



A G E N D A
ORMOND BEACH BROWNFIELD
ADVISORY BOARD

Regular Meeting

January 12, 2016

6:00 PM

City Hall
Ormond Beach City Commission Chambers
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 2016 Meeting Schedule**
 - C. Approval of the 2016 BAB Rules of Procedures**
- III. APPROVAL OF THE MINUTES: Approval of February 10, 2015 Minutes**
- IV. OTHER BUSINESS - Review of EPA Grant Submittal Application**
- V. MEMBER COMMENTS**
- VI. ADJOURNMENT**

BROWNFIELD ADVISORY BOARD MEETING DATES 2016

Meeting Date:	Public Hearing Ad due:	Packet assembly and mail out
January 12, 2016	December 31, 2015	January 7, 2016
February 9, 2016	January 29, 2016	February 4, 2016
March 8, 2016	February 26, 2016	March 3, 2016
April 12, 2016	April 1, 2016	April 7, 2016
May 10, 2016	April 29, 2016	May 5, 2016
June 14, 2016	June 3, 2016	June 9, 2016
July 12, 2016	July 1, 2016	July 7, 2016
August 9, 2016	July 29, 2016	August 4, 2016
September 13, 2016	September 2, 2016	September 8, 2016
October 11, 2016	September 30, 2016	October 6, 2016
November 8, 2016	October 28, 2016	November 3, 2016
December 13, 2016	December 2, 2016	December 8, 2016

**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 January 12, 2016.

MINUTES
BROWNFIELD ADVISORY BOARD

February 10, 2015

6:00 p.m.

City Commission Chambers
22 South Beach Street
Ormond Beach, Florida

I. ROLL CALL

Members Present

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

Staff Present

Richard Goss, Planning Director
Melanie Nagel, Recording Technician
Randy Hayes, City Attorney

II. ADMINISTRATIVE ITEMS

A. Election of Chairperson and Vice-Chair

Mr. Sznajstajler moved to appoint William McMunn as Chair. Mr. MacDonald seconded the motion. Vote was called, and the motion unanimously approved.

Mr. Hundredmark moved to appoint Michael Sznajstajler as Vice Chair. Mr. MacDonald seconded the motion. Vote was called, and the motion unanimously approved.

B. Review and Adoption of the 2015 Meeting Schedule

Mr. Burkett moved to approve the 2015 Meeting Schedule. Mr. Sznajstajler seconded the motion. Vote was called, and the motion unanimously approved.

C. Approval of the 2015 BAB Rules of Procedures

Mr. Hundredmark moved to approve the 2015 Brownfield Advisory Board Rules of Procedures. Mr. Sznajstajler seconded the motion. Vote was called, and the motion unanimously approved.

III. APPROVAL OF THE MINUTES

A. August 12, 2014 Minutes

Vote was called, and the minutes were unanimously approved.

IV. OTHER BUSINESS

A. Review of Sunshine Laws – Atty. Randy Hayes

City Attorney Randy Hayes reviewed some of the major points of the Sunshine Laws. Any matter that comes before the board has to be discussed at a publicly advertised meeting. Board members cannot discuss the matter outside the confines of the public meeting. Board members cannot communicate with each other by telephone, email, or any other form of medium. Members are cautioned that if there is ever a question, contact the City Legal Department and someone will answer your questions about the Sunshine Laws.

B. Review of EPA Grant Submittal Application – Ric Goss, Planning Director

Mr. Goss explained that he has been communicating with Cardno, the company working on the Brownfield grant, to put the application and statistics together. There were about 500 properties that were taken off the EPA site, and letters were sent out to all of the property owners to find out if they would be interested in participating in the program. A couple of people respond back that they are interested in going through the program.

The first seven pages of the application were all about Ormond Beach, and starting on page eight the application gets into the detailed criteria. Mr. Goss tried to get all of the criteria that the Board would consider as they go through the process of selecting properties for the program. The legal status as to access to properties, consistency with the zoning and comp plan, clean up costs, transportation access to the site, the CRA redevelopment plan, are all part of the Tier 1 properties.

Mr. Goss continued that there is a preliminary budget, with money set aside for outreach by this Board, money to do Phase I and II ESA's, and other money set aside for various projects based upon what is found in the corridor. The application has been designed for work on US 1, Granada Blvd, or almost anywhere in the City. Our priorities will be on the designated Brownfield areas, but we can go city-wide.

Mr. Goss made presentations at a number of non-profit organizations and sent letters out to businesses, asking for letters of support. Several people stated they would support this, and sent Mr. Goss support letters. He tried to get a few others to respond, but didn't hear back from them.

The application was sent out in December, and Mr. Goss received notification from EPA that it was received. EPA will be looking at the

applications in the late spring, so hopefully Mr. Goss will have something soon to report to the Board. Mr. Goss recommended to the Board that if they know of anyone who has property that could benefit from this program, to encourage them to look into the program. There are some great re-development opportunities that could be accomplished on US 1, using this program.

Mr. McMunn asked what the latest date was that someone could submit interest for this grant money. Mr. Sznajstajler stated that it is a three year grant, and no one gets locked in or locked out of it. Mr. Goss thought that he had to have all of the properties identified from the beginning. He is hoping that if the application is approved, then other properties will be interested.

Mr. McMunn stated that he thinks people are afraid of finding something out about their property, so they shy away from programs like this. He has spoken to a couple of commercial realtors, and they may be our best bet for knowing places and people to talk to. Mr. Goss stated that he continues to go to places to talk about the grant and Brownfield program, and to reinforce getting the support we will need from the commercial developers.

Mr. Sznajstajler commented that this is one of those things that you don't realize you're going to need it, until you need it. The real benefit to this is if you suddenly are faced with an expense that this grant can cover, the property owners don't realize they need it until they want to sell their property and find out there is a problem.

Mr. MacDonald commented that once somebody gets assistance from the grant, possibly others will realize that this isn't a bad thing. Mr. Sznajstajler commented that Daytona Beach had grant money, and they went for about a year without anyone taking advantage of it, and then once someone utilized it, 5-6 more properties have come forward.

Mr. Burkett asked Mr. Goss, in reference to the public outreach, what he envisions for getting the word out. Mr. Goss stated that information was put out on the City web site, with the form for people to nominate properties. We also did a blog, where the information got sent out to a group of individuals, but Mr. Goss wasn't sure we got the information out to the right people. We should be getting information to the bankers and real estate people. Mr. Goss doesn't believe there is any kind of bankers association, where he could get the information out there on a larger scale. Maybe we need to develop a whole new web page that is just devoted to this, rather than being buried on the City web site.

Mr. McMunn inquired if Mr. Goss had contacted civil engineers. Mr. Goss stated that he contacted everyone that was on DEP's list that had a number. Mr. McMunn stated that there are several civil engineers in town, and they would be a good source to contact, since they all have clients in town. Mr. Goss stated that he will contact the civil engineers. The City has their BTR's, so he has contact information, and will send out a letter to those people. He will also do something with VCARD.

Mr. Sznajstajler suggested that if the City gets the grant, it might want to consider doing a big meeting with neighboring communities who also have grant funding available. Get everyone together to discuss how and where they are using their money.

Ms. Behnke inquired that once we have the money in hand, will it generate more interest? Mr. Goss hopes that it would. Ms. Behnke further stated that someone might be interested in something that is a definite versus speculation.

Mr. McMunn stated that a large number of people don't even want to know if there is a problem on their property. People who do know are reluctant to do anything about it. Usually nothing is done until they want to sell their property, and then work has to be done.

Mr. McMunn asked what we anticipate in the coming months for the Board. Mr. Goss stated that he has nothing right now that he is working on for the Board, other than waiting to hear if we get the grant money.

Mr. Sznajstajler stated that there are presently a couple of changes being made in the Brownfield Statutes. First, when you are designating a Brownfield area in an already established BRA, there is a presumption that you have met all of the criteria to make the property a Brownfield area. Secondly, right now the liability protection of the Brownfield program is limited to lawsuits that compel someone to do cleanup, and now it also includes property damage claims. This extends to not only private parties, but to the state and EPA as well.

V. MEMBER COMMENTS.

There were none.

VI. ADJOURNMENT

As there was no other business, the meeting was adjourned at 6:35 p.m.

Respectfully submitted,

Richard Goss, Planning Director

ATTEST:

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

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	
a. Applicant Information:	City of Ormond Beach, Florida 22 South Beach Street PO Box 277 Ormond Beach, FL 32175
b. Applicant DUNS Number:	08-732-0164
c. Funding Request:	<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
d. Location:	City of Ormond Beach, Florida
e. Property Information:	Not applicable
f. Contacts:	<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 Ric.goss@ormondbeach.org

	ii. Chief Executive/ Highest Ranking Elected Official: 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
g. Date Submitted:	December 19, 2014
h. Project Period:	Three years
i. Population:	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

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Ormond Beach, Florida

Regional Priorities Other Factor

Regional Priority Title(s):

Page Number(s): _____

Assessment Other Factors Checklist

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
X Project is primarily focusing on Phase II assessments.	9-10
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
X Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	5-6
Applicant is one of the 24 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).	
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 PSC grant/technical assistance has or will benefit the project area.	
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. The City has a population of 38,345 and is an American tale of two cities, one for the wealthiest, an amazing beach community along the Atlantic Ocean, and one for the elderly and working class, a corridor of waning opportunity dotted with brownfields. The City is a natural oasis with a history of native cultures as well as colonial and African influence. Along the dense oak canopy and sawgrass marshes of the Halifax and Tomoka rivers, which empty into the Atlantic, is Tomoka State Park, the 1,800-acre Timucuan village once known as Nocoroco and thought to have been established as early as 800 CE, 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 (1880-1900), settlers from Liberia arrived in the area of what is now Granada Boulevard and S. 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 1 (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 engulfed by abandoned commercial and industrial facilities.** The communities are situated adjacent to one of the City’s two **designated brownfields areas, The Granada Economic Opportunity Zone.** By the early 20th Century, the City was a winter playground for northern industrialists, most notably, John D. Rockefeller. Its beach became a destination for pioneering automobile racers who sought the hard-packed sand. In 1906, Fred Marriott set a world land speed record, which many racing fans considered to be the most historical, on Ormond Beach. An auxiliary Navy airfield was established here in the 1940s, only to be abandoned by the military in the late 1950s. Further south along US 1, the Corridor is a patchwork of used car lots, empty overgrown lots of long-forgotten uses, half-rented strip malls, store-front churches, and private residences only feet from a four-lane highway. This area and the Ormond Beach Airport are included in the City’s second Designated Brownfield Area, the **US 1 North Brownfield Area.** **The Granada Economic Opportunity Zone and US 1 North Brownfield Area are connected by the corridor of US 1, all of which will be the focus this project** (to be known as the **US 1 Corridor Project**). Ormond Beach is proud of its rich cultural heritage and long history: what is less inspiring is the ongoing overturn of economic drivers – from agriculture to ship-building to aeronautics to small industry to brownfields. The City is committed to restoring the natural environment and bringing sustainable economic vibrancy through activities of its *Year 2025 Comprehensive Plan* and the efforts of this project.

ii. Demographic Information

	Ormond Beach	Volusia County	FL	USA
Population	38,345	496,268	19,091,156	311,536,594
Children %	16.7	18.6	21.0	23.7
Female %	52.7	51.1	51.1	50.
Minority %	11.1	17.9	23.7	11.3
African-American %	3.7	10.5	16.0	12.6
Hispanic %	3.7	11.5	22.9	16.6
Poverty Rate %	12.8	16.8	16.3	11.3
Unemployment %	5.9 ¹	5.8 ¹	5.2 ¹	5.3 ¹
Median Household. Income	\$50,022	\$42,457	\$46,956	\$53,046

Data are from the 2009 – 2013 American Community Survey except for the following, ¹Data from the Bureau of Labor Statistics

Volusia County, which provides local-level Community Development Block Grant (CDBG) monies, increased its focus within the targeted brownfields areas in 2014 as the number of low-income households living in the Corridor grew exponentially. **Nearly 26% of total families in the target US 1 Corridor have an income below the poverty level threshold** compared to 12.8% citywide (US Census). While parts of the City still reflect its historical heritage and natural beauty, the targeted project areas are covered with glaring brownfields



City of Ormond Beach, Volusia County, Florida FY2016 EPA Brownfields Assessment Application

populated by residents most in need. Though the minority population of the City as a whole is not large, (see Table above) it is concentrated in the targeted project areas. While the Table above indicates slightly lower poverty rates for this City in comparison to the State and US, this is not the case in the project areas. HUD data from 2013 indicates the brownfields target areas with the City have an average poverty rate of 14.9% (US Census tracts average), well above the National poverty rate. **Forty percent of children in the City's brownfields areas live in poverty (nefloridacounts.org)** - a stark comparison with the historic prominence and physical grandeur once associated with the oceanfront community. It's estimated that 19.8% of adults have less than a high-school education in the City, and 27% have only achieved a high school diploma making it more likely that, due to low education levels, these adults are less likely to earn a sustainable living wage. Approximately 5,500 or 26% of children under five 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 14 City schools are within two miles of the Brownfield areas for this project. The focus area is also home to a large percentage of low-income elderly persons: of the households in the targeted project areas, nearly half have elderly family members living in them (*American FactFinder, 2013*). These sensitive populations are more likely to be affected by the environmental impacts.

iii. Description of Brownfields

The City commissioned a 2011 study that indicates the **targeted project area contains at least eight of the fourteen conditions indicative of a "blighted area"** listed in the Florida Statutes:

- 46% of the structures in the Study Area are deteriorated to some degree
- 66% of the housing units in the U.S. 1 Study Area are over 51 years old (built before 1960). In comparison, only 27% of the City's residential units are over 51 years old.
- 32% of non-residential structures within the U.S. 1 Study Area are over 51 years old compared to 22% of the City's total non-residential structures.
- 177 structures of the City's 296 deteriorating structures found in the U.S. 1 Study Area

Field observations showing signs of decline such as aged and deteriorated roofs, holes and cracks in walls, peeling paint, broken windows, unkempt yards, unmaintained landscaping, broken and rusted chain link fences, and abandoned vehicles. Unkempt and deteriorated sidewalks, as well as sidewalk gaps are prevalent along the US 1 Corridor. According to the 2010 adopted City of Ormond Beach Multi-Modal Strategy, an estimated 13.3 miles of sidewalks are needed in the City. As such, the targeted brownfields area is less walkable, which emphasizes the blight and discourages pedestrian activity (simultaneously encouraging unhealthy, sedentary lifestyles). Without pedestrian activity it is difficult to encourage a sense of community. A lack of a sense of place contributes to blight conditions because of a reduction in access and connectivity between residential and commercial areas. The Corridor also includes a 41-unit public housing project, underutilized 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, particularly those related to gas stations, airports, and engine maintenance, such as solvents and heavy metals. The property was acquired by the City from the federal government in the 1950s; no access issues exist. The area has been designated as a Community Redevelopment Area and CDBG target area. Unfortunately, this half of the City has changed over time and has declined in aesthetic character as abandoned properties and empty lots litter the 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 fully assessed and one of the petroleum sites from the list below has had the underground storage tank removed, but obvious leakage means that petroleum-related contamination likely remains within the soil and perhaps the groundwater (City inventory). That site, in the target study area, 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 disproportionately impacted (environmental justice issue). Other environmental impacts are



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the potential side effects of chemicals associated with the Granada Boulevard brownfields area past uses and industries: gas stations, dry cleaners, and manufacturing. EDR Search Results indicate a number of potential contaminated sites in the City as a whole (Table below). The target study area is likely to have a disproportionately high number of these potential brownfields within its boundary.

October 2015		#	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

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, which equates to one site for every 27 people. Within the brownfields area, **which includes the aforementioned historical African-America n Liberia and Sudan communities and the US 1 Corridor**, 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:

- There are 1,400 housing units with a high risk of lead hazards.
- There are 13,000 housing units built before 1950.
- 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. Leaking tanks from abandoned gas stations throughout the City can leach petroleum products that permeate soil, ground water and surface water. Within the Granada Avenue brownfields area is a large electrical substation, which brings its own set of environmental issues (e.g., electromagnetic fields and radiation (nih.gov)). 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. The Airport area has been built up but potential contaminants (discussed above) have not been delineated nor removed to the City’s knowledge. Toxic substances have been used on the site.

Industrial rail lines of the Florida East Coast Railway run parallel to US 1 Corridor and adjacent to a densely populated residential area in the targeted project area. Railroads historically employed arsenic-based industrial solvents and petroleum-based lubricants, all of which have known human health consequences (see next section), in the maintenance and up-keep of rail cars, engines and infrastructure.



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Traffic volumes are an added area of concern for both brownfields areas. The US 1 Corridor is 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 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

Blight, poverty, pollution and crime related to a concentration Brownfields properties are threats to both the health and welfare of sensitive populations that live there and nearby and are of concern to all residents in the targeted brownfields area. The existence of blight can have negative impacts on a community including: depressed property values resulting in lower local tax revenues; strain on city services, such as police, health, fire, and building departments; increased fire hazard potential because of poor maintenance, faulty wiring and debris; increased code enforcement demands; concentration of low-income groups and marginal businesses with decreased potential for investment to reverse the blighting conditions; creation of an environment that attracts criminal activity; creation of a poor market environment where existing businesses relocate to other, more stable areas and new businesses do not replace them. Tax revenues fall due to lower property values. Increased demands on services cost the City more money. The City eventually runs out of revenue to balance the budget. It is a viscous cycle.

Poverty and subsequently homelessness are prevalent in the targeted project area. Where there are abandoned properties, one can find homeless persons looking for shelter. With little opportunity to earn a living in this brownfields area (41% of the project area is considered commercial and 23% of those properties are vacant) low-income households are the norm. The average per capita income for the designated brownfields area is \$23,952, less than half of the citywide median household income, which means that in an area where a majority of households rent their living accommodations and have a tendency towards higher turnover, homelessness become a distinct possibility for some. 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. 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 (local level data is not available). 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).

Pollution and exposure to chemicals associated with the City's brownfields areas can have devastating effects on the residents, particularly the most vulnerable, 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"> • Neurological Effects - Neuropathy; Impaired concentration/hearing; Seizures; Encephalopathy • Reproductive Effects; Miscarriages/Stillbirths; Reduced sperm count, Abnormal sperm • Other – Hypertension; Anemia, Nausea, Colic 	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.
Heavy metals	<ul style="list-style-type: none"> • Known to cause lung cancer, lung scarring, tremors, anemia, nausea, vomiting and diarrhea 	Toxic metals and metal compounds that can contain arsenic, cadmium, mercury and lead



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Asbestos – structures/ airports built before 1979	<ul style="list-style-type: none"> • Mesothelioma, lung cancer, shortness of breath/coughing, other lung issues (COPD) • Studies link exposure to cancers - gastrointestinal, throat, kidney, brain, bladder, gallbladder 	Exposure may occur in the workplace, home, or community.
Benzene – petroleum products	<ul style="list-style-type: none"> • Harmful effects on bone marrow and decrease in red blood cells, leading to anemia, can affect the immune system, increase chance for infection. • The Dept. of Health and Human Services determined that benzene causes cancer in humans. Other studies link low birth weights, delayed bone formation, bone marrow damage when pregnant animals inhaled it. 	Drinking water (when improperly disposed & leaches into groundwater). Can also be inhaled. Given the volume of traffic on US 1, this could be of concern for the entire project area.
TCE – ingredient in solvents	<ul style="list-style-type: none"> • Affects central nervous system causing: headache, nausea, dizziness, drowsiness, damage to facial nerves and rash • Causes cancer in animals, may cause human cancer 	VOCs can be inhaled and absorbed through skin. Solvents are used in areas such as airports and the related mechanical shops for airplane maintenance and repairs.
Sources: www.health.ny.gov ; www.idahogeology.org ; www.webmd.com ; www.cdph.ca.gov ;		

The City does not have the resources to have its own local health department; therefore, city-level health data is not available, but Volusia County Health data does reflect the health of the City and the possible effects of the toxins above that may be discovered through this assessment. Former gas stations, at least three of which are abandoned in the targeted brownfields area, have potential impacts 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).”* According to Volusia County, the highest incidents of death from COPD and asthma in the County occur along the US 1 Corridor. Lung cancer rates, such as associated with asbestos from abandoned airports or dilapidated buildings, are greater in Volusia than the state average: 52.7 deaths per 100,000 in the county with only 43.4 state-wide (2012-2014). Coronary death rates, common in areas with decreased walkability or safety concerns, in the County are 111.1 per 100,000, which is worse than the state average of 100.6. The fetal death rate in Volusia is in the least favorable quartile, 8.6 per 1,000 deliveries compared with 7.2 in the state (<http://www.floridacharts.com>). To determine if areas residents have been exposed to these harmful chemicals, assessments are necessary. Across the City and targeted assessment area, **52% are women; 17% are children and 27% are elderly, so a majority of residents are considered sensitive populations and much more vulnerable to adverse environmental conditions.**

Finally, brownfields impact the level of crime in the target area and highlight the need for redevelopment and environmental justice. 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. All of these issues strain the resources of the City, in terms of necessary services, be it police, fire, or medical services. Moreover, the strain is felt within the community. The financial resources of those most in need are already strained, so if the City can ease some of that burden through projects that will lead to jobs and better quality of life, then the City is obliged to follow that path.

c. 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,**



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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 3rd 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. While the current number may be slightly higher, 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 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: Costa Del Mar Headquarters and CAPO (eye care products); Command Medical Products, Inc. (medical); 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). These twelve employers are not able to meet the employment needs of the entirety of the City. Employment created through this brownfields project will bring welcome opportunities to residents.

ii. Economic Effects of Brownfields: Brownfields in the target US1 Corridor have resulted in lost jobs 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 vacauy rates are 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. From 2008 to 2010, **the US 1 Corridor suffered higher declining taxable parcel valuation (32%) as compared to City (23%).** Median home values (\$77,267) in the target US1 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. An indicator of the economic effect of Brownfields 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. Both brownfield project areas are included in the CDBG, which is also evidence of having a large percentage of low to moderate income individuals.

An overall indicator of the health of the local economy is per capita retail sales. The figure for the City is lower than that of Florida: \$13,731 vs. \$14,353 (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 in the brownfields area earns a sustainable wage or is considered to work in a profession, 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 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 as conditions deteriorate in the years to come.

2. Project Description and Feasibility of Success

a. Project Description, Project Timing and Site Selection



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i. Project Description: The proposed project is a community-wide assessment project focusing on the target US1 Corridor in accordance with the City's *Year 2025 Comprehensive Plan* (adopted in 2010) that guides its overall progress and revitalization. Some of the Plan's goals, which would benefit the targeted brownfields area, include the following: reduce vehicular miles travelled; increase green space by 22%; and further development of light industry and related jobs at the airport complex. The project will assess both hazardous and petroleum contamination and its impact/proximity to community residents. 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. Phase I ESAs will be prioritized with community input and will 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. Site eligibility will be verified with EPA/Florida DEP. 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 planning 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 on the , the City of Ormond Beach has established a specific community vision detailed in the *Year 2025 Comprehensive Plan* that includes areas of the Downtown Brownfields area and goals to be considered in reuse planning. The City's redevelopment strategy for Brownfields properties, as reflected in the site selection criteria below, includes reduction of threats and feasibility of remediation, maximizing use if existing infrastructure, job creation opportunity, housing benefits, enhancing greenspace, etc. **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's 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. Project staff will use data entered into ACRES as well as observations and commentary documented in EPA quarterly reports to track the successful progress of the project (including number of complete assessments, whether cleanup is needed, properties ready for redevelopment, etc.). In addition, the numbers of meetings, announcement, attendance at meetings and the number of project activities completed will be tracked for these reports and will be further indication of the success of this brownfields assessment project.



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ii. Project Timing

Time from Grant Award	Actions	Responsible Parties	
<i>Start-up Activities</i>			
<---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; Plan, initiate and conduct community involvement activities. Conduct first of six (6) public meetings/public events.	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>			
Years 1 & 2	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
	4-9 mos.	Develop generic QAPP and written Community Involvement Plan	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
	9-15 mos.	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	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 (BAB) consists of seven appointed members from the engaged community-based organizations as well as concerned citizens, including a lawyer who specializes in the state’s brownfields redevelopment program, an area real estate acquisition and development specialist and a member of the City business community. In order to ensure maximum civic engagement, the BAB 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. To facilitate obtaining site access the City’s consultant will meet with and explain the brownfields process and the benefits of participation to site owners and/or prospective purchasers. The City’s attorney will be utilized as needed.



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Tier 1 Criteria	
Municipal Ownership	Development Potential
Legal Status regarding <i>Access</i> 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 Brownfield Redevelopment Areas, the airport area and the downtown Granada Boulevard area, both joined by the US 1 Corridor; as part of overall economic and development plans; in 2011, the City conducted a preliminary inventory to identify potential sites.

b. Task Descriptions and Budget Table

i. Task Descriptions: 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 management and financial oversight and will review of consultant-prepared documents/reports.

Task 2 – Site Characterization and Phase I / II ESAs: \$342,000 (\$171,000 per hazardous and petroleum category) is budgeted for contractual expenses for Task 2. Approximately 8 Phase I ESAs at a cost of \$3,600 per assessment (max total of \$28,800) will be completed with funds from this grant. Phase I ESAs will be conducted in accordance with ASTM 1527-13 and AAI. Additionally, it is anticipated that six Phase II ESAs at a cost of approximately \$52,200 per assessment (max total of \$313,200) will be completed in accordance with ASTM E1903-11 based on the size and complexity of the property. Based on the results of Phase I and Phase II ESAs, consultants may be required to perform endangered species and cultural/historical resource surveys (not budgeted). The total approximate budgeted in this category is **\$342,000** (50% for hazardous substances/50% for petroleum). The City will prioritize properties for assessment, act as a liaison between property owners and the consultant, and review Phase I and II reports.

Task 3 - Cleanup and Redevelopment Planning: Up to four (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) with materials in 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



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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 will participate in afore-mentioned events and meetings and will work with the consultant to develop the written Community Involvement Plan. (50% for hazardous substances and 50% for petroleum)

ii. Budget Table

Petroleum	Task 1 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
Total	3,000	171,000	17,000	9,000	200,000
Hazardous Substances	Task 1 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	17,000	4,500	195,500
Total	3,000	171,000	17,000	9,000	200,000
Grand Total	6,000	342,000	34,000	18,000	400,000

c. Ability to Leverage

For this Brownfields project the City will leverage Florida DEP incentives which include **Voluntary Cleanup Tax Credit Program** (up to 50% tax credits for cleanup and assessment); **Brownfields Building Materials Sales Tax Refund** (refund of sales tax for overall affordable housing/redevelopment projects)(Important with older housing stock & also potential to reintroduce some of the foreclosed houses back on the market as affordable); **Brownfields Job Bonus Refund** (\$2500 tax refund/each new job created); **Brownfields Loan Guarantee Program** (up to 50% loan guarantee for brownfields projects, 75% for brownfield projects with affordable housing component or health care); & Brownfields Liability Protections. 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. The project will seek to market these programs as a means of attracting potential developers and investors. Alabama DEM has several programs to promote and guide the redevelopment of Brownfields. These incentives have been successful in encouraging Brownfields cleanup and redevelopment throughout the State. The City's ability to leverage funding is further 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 HUD Community Development Block Grant (CDBG) funds for redevelopment purposes, most importantly for affordable housing that serves those residents with low-income in the two brownfield project areas. 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 of stormwater drainage management and retention facilities which important factors in future growth.

3. Community Engagement and Partnerships

a. Involving Targeted Community & Stakeholders; Communicating Project Progress

i. Community Involvement Plan: The City of Ormond Beach is committed to ensuring all parties have an equal



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voice in the eventual reuse of these brownfield sites. The City and its Brownfields Advisory Board, which will be made up of concerned citizens and business owners recruited by means of their engagement in current civil and business organizations, 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 environmental Site Assessment (ESA) sites, and sites targeted for cleanup, and cleanup alternatives. Redevelopment plan(s) will be developed based on community input, desired end-use and environmental contamination issues. In development of the *Year 2025 Comprehensive Plan*, the City initiated a concerted community involvement campaign to raise public awareness of brownfields, 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 social media outlets will be utilized to broaden the reach of community engagement efforts. 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. Six (6) public meetings/events and additional meetings with property owners/potential developers are planned. 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, Neighborhood Advisory Committee, which consists of representatives of communities in need and has been established by City Resolution to advise the County in matters regarding the expenditure of HUD entitlement funds within Ormond Beach, 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 (BAB) into serious consideration and formed its membership in 2012. The City's goal for this effort is to involve and inform all stakeholders in the planning and implementation of this project and the desired revitalization. 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). A minimum of six (6) public meetings/events are planned. 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. The City will continue to evaluate the public involvement activities to ensure communications are appropriate and effective.

b. Partnerships with Government Agencies



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i. Local/State/Tribal Environmental Authority: The City has an existing relationship with and 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 for liability protection and multiple state tax incentives 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 to access the FDEP CERCLA 128(a) Site Specific Activities assistance, including limited source removal.

ii. Other Governmental Partnerships

The City partners with Volusia County on HUD and CDBG projects. The County provides funding and resources such as funds for housing and redevelopment which are a vital segment to improving the US 1 Corridor. The City will also partner with the Volusia County Health Dept. in the evaluation of brownfields data to determine potential health impacts and to determine adequate safety measures to take during subsequent cleanup activities. As part of the US1 Corridor Development Plan, the City currently works with the County and Florida State DOT on roadway improvement, traffic reduction, transportation enhancements and redevelopment planning within the city boundaries and to secure grant funds to make these improvements. City partnered with the FEMA Hazard Mitigation Program to correct flooding issues at the intersection of Hand Avenue and Laurel Creek and will continue to seek funds to make similar infrastructure improvements in the project area. The City will also work closely with CareerSource Flagler Volusia to develop means of hiring local for project activities and to attract sustainable employment opportunities in the project area.

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 Rpress4852@aol.com	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 beautifying	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, 386.547.0382, jrkerr@cfl.rr.com	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 dave@daytonachamber.com	Advisory Board, Working Committees
Florida Brownfield Association	Non-profit	Nadia Locke, President	Technical Assistance, Educational presentations Outreach, Marketing

ii. Letters of Commitment

The City has partnered with a number of organizations. Letters of commitment are attached.

4. Project Benefits

a. Health, Welfare and Environmental Benefits

i. Health and Welfare Benefits: primary concern is contamination or the threat of contamination. Identification



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and reduction in contaminant levels/threats will limit potential exposure and negative health effects (cardio-pulmonary diseases, neurological impacts, negative reproductive/neo-natal outcomes. 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. Contamination 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 (see section 1.a.ii). 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. Overall improvement in the physical nature of the area, plus job and other economic benefits (e.g., reduced crime) will reduce the negative impacts on welfare and resultant stressors on public health.

ii. Environmental Benefits: Potential contamination as discussed above from past uses and industries will be identified and remediated. This will reduce or eliminate releases to the environment and resultant negative impacts on soil, groundwater and surface waters. Ormond Beach contains significant water resources: Halifax River, Tomoka River, Atlantic Ocean and coastal shoreline, which make up 20% of the physical area of the City, and provide sources of recreation and commerce; hence, ensuring 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 and protection of drinking water will be of great benefit to the City and beyond. By identifying potential contaminants, the City with its government and community partners as well as its environmental consultant can plan how to best remediate and protect its natural resources and the environment of the targeted community. Redevelopment priorities as identified in the City's *Year 2025 Comprehensive Plan* and in future plans developed as a result of community input from this project would mean substantial environmental improvements to the targeted brownfields area. The City seeks to create more pedestrian-friendly byways that could absorb noise and pollutants. Suggested improvements include greater walkability, 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. Development in the targeted project area could mean greater investment in housing, thus eliminating signs of blight and toxic elements from the environment, such as lead-based paint and asbestos.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Policies, Planning, and Other Tools: Brownfield redevelopment is more than just a goal in Ormond Beach: it is the law. Florida is one of only a handful of states in the nation where comprehensive planning is statutorily mandated, the enforcement of which influences all other land-use laws and regulations. Also, the Community Redevelopment Act was adopted as a local government tool to remedy areas found to contain certain degrees of declining and adverse conditions. The Act affirms the prevention of slum and blight conditions is a matter of policy and concern. As it relates to the City, the targeted brownfields area contains many of the conditions cited as a state concern that are directly applicable to the Act. If an area is deemed blighted, a resolution must be adopted by the local government body finding there are indeed such conditions within the defined study area and the redevelopment of the area is in the interest of public health. Furthermore, the City adopted *Year 2025 Comprehensive Plan* that guides policy. Reuse of existing public infrastructure is a primary focus of focus the plan. Encouraging sustainable development near existing facilities will reduce urban sprawl. Several objectives and subsequent policies were developed and adopted for this purpose. A sample of those objectives and policies



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are offered here: 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 as required by the *Year 2025 Comprehensive Plan* 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. This 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 Comprehensive Plan*, in terms of safe and healthy affordable housing in improved neighborhoods. Access to jobs and opportunities for new local business is a focus of the City's brownfields efforts. 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. The Plan establishes a Future Land Use Category that identifies locations where particular land uses will be permitted to occur. 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.

c. Economic and Community Benefits (long-term benefits)

i. Economic and Other Benefits: Ormond Beach through its *Year 2025 Comprehensive Plan*, created in a cooperative environment with local stakeholders, has created a vision of the City which would bring long-term economic benefits and great improvements in the standard of living for residents in the US 1 Corridor project areas. Creating short-term jobs through clean-up, attracting long-term jobs through redevelopment, and increasing property values as a result of this project will mean more revenue for local business through increased business and for the City through property and commercial tax increases. Permanent jobs brought to the area through recruitment of employers and investment will mean that residents will be able to eventually make improvements to their own properties. By improving walkability and making transportation enhancements, pollution will be decreased and healthy lifestyles are encouraged thus improving the health of residents and decrease medical costs. Moreover, sustainable and responsible redevelopment is paramount to the physical safety of a flood-prone community in close proximity to the Atlantic Ocean and the Halifax and Tomoka Rivers. Several portions of Ormond Beach can be particularly susceptible to flooding during major storm events. Therefore, the stormwater drainage management and retention facilities are important factors in future development. By creating more greenspace, the overall livability of the City is improved, which improves the housing market, which makes homes more valuable to those owners, increases the tax base for the City so more services can be provided and the environment is maintained, and improves the lives all residents, but particularly of those that live in the US1 Corridor and the designated brownfield areas.

ii. Job Creation Potential: Partnerships with Workforce Development Programs: The City has a successful record of collaboration with CareerSource Flagler Volusia Local Workforce Board). 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 hire locally and train for subsequent clean-up activities. (Closest EPA Job Training grantee is in Jacksonville, not commutable.)

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 5.c.ii.2). Key staff 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 ten years as Director of Planning and Building. His experience in executive management, community development and planning spans 35 years. Goss has worked



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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 technical coordinator providing oversight of technical aspects of project and environmental contractors to ensure that project outputs are met in a timely efficient manner. Noble has worked as the City engineer for nearly 20 years and prior to that was employed as a civil engineer for Florida DOT. During his tenure, he has supervised wastewater/drainage, recreation and open-space projects as well as roadway construction. Daniel A. Stauffer, Jr., CPA has served the City as Assistance Finance Director for nearly ten 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. His depth of experience will be an asset as he serves as Financial Director for this Assessment Grant. A consultant has been selected to support grant management tasks and technical activities as described in the project task descriptions. The City has procured the contractor in a manner consistent with federal procurement requirements, 2 C.F.R. 200 and EPA rule, 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, 2014, and the related notes to the financial statements. The firms affirms that funds for the year ended in accordance with US accounting principles. No adverse audit findings with respect to Office of Management and Budget Circular A-133 /U.S. Govt. Accountability Office have been determined. The year ending September 30, 2015 is currently being audited and will be finished by the State deadline of December 31, 2015.

c. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal Assistance

1. Purpose and Accomplishments

Assistance Program	Awarding Agency	Amount Awarded	Funds Remaining	Date Awarded	Grant Accomplishments
Community Development Block Grant (CDBG)	HUD	68,202	0	FY13	Provided street lighting improvements within priority area, park and ADA accessibility improvements, and funding to Coalition for the Homeless. Completed on time.
Community Development Block Grant (CDBG)	HUD	122,062	0	FY14	Public Facility/Recreation Improvements; Public Services – Great Kids Explorer Club, Volusia/Flagler Coalition for the Homeless, Halifax Urban Ministries. Complete.
Highway Planning and Construction	USDOT	176,441	1,173	FY13	State Road 5A, Nova Road Traffic Signals. Audible Pedestrian signals at Nova Rd./Granada Blvd.; Nova Rd./Division Ave.; Nova Rd./Woodlands Blvd. intersections. Complete.
Assistance to Firefighters Grant Program	FEMA	162,225	0	FY14	SCBA upgrades. Project complete.
Hazard Mitigation Grant (3 yr)	FEMA	3,070,078	0	FY12	Hand Avenue/Laurel Creek Drainage Improvement project; elevated street in flood prone area; replaced & upsized stormwater piping, upgrade control structure for increased capacity and control; interconnected lake system to drainage system to provide outlet for excess stormwater.

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

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Appendix A

THRESHOLD CRITERIA



City of Ormond Beach, FL
FY16 Brownfields Assessment Grant Application

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 have an equal voice in the eventual reuse of these brownfield sites. The City and its Brownfields Advisory Board, which will be made up of concerned citizens and business owners recruited by means of their engagement in current civil and business organizations, will develop a Community Involvement Plan (CIP) to promote increased participation by the business and residents alike. The CIP 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's website and social media outlets will be utilized to broaden the reach of community engagement efforts. The City will develop a project brochure with versions in both English and Spanish 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. 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.

The City will continue to seek broad community input on identification and prioritization of environmental Site Assessment (ESA) sites, and sites targeted for cleanup, and cleanup alternatives. Redevelopment plan(s) will be developed based on community input, desired end-use and environmental contamination issues. In development of the *Year 2025 Comprehensive Plan*, the City initiated a concerted community involvement campaign to raise public awareness of brownfields, 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. 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, Neighborhood Advisory Committee, which consists of representatives of communities in need and has been established by City Resolution to advise the County in matters regarding the expenditure of HUD entitlement funds within Ormond Beach, and the Volusia County Florida Economic Council to obtain input. The City's goal for this effort is to involve and inform all stakeholders in the planning and implementation of this project and the desired revitalization. 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.

4. Site Eligibility and Property Ownership Eligibility. NOT APPLICABLE



Appendix B

LETTER OF SUPPORT- STATE ENVIRONMENTAL AUTHORITY



Florida Department of Environmental Protection

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

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

October 30, 2015

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

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-15-04, 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 consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated brownfield area. The City of Ormond Beach is also encouraged to 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,

A handwritten signature in blue ink that reads "Kimberly A. Walker".

Kimberly A. Walker, Environmental Administrator
DoD & Brownfields Partnership

KW/jc

Ms. Cindy J. Nolan
Page 2
October 30, 2015

cc:

Richard Goss, Planning Director, Ormond Beach, (Ric.Goss@ormondbeach.org)
Leslie Sykes, Grants Services Manager, Cardno TBE, (Leslie.Sykes@cardno.com)
George Houston II, P.G., FDEP Central District Brownfields Coordinator,
(George.Houston@dep.state.fl.us)
Margaret Olson, EPA Region 4 Florida Grants Coordinator, (Olson.Margaret@epa.gov)



Appendix C

LETTERS OF COMMITMENT - COMMUNITY BASED ORGANIZATIONS



Citizens For Ormond Beach, Inc.

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

November 1, 2015

Richard Goss
Planning Director
City of Ormond Beach
22 S. Beach Street
POB 277
Ormond Beach, FL 32175-0277

Dear Mr. Goss,

Our organization, Citizens for Ormond Beach, Inc. would like to add our support to the City of Ormond Beach 2016 EPA Brownfield Assessment Grant Application in the amount of \$ 400,000. Our organization knows how vitally important it is to address possible impacts of hazardous substances and petroleum damage on properties in our area.

Citizens for Ormond Beach Inc. is a long established, non-partisan civic group. Our members are a cross section of business, civic, elected officials and interested citizens. CFOB works together with City staff and other groups for the betterment of our city and the quality of life of our citizens.

In support of the City's Brownfield Program our organization will help with any public outreach effort to our members and the public at large. We would be delighted to have members serve on advisory boards or committees that are working in support of this grant for brownfield development in our city.

Please feel free to contact Rita Press, President, at rpress4852@aol.com or by cell phone at 386-290-6910 to let us know how CFOB can be of further assistance in support of Ormond Beach's 2016 EPA Brownfield Assessment Grant Application.

Sincerely yours,
Rita Press
President



VOLUSIA COUNTY ASSOCIATION FOR RESPONSIBLE DEVELOPMENT
Phone: 386-257-4169 www.responsibledevelopment.com

August 1, 2015

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 2016 EPA Brownfields Assessment Grant in the amount of \$400,000. We are aware that 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. It is vital that we work together to address possible impacts of hazardous substances and petroleum product on properties in our area.

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.

We commend the City for its efforts towards revitalization and redevelopment. Please feel free to contact me (David Castagnacci) if you need additional information – or if we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

A handwritten signature in blue ink that reads "David Castagnacci". The signature is written in a cursive, flowing style.

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



A Florida Main Street

**Executive Committee
2014-2015**

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

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Ormond Memorial Art Museum
The Casements Cultural Center
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Ormond Beach Chamber of Commerce

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Julia D. Truilo
Executive Director

Ormond Beach MainStreet

P.O. Box 2917
Ormond Beach, FL 32175
Phone: (386) 492-2938

November 5, 2015

Richard Goss
Planning Director
City of Ormond Beach
22 S. Beach Street
PO Box 277
Ormond Beach, Florida 32175-0277

Dear Mr. Goss:

Thank you for inviting us to write a letter of support for the City of Ormond Beach 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000. Many of Ormond's brownfield sites are located in or adjacent to the downtown district and so are of vital concern to Ormond Beach MainStreet.

Ormond Beach MainStreet is a non-profit organization that supports the revitalization of downtown Ormond Beach through economic development, design, promotion and historic preservation. The organization is an accredited member of both the National and Florida MainStreet programs.

Given our multiple websites and social media platforms, Ormond Beach MainStreet can easily reach out to our neighborhood and our constituents. In order to encourage public participation and understanding of brownfields issues, MainStreet would be happy to host downtown public information sessions for the community as well as using its media channels to provide educational outreach. Ormond Beach MainStreet is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

As always, we look forward to partnering with the City in its efforts towards revitalization and redevelopment. Please feel free to contact me, or any of my board members, at 386-492-2938, if you need additional information. I can also be reached via email at julia@ormondmainstreet.com.

Sincerely,

Julia Truilo
Executive Director
Ormond Beach MainStreet

North US 1 Coalition of Ormond Beach
Peggy Farmer, Chairman
4 Allenwood Look
Ormond Beach, FL 32174

November 1, 2016

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 North US 1 Coalition of Ormond Beach, I offer our support for the City of Ormond Beach Brownfield Program; furthermore, I understand that the City is applying for a 2016 EPA Brownfields Assessment Grant in the amount of \$400,000. This project seeks to address possible impacts of hazardous substances and petroleum product on brownfield properties in our City.

The North US 1 Coalition of Ormond Beach is made up of approximately 30 North US 1 businesses and community-minded individuals with the sole mission of assisting the City in a major beautification effort along this corridor, which is the gateway into Ormond Beach and all of Volusia County from the North. This Assessment Grant would go a long way in assisting the community's economic development and beautification efforts in repurposing a number of vacant buildings and underutilized properties due to environmental issues along US 1.

Since the majority of our members conduct their business along the N. US 1 Corridor, we are in a position to provide assistance with public outreach and marketing through our meetings and membership.

Please contact me at 386-290-3982 or pfarmer2@cfl.r.com if further information is required for the Ormond Beach EPA Brownfields Assessment grant application.

Sincerely,



Peggy Farmer, Chairman
North US 1 Coalition of Ormond Beach



ORMOND BEACH CHAMBER OF COMMERCE

165 W. Granada Blvd., Ormond Beach, FL 32174
Telephone: (386)677-3454 ~ Fax: (386)677-4363
www.ormondchamber.com



November 1, 2015

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

Dear Mr. Goss:

Please accept this letter of support on behalf of ORMOND BEACH CHAMBER OF COMMERCE for the City of Ormond Beach 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000. It is a vital that we work together to address possible impacts of hazardous substances and petroleum product on properties in our area.

The Ormond Beach Chamber of Commerce mission is to serve the community by advocating for businesses, developing leaders and promoting economic growth.

In support of the Ormond Beach Brownfield Program, the ORMOND BEACH CHAMBER OF COMMERCE will provide assistance with public outreach and marketing through our meetings and membership. 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.

We commend the City for its efforts towards revitalization and redevelopment. If you need additional information, please feel free to contact me at (386) 677-3454,

Sincerely,

Beck Innes



ORMOND BEACH LIONS CLUB

The Birthplace of Speed

Post Office Box 1912

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

July 31, 2015

Dear Mr. Goss:

Please accept this letter of support on behalf of The Ormond Beach Lions Club for the City of Ormond Beach 2016 EPA Brownfields Assessment Grant Application in the amount of \$400,000. It is vital that we work together to address possible impacts of hazardous substances and petroleum product on properties in our area.

The Ormond Beach Lions Club is a community service organization which provides sight and hearing assistance to our community's neediest including: eye exams and glasses, retina scans, eye surgeries, diabetes screening and hearing aids. The Club also supports the Conklin Center for the Blind and service dog training through Southeastern Guide Dogs.

In support of the Ormond Beach Brownfield Program, the Ormond Beach Lions will provide assistance with public outreach and marketing through our meetings and membership, or provide assistance with the identification of potential redevelopment projects. 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.

We commend the City for its efforts towards revitalization and redevelopment. Please feel free to contact Lion John Kerr, Secretary at 386.441.9324 if you need additional information.

Sincerely,

TOM MILLEN, PRESIDENT



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E Sciences, Inc

October 30, 2015

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

Via E-Mail

Dear Mr. Goss:

On behalf of the Florida Brownfields Association ("FBA"), please accept this letter of support for the submittal of a Community Wide Assessment Grant application to the United States Environmental Protection Agency ("EPA") by the City of Ormond Beach, Florida (the "City").

The FBA is a non-profit, volunteer, service organization dedicated to advancing the cleanup and redevelopment of Brownfields in Florida. Brownfields are sites for which their expansion, redevelopment, or reuse may be complicated by actual or perceived contamination. Working in cooperation with the Florida Department of Environmental Protection and the EPA, the FBA is a group of environmental stakeholders and professionals who provide information, assistance, and redevelopment strategies regarding Brownfields to communities and the public in the interest of cleaning up and redeveloping contaminated properties and revitalizing areas.

We applaud the City's efforts in seeking revitalization and redevelopment in the State of Florida and hope you will give every possible consideration to its application for an EPA Community Wide Assessment Grant. We look forward to assisting the City upon its successful grant award. The FBA through its membership will provide technical assistance to the City, 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.

Should you have any questions or concerns regarding the FBA's support of the City's Community Wide Assessment Grant proposal, please do not hesitate to contact me at (813) 229-4139 or llockett@cfjblaw.com.

Regards,


Laurel Lockett, Esq.
President