Dear Mr. Goss:

On behalf of the Florida Brownfields Association ("FBA"), please accept this letter of support for the City of Ormond Beach's application for a 2015 EPA Brownfields Assessment Grant in the amount of \$400,000. These funds will be used to address hazardous substances and petroleum product impacted properties.

In support of the City's Brownfield Program, the FBA through its membership will provide technical assistance to the City of Ormond Beach, and will assist with public outreach and marketing by participating in public meetings or assisting with educational presentations. Further, our membership is willing to serve on advisory boards or committees that are developed in support of this grant.

Please feel free to contact me at (954) 484-8500 or [nlocke@esciencesinc.com](mailto:nlocke@esciencesinc.com) so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,  
Florida Brownfields Association

A handwritten signature in cursive script that reads "Nadia Locke".

**Nadia Locke**  
President



# Daytona Beach Area

ASSOCIATION OF REALTORS® Inc.

1716 Ridgewood Avenue • Holly Hill, Florida 32117 • (386) 677-7131 • Fax (386) 677-7429  
www.daytonarealtors.com



November 24, 2014

Richard Goss, Planning Director  
City of Ormond Beach  
22 South Beach Street  
POB 277  
Ormond Beach, Florida 32175-0277

Dear Mr. Goss:

On behalf of the Daytona Beach Area Association of REALTORS®, please accept this letter of support for the City of Ormond Beach's application for a 2015 EPA Brownfields Assessment Grant in the amount of \$400,000. These funds will be used to address hazardous substances and petroleum product impacted properties. We applaud the city's effort to support the revitalization and redevelopment of our community.

In support of the City's Brownfield Program, the Daytona Beach Area Association of REALTORS® will provide assistance with public outreach and marketing through our meetings and membership, and provide assistance with the identification of potential redevelopment projects. Further, a representative of the Daytona Beach Area Association of REALTORS® is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Mark E. Dougherty,  
Association Executive  
Daytona Beach Area Association of REALTORS®