



GOBIERNO MUNICIPAL DE SAN LORENZO

HON. JAIME ALVERIO RAMOS · ALCALDE

IV.A. Applicant Information Sheet

1. Applicant Identification:

- a. **Municipality of San Lorenzo, Puerto Rico**
P.O. Box 1289 San Lorenzo, P.R. 00754-0134
(787) 736-3511

2. Website URL:

- a. [Municipio de San Lorenzo | Facebook](#)

3. Funding Requested:

- a. Assessment Grant Type: Community-wide Assessment Grant
- b. Federal Funds Requested: \$500,000

4. Location:

- a. Municipality of San Lorenzo
- b. San Lorenzo
- c. Puerto Rico

5. Target Area and Priority Site/Property Information

- a. Target Area: Urban Center (UC)
- b. The Urban Center encompasses Census Tract (CT) 2202 and includes San Lorenzos' historic urban core and former commercial road. Due to its central location and major internal roadways, the UC has a high redevelopment impact and potential for San Lorenzo.
- c. Priority Sites Addresses:
 - i. Centro REMAR #45 – Road 183, San Lorenzo, PR 00754
 - ii. Roosevelt Mini Market #221 – Street. 11 San Lorenzo, PR 00754
 - iii. Former Roosevelt Bar #252 – Street. 4, San Lorenzo, PR 00754
 - iv. Former Restaurant #245 – Street.3, San Lorenzo, PR 00754
 - v. Former Sports Bar #240 – Street.11, San Lorenzo, PR 00754

6. Contacts:

- a. Project Director:
Samary Ruiz Mercado, Director of Federal Programs
Municipality of San Lorenzo
P.O. Box 1289 San Lorenzo, P.R. 00754-013
(787) 736-3511
sruiz@sanlorenzo.pr.gov



- b. Chief Executive/Highest Ranking Elected Official
Jaime Alverio Ramos
P.O. Box 1289 San Lorenzo, P.R. 00754-013
(787) 736-3511
alcalde@sanlorenzo.pr.gov

7. Population: Municipality of San Lorenzo – 37,515 (2023 ACS 5-year Est.)

8. Other Factors Checklist

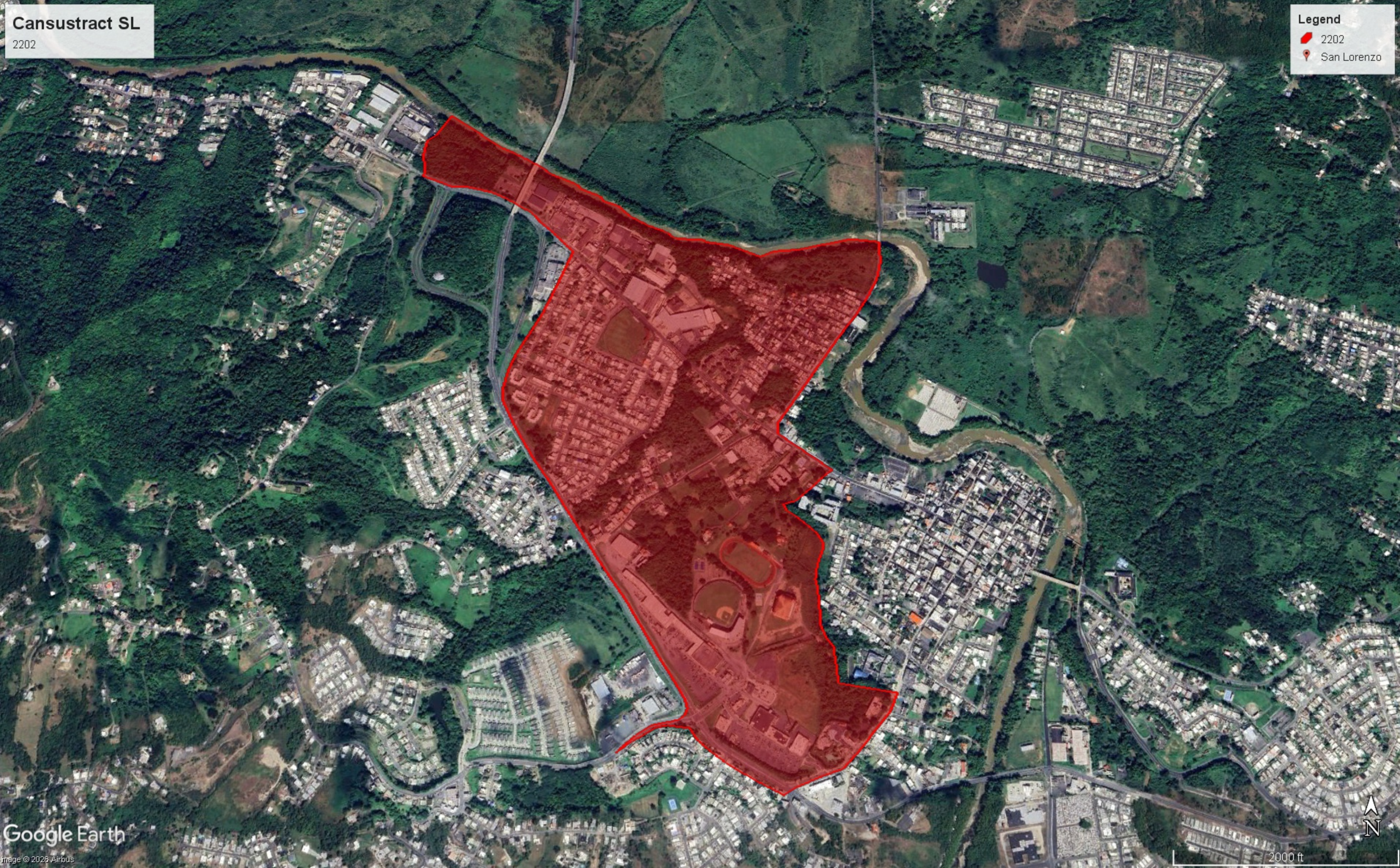
Other Factors	Page#
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2)., for priority site(s) within the target area(s).	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority.

- a. Letter from the Puerto Rico Department of Environmental and Natural Resources is attached.

10. The Municipality of San Lorenzo is not making any claims for confidential, privileged, or sensitive information, in this application/document.







DEPARTMENT OF NATURAL
AND ENVIRONMENTAL
RESOURCES

DNER

GOVERNMENT OF PUERTO RICO

JAN 13 2026

Ms. Samary Ruiz Mercado, Director
Office of Federal Affairs and External Resources
Municipality of San Lorenzo
PO BOX 1289
San Lorenzo, PR 00754-1289

Dear Ms. Ruiz-Mercado:

MUNICIPALITY OF SAN LORENZO ACKNOWLEDGMENT LETTER FOR THE INTENTION TO APPLY FOR FY-26 US EPA BROWNFIELD'S PROGRAM FOR A BROWNFIELDS COMMUNITY WIDE-ASSESSMENT (CWA) GRANT AT THE MUNICIPALITY OF SAN LORENZO, PUERTO RICO

The Department of Natural and Environmental Resources (DNER) Superfund Program has received a letter from the municipality of San Lorenzo informing us of its intention to apply for a Wide Assessment Grant for the fiscal year 2026.

DNER acknowledges and supports the initiative taken by the municipality. The identification, inventory development, assessment, cleanup and redevelopment of Brownfields sites will provide an opportunity to enhance the social, economic and environmental conditions in this municipality. DNER encourages the Municipality of San Lorenzo to maintain open communication with federal and state agencies and to request any support needed.

If you have any questions, please feel free to contact Vanessa Del Moral Rosario, Auxiliary Secretary for Environmental Compliance, at (787) 999-2200, extensions 5914, 5915 or by email at BrownfieldsGrant@drna.pr.gov.

Cordially,

Waldemar Quiles Pérez
Secretary

VDMR/MAG

(1) Project Area Description & Plans for Revitalization, Target Area & Brownfields, a. Overview of Brownfield Challenges and Description of Target Area:

The municipality of San Lorenzo, located in Puerto Rico’s east central region and spanning approximately 138 km² (53.3 mi²) is a predominantly residential, working-class community with an estimated 2023 population of 37,515 and a median household income (MHI) of roughly \$21,320. Founded in 1811 as San Miguel de Hato Grande by Valeriano Muñoz de Oneca, the municipality is known as “The Town of Samaritans” and “Land of Legends”, reflecting its strong communal traditions and local folklore. Historically anchored in agriculture (tobacco, sugarcane, coffee, and fruit cultivation), San Lorenzo later incorporated manufacturing and services. However, our economy has faced long-term structural setbacks, including storm impacts (Maria- 2017 & Fiona-2022), earthquakes (2020), and a 5.8% population decline after the hurricanes. These forces, combined with aging infrastructure and disinvestment, have resulted in widespread abandoned structures, vacant lots, and deteriorated housing clusters that are now brownfields (many with potential lead-based paint, asbestos, mold, and hazardous materials), contributing to environmental uncertainty, depressed property values, heightened public safety demands, and significant barriers to redevelopment. Poverty levels are alarmingly high with nearly 56.8% of residents living below the federal poverty threshold, 24% higher than Puerto Rico and quadruple the national average (2023 ACS 5-year Est.). The socioeconomic indicators highlighted show the municipality’s vulnerability and reinforce the need for federal investment to support comprehensive revitalization efforts. The worst-hit area, where reuse investment has the greatest potential, is in the Urban Center (UC). This target area (below) is where grant funding will have the greatest impact. A focused effort has been made to invest in UC, creating detailed reuse plans to maximize investments and leverage funding. If properties outside the target area become high priority during the Cooperative Agreement period, we may choose to invest grant funds on them as well; however, the redevelopment focus for this grant will remain in UC.

Target Area: Urban Center (UC)– Located within the Census Tract (CT) 2202 the UC contains a concentrated cluster of underutilized industrial, commercial, and mixed-use properties, including obsolete industrial facilities and long vacant buildings that once served as key drivers of the local economy. Today these properties represent San Lorenzo’s most significant grouping of redevelopment-critical brownfields, where perceived environmental conditions continue to suppress reinvestment and economic activity. With an MHI of \$14,328, less than ¼ of the U.S., unemployment reaches a rate of 6.7%, higher than the national average at 5.2%, which further cements the necessity of redevelopment for commercial and industrial sites that can provide living wages for our citizens. These conditions underscore the municipality’s limited fiscal capacity to address environmental uncertainty without federal assistance. Our territorial and land-use planning efforts identify the UC as a priority area for revitalization due to its existing infrastructure, central location, proximity to municipal services, transportation corridors, and residential neighborhoods. Concerns linked to the UC concentration of aging industrial facilities raise the likelihood of contaminants such as VOCs, SVOCs, PAHs, lead asbestos, and PCBs being present in soils, building material, or stormwater pathways. Without environmental assessment, the true extent of contamination remains unknown, leaving sensitive population at heightened risk and preventing the municipality from addressing underlying hazards that contribute to chronic respiratory issues, low birthweight (2(c)), stress-related health burdens, and degraded quality of life. EPA funded assessments will provide the critical data needed to quantify and mitigate these risks in a sector where environmental uncertainty directly impacts human wellbeing.

(1)b. Description of the Priority Brownfield Site(s): Table 1 priority sites offer the best opportunity for successful reuse.

Table 1 – Priority Brownfield Sites and Impacts

Priority Site, Size, Proximity to Target Area Residents	Historic Use / Current Use & Condition / Planned Reuse	Suspected Contaminants*
Centro REMAR #45 - Road 183, San Lorenzo/1.6 acres	Former Industrial Facility/Abandoned/ Industrial Commercial redevelopment	VOCs, PAHs, asbestos, metals, lead paint
Roosevelt Mini Market #221 – Street. 11, San Lorenzo/ 0.140 acres	Former Commercial Property/Abandoned/ Commercial redevelopment	VOCs, PAHs, asbestos, metals, lead paint, mold
Former Roosevelt Bar #252 – Street. 4 Urb.	Commercial Property/Abandoned/Commercial	VOCs, PAHs, asbestos,

Roosevelt, San Lorenzo/ 0.270 acres	Redevelopment	metals, lead paint, mold
Former Restaurant #245 – Street 3, San Lorenzo/ 0.157 acres	Former Restaurant/Abandoned/ Commercial reuse	VOCs, PAHs, asbestos, metals, lead paint, mold
Former Sports Bar #240 – Street 11/ 0.267 acres	Former Housing and commercial/Abandoned/ Mixed-use	VOCs, PAHs, asbestos, metals, lead paint
*According to the Agency for Toxic Substances and Disease Registry (ATSDR), the contaminants listed in Table 1 pose a real threat to human health. Health threats include damage to skin, liver, kidneys, heart, spleen; nervous, respiratory, hormonal, blood, & immune systems; may also cause neurological damage, birth defects and cancer (www.atsdr.cdc.gov).		

The five priority brownfield sites identified within the UC represent the municipality’s most immediate and high-impact opportunities for economic redevelopment. These properties (identified through municipal records, field inspections, and community input) include abandoned industrial facilities, long-vacant commercial buildings, and deteriorated mixed-use structures dispersed throughout the urban core. Together, they occupy strategic locations with direct access to existing roadway networks, utilities, and public services, positioning them for near-term redevelopment once environmental conditions are fully understood. Larger sites such as Centro REMAR are well suited for industrial expansion and municipal operations, including the planned growth of the Centro de Recuperación de Material Reciclable (REMAR), which supports regional materials recovery, job creation, and sustainable municipal services. Commercial Sites (Roosevelt Mini Market, Former Roosevelt Bar, and Former Sports Bar) offer strong potential for adaptive reuse such as retail, service-oriented business, professional offices, or commercial facilities that can reactivate downtown commerce, increase employment density, and strengthen the local tax base. The Former Restaurant presents an opportunity for stronger redevelopment that integrates commercial activity with complementary uses, increasing foot traffic and economic movement in the UC. By preparing these sites for redevelopment, EPA-funded assessments will accelerate the municipality’s ability to attract investment, stimulate job creation, strengthen the tax base, and reestablish UC as a functional and economically productive areas.

(1)c. Identifying Additional Sites: If grant funds remain after addressing target area/priority sites, we may choose to invest in properties outside the UC (in census tracts containing underserved residents or disadvantaged areas). Additional sites will be identified using the brownfield inventory and community/stakeholder input and prioritized based on demographic conditions that are similar to sites in the UC. Other ways we will identify additional sites are by reviewing the municipal abandoned-property inventory recently updated, and citizen reports collected through public meetings. This inventory will be cross referenced with EPA’s EnviroFact records, municipal land use data, and property tax information to identify additional brownfields with credible contamination concerns and redevelopment potential.

Revitalization of the Target Area(1)d. Overall Plan for Revitalization: Our reuse strategy for the UC is built on a clear vision: reclaim underutilized industrial and commercial land, reduce environmental uncertainty and restore these corridors as engines of local economic activity and community well-being. The municipality’s land-use revitalization priorities identify the UC as a strategic redevelopment area due to its concentration of existing infrastructure, proximity to residential neighborhoods, and historic roles as the municipality’s commercial and service center. In the UC, the strategy focuses on adaptive reuse of large, abandoned factories and industrial buildings into modern industrial facilities, logistics and distribution nodes, small business and entrepreneurship hubs, and community services centers. These reuses directly support the municipality’s goal of renewing the historic urban core, increasing local employment, and reducing population loss by creating safe, functional spaces that attract residents and businesses back into the once bustling area. Redevelopment plans include neighborhood-serving retail and transportation-related amenities that enhance connectivity and access to goods and services for nearby residents. **San Lorenzo is requesting \$500,000, most of which will be used for Phase I and Phase II Environmental Site Assessments (ESAs),** providing the initial, highest risk investment necessary to access leveraged funds and achieve our revitalization goals. With EPA funds to cover environmental assessment and planning costs, we will realize the outcomes and benefits outlined below.

(1)e. Outcomes & Benefits of Reuse Strategy: Once redevelopment begins economic benefits will materialize quickly. Blighted properties that currently lower the UC's surrounding property values and constrain municipal revenues, will be reinvented to unlock long term fiscal gains. **The full redevelopment of table 1 priority sites will create an estimated 70 construction jobs, 50 permanent jobs, modern commercial development, an estimated \$681K in annual tax revenue, and eliminate threats to less fortunate and vulnerable residents such as the elderly and children's communities.**

Using these sites as examples, the redevelopment success of the UC can be replicated across San Lorenzo to restore economic vitality and reduce long-standing environmental burdens. Redevelopment of Centro REMAR will reclaim one of the most underutilized industrial assets within San Lorenzo's Urban Center, allowing the property to be repositioned to support the expansion of municipal services. Assessment and reuse of Centro REMAR and Former Roosevelt Bar will reduce long-standing vacancy in highly visible but blighted locations within the UC, restoring commercial presence along established business corridors and enabling redevelopment for neighborhood-serving retail or small business activity. The Former Restaurant represents a critical opportunity to convert an obsolete property into a productive asset that integrates commercial uses with complementary functions, increasing land-use efficiency, and employment stability. Reuse of the Former Sports Bar will address a deteriorated property that currently disrupts the visual and economic foundation of the UC. Together redevelopment of these five sites will generate construction and permanent jobs, reduce crime associated with abandoned properties, improve environmental quality, and restore confidence in areas that have experienced decades of decline.

Strategy for Leveraging Resources(1)f. Resources Needed for Site Reuse: While EPA funding will provide a critical foundation by identifying contamination, quantifying risk, and preparing cleanup pathways in the UC, additional financial and technical resources will be essential to transform these properties into productive community-serving assets. The municipality is eligible for the following sources: EPA Clean-Up and Multipurpose Grants (\$2M/\$1M), FEMA Public Assistance and Hazard Mitigation funds, HUD Grants (including potential Section 108 Loan Guarantees, that offers up to \$5M for brownfield redevelopment and economic development activities), Puerto Rico Department of Natural and Environmental Resources (DNER) remediation programs, Community Development Block Grants (CDBG-DR and CDBG-MIT)(with over \$1.9 billion available island wide, portions of which can support demolition, infrastructure, and housing tied to revitalization effort), and USDA Rural Development grants and loans (with programs offering up to \$300K in grants and \$1M in low interest loans for community facilities, economic development, and resiliency-related reuse. which would reduce liability barriers and improve readiness for commercial reuse. Redevelopment for the UC will also require leveraging resources for infrastructure modernization, including electrical upgrades, telecommunication improvements, and selective building stabilization, which these efforts can be supported through the Puerto Rico Infrastructure Financing Authority (PRIFA)

EPA assessment funding is therefore foundational: it enables us to meet the programmatic requirement that must be completed before major federal, or Commonwealth reinvestment can be deployed. Without these assessments, millions of dollars in available resources remain inaccessible or stalled. With EPA assistance, we can prepare properties for redevelopment, eliminate uncertainty for developers, realize and document revitalization success within the next 2-4 years, and directly align brownfields work with the broader multimillion dollar revitalization vision underway across the municipality.

(1)g. Use of Existing Infrastructure: The UC is positioned for efficient and cost-effective redevelopment due to the availability of existing infrastructure that can support new industrial, commercial and community-serving uses. The Centro REMAR, Roosevelt Mini Market, Former Roosevelt Bar, Former Sports Bar, and Former Restaurant are all located within the municipality's most developed utility network, where infrastructure was historically designed to support concentrated commercial service activity. These sites already benefit from established water and sewer service, three phase electrical power, telecommunications and fiber-optic connections, and paved roadway access into San Lorenzo's urban grid. Reusing these established infrastructure elements avoids costly expansion into undeveloped land and aligns with our Territorial Plan, which prioritizes redevelopment of previously developed parcel over greenfield expansion. This approach maximizes return on federal investment, accelerates redevelopment timelines, and supports our long-term revitalization and economic recovery goals. Additional funding for roads, trails, or other infrastructure necessary for planned reuse will be sought from the US DOT Rebuilding American Infrastructure with Sustainability and Equity

(RAISE) Grant program, the recently enacted Infrastructure and Jobs Act, local funds (when available), and CDBG funds.

(2) Community Need and Community Engagement, Community Need (2)a. The Community’s Need for Funding: San Lorenzo faces persistent socioeconomic, infrastructural, and public health challenges that significantly limit its ability to revitalize abandoned and deteriorated properties without federal support. With a MHI of \$21,320, the municipality’s income levels are at almost ¼ of the U.S. median of \$78,538 (2(c)), reflecting the deep economic constraints that shape daily life for families across the municipality. Poverty levels remain extremely high with the municipality falling over 56.8% percent below the poverty line, more than 4x the rate in the U.S. with 12.4%. While unemployment remains elevated at 6.7% according to the 2023 ACS. These economic conditions reduce our tax base, weaken local revenue streams, and leave little fiscal capacity for environmental assessments, demolition, or property reuse planning. Like many communities in Puerto Rico, San Lorenzo has endured decades of natural disasters, economic decline, population loss, and disinvestment. Unlike many mainland communities, Puerto Rican municipalities cannot access key redevelopment tools such as Tax Increment Financing (TIF), leaving them with limited mechanism to incentivize private investment or offset the cost of environmental due diligence. Local crime data indicate that San Lorenzo residents experience a property crime rate of 37.5 per 1,000 suffer from theft, burglary, arson, or assault placing the municipality in a low safety percentile compared to U.S. cities (PR Police Database). These conditions are particularly acute near abandoned and underutilized properties in the UC, where blight and vacancy contribute to illegal activity and community disorder. Our \$19.6M annual municipal budget is insufficient to fund environmental assessments (as it is tied to basic services and community needs), and local programs cannot address the scope of deterioration without federal intervention. EPA Assessment funding is therefore essential to begin the due diligence needed to unlock redevelopment, protect vulnerable residents, and activate reinvestment in some of the municipality’s most distressed corridors.

(2)b. Health or Welfare of Sensitive Populations: Our most vulnerable residents (including children, elderly, low-income families, and individuals with chronic health conditions) face heightened health risk due to deteriorated structures, mold, pest, and unsafe environmental conditions. According to the 2023 ACS, 56.8% of the UC residents are living under the poverty line, while the MHI in the target area is less than 1/4 of the U.S. MHI (Table 2). The municipality has a high proportion of residents living in older housing and in close proximity to deteriorated brownfield sites, particularly within the UC. **According to ACS 2023 data, 37.6% of San Lorenzos’ housing stock was built before 1978, increasing the likelihood to exposure of materials such as lead-based paint, asbestos, and contaminants from aging electrical system.** These risks are especially concerning for children, elderly, and individuals with chronic health conditions, who are more susceptible to adverse effects from deteriorated building materials and unassessed contaminants. Many of the abandoned structures in the UC originated from

Table 2	US ¹	PR ¹	SL ¹	UC
Median Household Income	\$78,538	\$25,096	\$21,320	\$14,328
Percent Minority	19.1%	99.1%	99.6%	100%
Individuals Living in Poverty	12.4%	41.6%	44.6%	56.8%
Children Living in Poverty	16.3%	55.6%	51%	75.9%
Elderly Living in Poverty	10.4%	39.2%	50.5%	46.7%
¹ Stats from 2023 ACS				

mid-century manufacturing and may contain PFAS, VOCs, PAHs, and PCBs all linked to cancers, asthma, endocrine disruption, and low birth weight. Families within the UC who cannot relocate, reside adjacent to deteriorated brownfields experience chronic dampness, leaking roofs, pest infestation, and hazardous structural conditions. These factors underscore

the pressing need for environmental assessment to determine the extent of potential contaminants in the structures present and available for reuse in the UC. Conducting Phase I and Phase II ESAs will allow the municipality to identify pathways of concern, reduce risk associated with deteriorated structures and petroleum releases, and support redevelopment efforts that improve health, safety and overall quality of life for our residents.

(2)c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The Puerto Rico Comprehensive Cancer Control Plan (PRCCC) identifies regional disparities, including higher cancer mortality incidence in the southeastern region (including San Lorenzo) for cancers such as lung, colorectal and liver compared to the other Health Regions on the island. Infant health indicators further underscore the community’s vulnerability. In San Lorenzo, the incidence of low birthweight increased by nearly 30% from 2021 to 2023, a trend that may suggest potential exposure to environmental

contaminants associated with adverse birth outcomes. Asthma rates are also disproportionately high: in 2021, the Caguas Health Region (where San Lorenzo is located) recorded the highest asthma prevalence in Puerto Rico at 12.7%, exposing a significant respiratory health burden. An estimated 37.6% of residential structures in the municipality were built before 1978, elevating the potential for the presence of lead base paint, asbestos-containing materials, outdated plumbing, and aging electrical systems. Residents of these older homes (particularly children, pregnant women, older adults) face increased susceptibility to health risk associated with deteriorating paint, dust accumulation and degradation of building components. Currently there are 23 San Lorenzo properties with environmental records in EPA's EnviroFacts Data Base. **Identification and removal of environmental contaminants present at brownfields in our target area will reduce exposure of our underserved populations to these materials and in turn, reduce disproportionate incidences of disease and other poor health outcomes residents currently experience.**

(2)d Economically Impoverished/Disproportionately Impacted Populations

With 56.8% of the UC residents living below the federal poverty line, a MHI of only \$14,328, and unemployment rate of 6.7%, many families lack the financial means to relocate from unsafe homes, maintain aging structures, or mitigate health hazards that accumulate in long-neglected properties. Residents in these areas face additional constraints that make them more economically vulnerable. Many households rely on fixed low wages, have limited access to private transportation, and live in aging housing stock that requires maintenance beyond what most residents can afford. As a result, residents remain in proximity to abandoned factories, former gasoline stations, and deteriorated infrastructure that contribute to hazardous conditions and suppress community investment. Conditions within the UC further aggravate the economic challenges. Long term vacancies reduce surrounding property values, discourage commercial activity, and places greater financial burden on households already struggling to meet basic needs. The municipality's limited tax base, combined with a budget that must prioritize essential public services, restricts our ability to undertake environmental assessments or initial redevelopment activities without federal support. Without these assessments, we cannot legally or safely pursue demolition, rehabilitation, or redevelopment of hazardous structures, nor can we access millions of dollars in CDBG-DR, FEMA, USDA, HUD, and other federal programs that require environmental due diligence. Redevelopment of the priority sites in the UC will directly help address these economic challenges by reducing the burdens that deteriorated properties impose on nearby households. For example, assessing the Centro REMAR and Former Restaurant for reuse will eliminate long-standing vacancy that currently depresses adjacent property values and limits business activity in the surrounding area. Reuse of the Roosevelt Mini Market Former Roosevelt Bar can create new employment opportunities, expand access to services, and attract small business that strengthen the local economy. Similarly, assessment of the Former Sports Bar will allow the Municipality to determine environmental conditions at a site that has long remained underutilized despite its strategic location within the urban grid. Together, environmental assessments of these sites will reduce uncertainty, guide cleanup planning, and position the municipality to pursue redevelopment projects that improve neighborhood conditions, support job growth, and lessen the financial pressures facing economically vulnerable households.

Community Engagement (2)e. Prior / Ongoing Community Involvement & (2)f. Project Roles:

We have established a clear, community-centered approach to engagement that ensures residents, community organizations, faith-based groups, and service providers are active participants in the development, implementation, and long-term reuse of brownfield sites. Engagement activities are designed to ensure transparent communication, broad dissemination of information, and meaningful participation from those living closest to deteriorated structures. The municipality has secured commitments from local organizations (Table 3) that play essential roles in information sharing, community outreach, and feedback collection. These partners represent diverse sectors of the community and are strategically positioned to engage residents who may otherwise have limited access to municipal processes. These partners ensure that information reaches households across multiple demographic groups including elderly residents, low-income families, faith communities, and informal networks. Their involvement strengthens community trust, increases awareness of the assessment process, and ensures that residents most affected by unsafe housing conditions have clear accessible ways to participate. The municipality has designated a community leader who serves as a municipal liaison to help coordinate community visits and promote any planned activities or project. When new initiatives are undertaken, the

municipality assembles a dedicated team that works in partnership with the community leader to support outreach and ensure effective community engagement

Table 3 – (2)f. – Project Roles

Name or Organization	Point of Contact (name/email)	Mission, Description and Project Roles (Specific involvement in the project or assistance provided)
Urb. Roosevelt	Carmen Torres de Leon 787-225-3970 ctorres2@sanlorenzo.gov.pr	Long standing community representative, Ms. Torres de Leon will disseminate information regarding assessment activities, encourage resident participation, collect feedback on priority site, and ensure that concerns from Urb. Roosevelt residents are relayed directly to municipal staff.
Renacimiento Cristiano de San Lorenzo Church	Pastor Jorge L. Marcano Acevedo 787-914-4231 ircsanlorenzo@gmail.com	Faith-based organization that will support outreach by informing congregants about the grant, distributing materials, and hosting informational discussions. Churches are highly trusted in San Lorenzo and are essential channels for engaging senior, families, and vulnerable residents who may be unaware of environmental risks.
Primera Iglesia Dios Primitiva Church	Pastor Vicenta Matos 787-618-5701	The congregation plays a complementary role by helping distribute program information, facilitating communication with families in the Roosevelt sector, and supporting attendance at public meetings.
Advance Community Center	Director Norberto Fonseca 407-686-5166 nfonseca@advanceseniorcenter.com	As a service provider for older adults, the Center will assist in circulating information to seniors, a population especially sensitive to the health risks associated with abandoned structures, mold, and deteriorated building materials. They will also help gather feedback on how redevelopment could improve accessibility and neighborhood safety.
PathStone	Sr. Albert Rivera 787-579-6923	Non-profit & current EPA Job Training Grant recipient who will provide economic development & job creation expertise by training local residents as remediation and renewal energy construction professionals who can work on planned redevelopment projects.

(2)h. Incorporating Community Input: The municipality will implement a comprehensive and proactive communication strategy to ensure that residents remain fully informed and actively engaged throughout the brownfield assessment and redevelopment process. We will hold a total of 8-12 formally scheduled public meetings during the 4-year grant period, dedicated to explaining the EPA Assessment Grant, presenting proposed target areas, answering questions, and gathering public input on priority sites. These discussions will be reinforced through regular integration into existing municipal meetings (such as community council sessions and Federal Programs Office briefings) so that residents have ongoing opportunities to participate and voice concerns. To expand outreach, the municipality and its partners will distribute flyers, digital notices, and printed materials through community leaders, churches, and the Advance Community Center, while also using the municipal website and social media platforms to reach households across all age groups and neighborhoods. Community leaders will conduct direct outreach to residents near deteriorated structures to ensure that sensitive populations, including the elderly and low-income families, can express their concerns about health risks, neighborhood safety and redevelopment possibilities. Input gathered through these methods will directly shape decisions regarding site selection and reuse by helping identify the abandoned structures that pose the greatest hazards, determining where demolition or rehabilitation would most improve living conditions, and clarifying community preferences for new housing, open green spaces, or essential amenities. This resident-driven process will align assessment activities with our broader revitalization plans, ensuring that redevelopment strengthens safety, mobility, and quality of life while addressing the long-standing issues most affecting the municipality’s economically vulnerable communities. In addition to these core engagement activities, the municipality will implement several enhanced strategies to deepen resident participation and ensure that community guidance actively shapes assessment and redevelopment decisions. We will establish a Brownfields Community Advisory Group (CAG) composed of residents from the Roosevelt Community, local business owners, youth representatives, faith-based leaders, and public health advocates. This CAG will meet quarterly to review assessment progress, discuss site findings, evaluate emerging concerns, and provide direct recommendations on prioritizing properties for reuse. To ensure accessibility, the municipality will also host “Open Office Hours” at the Federal Programs Office, where residents can meet directly with municipal staff, ask questions, report hazardous properties, or submit suggestions for redevelopment. A dedicated Brownfields feedback phone line and email address will be created to allow residents to report unsafe structures, flooding impacts, or environmental concerns at any

time, ensuring that input extends beyond scheduled meetings. For residents who face mobility limitations, we will deploy walking tours with community leaders, allowing staff and residents to jointly document unsafe properties and discuss potential improvements onsite. These activities will be supported by multilingual informational materials and ADA-compliant communication tools to ensure equitable access. By integrating these diverse engagement methods, we will create a strong, transparent framework that both satisfies EPA requirements and empowers residents to guide each step of the assessment and redevelopment process.

(3) Task Descriptions, Cost Estimates, & Measuring Progress, Description of Tasks/Activities & Outputs:

(3)a. San Lorenzo will begin activities immediately upon award confirmation, working to prepare a Work Plan approved by the EPA PM/PO. No subawards or participant support costs are planned. After the Cooperative Agreement period begins, San Lorenzo and its QEP will complete the following tasks:

Task/Activity 1: Program Management, Training Support, Brownfield Inventory/Prioritization

i. Project Implementation: San Lorenzo staff will travel to the PR Brownfields Week and the National Brownfields Conference, participate in calls, meetings, and correspondence between San Lorenzo, QEP, EPA, etc. to manage the grant's Cooperative Agreement. 8-12 public meetings to update communities on the grant and seek public input and involvement; supplies: printed flyers, advertising, postage, etc. We will complete Quarterly, DBE, Annual reports, and ACRES database entries, and will track contractor costs, comparing to the budget, expenditures, project progress, and milestones to ensure timely expenditure of funds within the prescribed 4-year project period. San Lorenzo, with QEP support, will continue to develop a brownfield inventory and will use it to help accomplish reuse goals. Inventoried sites will be prioritized based on criteria discussed with stakeholders: 1) reuse potential, 2) environmental or health impact, and 3) community input. Additional sites will be identified by San Lorenzo, community leaders, local governments, redevelopment investors, and through community outreach. Priority will be granted to sites within disadvantaged communities and sites near residential areas that pose health risks to underserved communities. Priority will also be considered for sites that have a higher chance of redevelopment and a greater economic impact potential within our target area.

ii. Schedule: QEP will be selected through a competitive bidding process (compliant with federal procurement regulations - 2 CFR 200.317 - 200.326 and "Brownfield Grants: Guidance on Competitively Procuring a Contractor – May 2023") before Cooperative Agreement begins; correspondence will occur at least monthly (more frequently as specific project activities require) throughout the grant; update and prioritize brownfield inventory the first 2 quarters, then as necessary for the remainder of the grant; ACRES updates will be conducted at least quarterly throughout the grant.

iii. Task/activity Leads: San Lorenzo & QEP

iv. Outputs: Travel-Municipal staff to regional/national brownfields conferences/meetings; prioritized inventory; project performance reports: 16 Quarterly Reports, ACRES entries, 4 DBE reports, 4 annual financial reports, etc.; calls, meetings, and correspondence between San Lorenzo, QEP, EPA, etc. to manage the grant's Cooperative Agreement.

Task/Activity 2: Environmental Investigation

i. Project Implementation: Prior to applying for site eligibility, we will prepare and execute access agreements for each site being considered. Eligibility determinations will be completed under this task, and the QEP will complete Phase I ESAs on sites selected by San Lorenzo. All Phase I ESAs will be conducted in accordance with the ASTM standard (E1527-21) and the All-Appropriate Inquiry (AAI) rule. Areas of focus will include those identified as priority sites listed in Table 1. The QEP will prepare a Quality Assurance Project Plan (QAPP) as well as Sampling & Analysis Plans (SAP) for EPA approval, and Health & Safety Plans (HASP). Once approved, the QEP, directed by San Lorenzo, will complete Phase II ESAs based on environmental conditions identified in the preceding Phase I ESAs.

ii. Schedule: Obtain site access, request eligibility determinations & finalize site access to initial sites for investigation-early 2nd Quarter of Grant period; Begin Phase I ESAs-2nd Quarter of Grant period; Submit QAPP to EPA for review/approval; QAPP approval & Phase II ESAs begin-3rd Quarter of Grant period; all Phase I ESAs completed-end of 15th Quarter of Grant period; all Phase II ESAs completed, and final contractor invoices submitted-45 days before end of grant period.

iii. Task/activity Leads: San Lorenzo & QEP

iv. Outputs: 10 Phase I ESAs; QAPP and SAP/HASP; estimated 10 Phase II ESAs.

Task/Activity 3: Clean-up/Reuse Planning:

- i. Project Implementation:* The QEP, directed by San Lorenzo, will prepare site specific clean-up plans/documents, including: Analysis of Brownfield Cleanup Alternatives, remediation plans, site closure letter requests, clean-up funding development, and site reuse visioning, as needed (1.c.i).
- ii. Schedule:* Prepared after Phase I and II ESAs are complete, contamination is present, and cleanup is even necessary. Task 3 activities will continue throughout the grant period.
- iii. Task/activity Leads:* San Lorenzo & QEP
- iv. Outputs:* 6-10 cleanup planning and/or reuse documents and 1 design charette/visioning session.

Task/Activity 4: Community Outreach & Involvement:

- i. Project Implementation:* 8-12 public meetings will be held during the grant period to update the community on ESA progress and seek public input/involvement. Print and mail material for project/site information and marketing documents will also be funded under this task. The municipality will complete this task, assisted by the QEP, who will manage the technical aspects of the community outreach program and will attend/participate in outreach events. Social media outlets and other online media will be developed/maintained, and outreach efforts will inform the public on the progress of investigation/cleanup planning activities and provide marketing resources for future development. Additional sites will be identified during public community outreach meetings. These meetings will be focused on public engagement including what sites the community views as a priority for redevelopment. Priority will be granted to sites identified by underserved communities, especially when those sites are within communities identified as disadvantaged.
- ii. Schedule:* 2-4 brownfield committee meetings planned per year and 2-3 public meetings planned per year with the 1st planned for the 2nd Quarter of the grant period.
- iii. Task/activity Leads:* San Lorenzo & QEP
- iv. Outputs:* 8-12 public meetings to update the community on the brownfield assessment progress and seek public input and involvement; to provide input into the inventory and site prioritization, reuse plans, economic development, and community engagement efforts; supplies: printed flyers, advertising, postage, etc.

We will work diligently to assure startup activities are completed per the tasks and schedule above. The municipality will allocate all grant funds to project properties before the final quarter of the grant period to assure that grant task activities are completed before the end of the 4-year Cooperative Agreement contract. Because there is a high demand for assessments and site access has already been obtained for two of the priority sites in Table 1, it is likely that funds will be spent prior to the end date. We are proactively communicating with representatives of privately-owned brownfields to gain access and resolve issues in anticipation of this grant funding as well as non-grant funded assessment activities. Such communication initiates the process for eventual property transfer and redevelopment. These discussions create a positive dialog between property owners, local government, and impacted citizens.

3.b. Cost Estimates: We will allocate \$399,500 to Phase I and II ESAs (or 80% of total grant funding assigned to ESAs). The costs outlined in Table 4 were developed anticipating tasks necessary to efficiently identify, characterize, and plan for the remediation of the priority sites listed in Table 1.

Table 4 Budget	Budget Categories ¹	1. Program Mgmt, Training Support, Inv / Prioritization	2.Phase I / II ESAs	3. Clean-up / Reuse Planning	4. Community Outreach & Involvement	Budget Category Total
Direct Costs	Personnel	\$4,369	0	\$462	\$796	\$5,627
	Fringe Benefits	\$1,463	0	\$155	\$266	\$1,884
	Travel	\$4,000	0	0	0	\$4,000
	Other	0	0	0	\$414	\$414
	Contractual ²	\$20,995	\$399,500	\$55,000	\$12,580	\$488,075
TOTAL BUDGET		\$30,827	\$399,500	\$55,617	\$14,056	\$500,000.00

¹Table 4 only includes budget categories with costs. ²In accordance with Federal, State, and local procurement regulations.

Tasks will be completed at the anticipated unit costs with the following anticipated outputs/outcomes:

1. Program Management & Training Support, Inventory/Prioritization: \$30,827.21 – **Travel:** Attend National Brownfield Conf.: airfare x 2 @ \$1,400, 2 rooms, 3 nights lodging @ \$1,700, meals @ \$650, ground transportation @ \$250 = \$4,000, **Administrative:** total \$4,368.70, includes work by the Director of Federal Programs (annual salary \$38,426), committing 95hrs for project management =

\$1,757.50; and work by the Director of Finances (annual salary \$56,652), committing 96hrs = \$2,611.20 for a total of \$4,368.70, **Fringe Benefits:** total 1,436.51, calculated at 33.5%, including Retirement 20%, Soc. Sec. 6.20%, Medicare 1.45%, Unemployment Insurance 4.40%, State Ins. (FSE) Workers Comp. 1.45%, **Contractual:** total \$20,995, includes approximately 125 hrs. \$85/hr. = \$10,625 for inventory, & approximately 122 hours \$85/hr. = \$10,370 for program mgmt.

2. Env. Investigation: \$399,500 – **Contractual:** 10 Phase I ESAs at an average cost of \$3,800 each = \$38,000, & 10 Phase II ESAs at an estimated cost of \$30,000-\$45,000 (depending on site complexity/environmental conditions) = \$361,500 (@ \$36,150 average cost). Though our budget will support 10 Phase I's and 10 Phase II ESAs, we understand that large sites may need more investment requiring us to realign the budget during the grant period. Areas of focus will include those already determined in the inventories as priority sites listed in 1.a.ii.

3. Clean-up & Reuse Planning: \$55,617.44 – **Contractual:** 6-10 ABCAs/clean-up plans, \$5,000 each = \$40,000. 1 Design Charette expected to cost \$15,000 each = \$15,000. **Administrative:** total \$462.50, Director of Federal Programs committing 25hrs for planning; **Fringe Benefits:** total \$154.94.

4. Community Outreach & Involvement: \$14,055.35 – **Other:** printed flyers, advertising, grant fact sheets, outreach visual aids, advertising, postage, etc. = \$413.36, **Contractual:** approx. 148 hours at an estimated \$85/hr. = \$12,580. **Administrative:** total \$795.50, Director of Federal Programs committing 43hrs for outreach activities; **Fringe Benefits:** total \$266.49.

3.c. Plans to Measure & Evaluate Environmental Progress & Results: We will track, measure, and evaluate progress through meeting minutes, progress and budget tracking spreadsheets, Quarterly and Annual Financial Reports, quarterly review/analysis of grant performance, ACRES entries, monthly operations review/progress reports, and completion of Work Plan tasks. If planned outputs/outcomes are not achieved or milestones/project schedule outlined in 3.a. are not being met, we will create a corrective action plan to identify deficiencies and make appropriate adjustments to achieve the outputs on schedule. Further, we will have the following measurable outcomes: sites/acreage assessed, jobs created/retained, redevelopment complete, number of parcels, acreage made ready for greenspace/recreation, and leveraged monies. These and other statistics will be included in quarterly reports and ACRES submittals as data becomes available, which will allow the EPA to better evaluate and highlight the grant program's progress/success. At grant closing, San Lorenzo will provide a final report to the EPA and our residents summarizing project outputs and outcomes. After environmental work is complete, it is in San Lorenzo's best interest that redevelopment happens, therefore, close monitoring of subsequent actions will be done diligently. Outputs and outcomes following the close of the grant will be uploaded to EPA's ACRES for continued monitoring of the program's success.

4. Programmatic Capability & Past Performance, a. Programmatic Capability, a. Organizational Capacity, b. Organizational Structure & c. Description of Key Staff: San Lorenzo has the organizational capacity, staff experience, and internal controls necessary to successfully manage an EPA Brownfield Assessment Grant. The project will be overseen by the Office of Federal Programs, which has more than a decade of experience administering complex federal and Commonwealth programs, including those funded by the U.S. Department of the Treasury, USDA Rural Development, HUD, FEMA, Public Assistance and Hazard Mitigation, and the Puerto Rico Department of Housing (CDBG-DR). Under the leadership of Samary Ruiz Mercado, Director of Federal Programs, who will serve as the Project Manager, the office has managed multimillion-dollar awards requiring strict adherence to federal procurement rules, multi-year project schedules, detailed reporting, and interagency coordination. Ms. Ruiz's background over 10 years' experience in planning, monitoring, and compliance ensures the municipality can meet EPA's Cooperative Agreement requirements, including QAPP preparation, oversight of Qualified Environmental Professionals (QEP's), submission of quarterly reports, community engagement documentation, and proper expenditure tracking. The municipality maintains strong internal financial and administrative controls that comply with 2 CFR Part 200. Our Finance Department, led by Janet Diaz, Director of Finance, oversees procurement, contracting, and accounting for all federal awards. The department uses standardized processes for cost allocation, contractor payment review, invoice verification, and maintenance of audit-ready documentation. These established systems will support all EPA cost-reimbursement requirements and ensure accurate reporting of assessment activities, budgets, and deliverables. The municipality's procurement procedures comply with both Puerto Rico law and federal procurement standards, ensuring that the QEP will be selected

competitively and transparently. This team will be supported by other municipality departments including finance, utilities, engineering, legal department, and office of the Mayor

(4)d Acquiring Additional Resources: The aforementioned staff will oversee the QEP procurement process and the acquisition of additional resources. Through a competitive bidding/procurement process, we will select a QEP according to federal procurement regulations (2 CFR 200.317 through 200.326 and “Brownfield Grants: Guidance on Competitively Procuring a Contractor – May 2023”) and experience conducting environmental investigation and working with the PR Department of Natural and Environmental Resources (DNER). We will make every effort to contract with Disadvantaged Business Enterprises (women and/or minority owned) and consultants/contractors who employ disadvantaged people, when possible, and we will require our QEP to make every effort to do the same. San Lorenzo will also engage with Invest in Puerto Rico, a nonprofit investment promotion organization created by law, via Act 13–2017 to increase investment in the region. The team and execution plan outlined above will ensure timely and successful expenditure of funds within the 4-year project. As appropriate, we will utilize visioning sessions and other assistance/advice offered by the Technical Assistance for Brownfields (Region 2 TAB) to maximize the incorporation of community input. We will work with the PR Small Business Administration (PRSBAs) to identify small businesses in the area with strong labor practices who have been vetted by the PRSBAs as qualified to perform remediation activities and other contracted services. We will invite the vetted contractors through the competitive bidding process noted above. We will also work with PathStone (see 2.(f)) to link our community members to job opportunities related to the investigation, remediation, redevelopment, and ultimate reuse of brownfields.

4.b. Past Performance & Accomplishments, ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (1) Purpose & Accomplishments: San Lorenzo has not received an EPA Brownfields grant. We have received other assistance indicated below.

Table 5 – Past Federally/Non-Federally Funded Assistance Agreements

Awarding Agency	Project	\$ Received	Accomplishments/Outputs/Outcomes/Measures of Success
Community Development Block Grants	Proyect Riverview	\$10,300,000	Acquisition and rehabilitation of 46 properties along the municipality’s main urban corridor
TLC	Operational Costs	\$2,400,000	\$2,200,000.00 in Payroll Payments to Staff of the Samaritano Transportation System and \$200,000.00 in Contracts (Payment for Private Security for Public Vehicle Storage Area)
DOJ	COPS Hiring Program	\$1,154,074	Rehired 15 community police officers scheduled for layoff, ensuring stable public safety staffing levels throughout the three-year grant period. Compliance documented through quarterly progress reports and payroll
HUD	Section 8 Housing Voucher	\$1,363,709	Provided vouchers for 95 families to have affordable housing

4.b.ii(2) Compliance with Grant Requirements: All assistance agreement terms and conditions were met for the above-mentioned projects, including reporting the number of residential units constructed and who/where/how many received Section 8 vouchers under the HUD program, financial reports, quarterly progress reports, and final reports. HUD quarterly and final reports are similar to the EPA Brownfields Grant program’s and are due at the same time. We will use a coordinated effort to create a synergy in reporting outputs/outcomes of both when we have funding from these programs simultaneously. **All goals, outputs, and outcomes (Table 5) in the work plans of the aforementioned grants were achieved, and reports discussed were completed on time.** Because goals, outputs, and outcomes were met, no corrective measures were necessary or taken. San Lorenzo followed all reporting and performance protocols, and will continue to do so with other federal funded grants.

III.B. Threshold Criteria for Assessment Grants

III.B.1 Applicant Eligibility

The Municipality of San Lorenzo meets the definition of a Local Government under 2 CFR 200.64 and is a political subdivision of Puerto Rico. It is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.

III.B.2 Community Involvement

Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community's Brownfields program's success. Communication is a two-way process, and our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions and solutions. 8 to 12 outreach events (2-3 per yr.) will be held throughout the grant period to maintain stakeholder engagement and continue to gather public input on site selection and prioritization, assessment needs, cleanup decisions, mitigation measures from cleanup/redevelopment activity, and reuse planning. Outreach events, open to the general public, will be advertised through municipal and partner websites, local papers, radio, and social media platforms (earned media and other low-cost, no-cost or in-kind methods) ensuring that the entire community has an opportunity to provide input. When social distancing or other restrictions limit in-person community meetings, we will follow existing recommendations/guidance including EPA's Office of Land and Emergency Management *Socially Distant Engagement Ideas for EPA Brownfield Grant Applicants* that discusses Virtual Tools (online meeting platforms, social media, QR codes, web page or email updates, etc.) and Non-Digital Approaches (phone or conference calls, flyers, newspaper ads, local TV, and radio, etc.). See Section 2.B.(2). of the Narrative/Ranking Criteria for further information.

III.B.3 Expenditure of Existing Grant Funds

This criterion is not applicable as the Municipality of San Lorenzo is not a current EPA Brownfields Assessment Grant recipient.

III.B.4 Contractors and Named Subrecipients

The Municipality of San Lorenzo has not procured/named any contractors or subrecipients.