



City of Gainesville

Gainesville Community Reinvestment Area

1. Applicant Identification

City of Gainesville, FL
Gainesville Community Reinvestment Area
PO Box 490, Station 48
Gainesville, FL 32601

2. Website URL: <https://www.gainesvillefl.gov/Home>

3. Funding Requested

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

4. Location

a) City of Gainesville, b) Alachua County, c) Florida

5. Target Area and Priority Site Information

Target area: Gainesville Community Reinvestment Area
Census tracts (CTs): 12001000200, 12001000400, 12001000500, 12001000600,
12001000700, 12001000902, 12001001000, 12001001902

Priority sites:

- Vacant Church: 519 SW 5th Avenue, Gainesville, FL, 32601
- Jones Edmunds and Associates: 730 NE Waldo Road, Gainesville, FL 32061

6. Contacts

a. Project Director

Rick D. Smith, GCRA Director
Gainesville Community Reinvestment Area, City of Gainesville
352-393-8203
smithrd@gainesvillefl.gov
2153 SE Hawthorne Road, Suite 223
Gainesville, FL 32641



City of Gainesville

Gainesville Community Reinvestment Area

b. Chief Executive/Highest Ranking Elected Official

Mr. Harvey Ward, Mayor
 City of Gainesville
 352-334-5016
wardhl@gainesvillefl.gov
 200 E University Avenue
 Gainesville, FL 32601

7. Population

City of Gainesville, Florida: 143,611
 (US Census: 2019–2023 American Community Survey)

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
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).	8, 9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority

See attached.

10. Releasing Copies of Applications

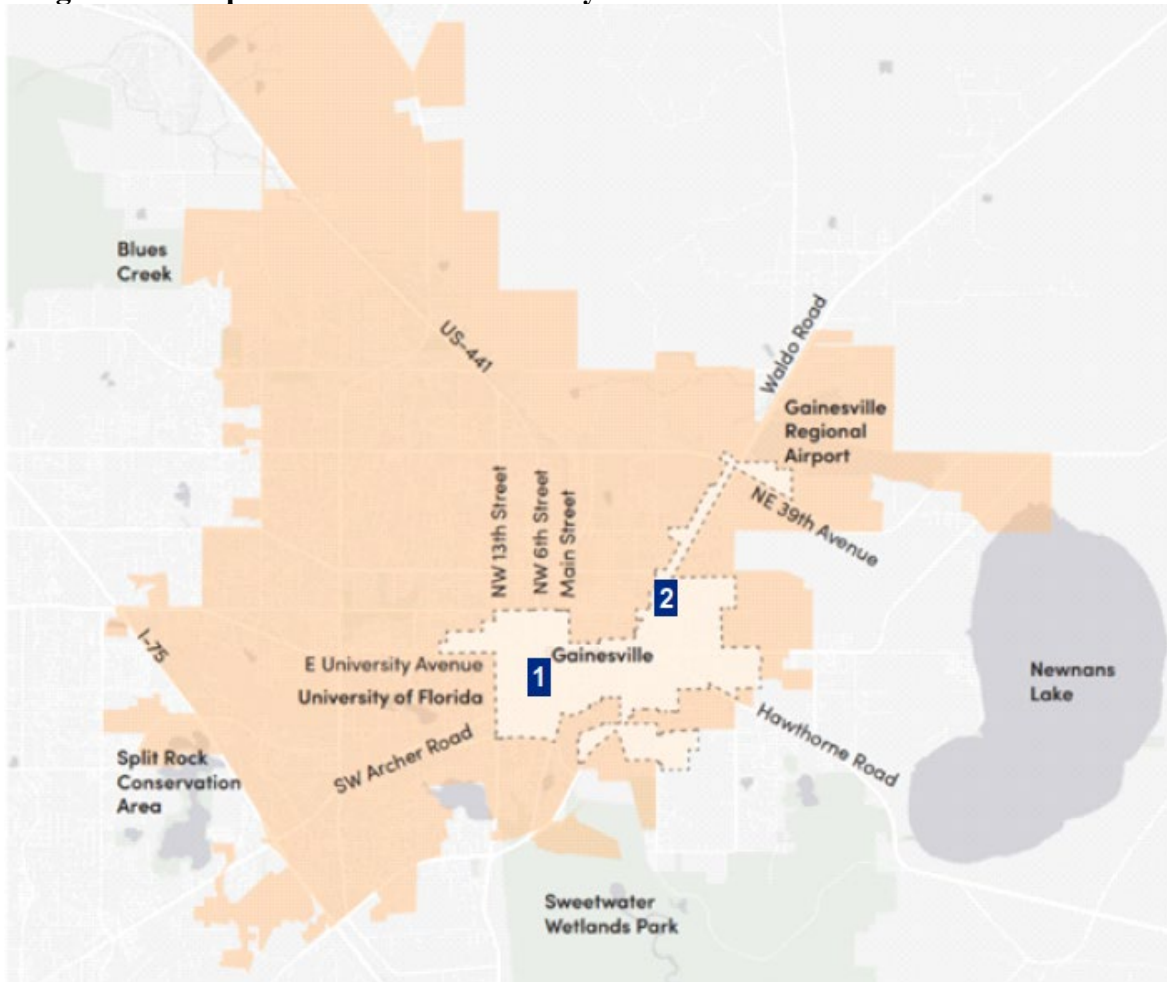
Not Applicable.



City of Gainesville

Gainesville Community Reinvestment Area

Target Area Map – Gainesville Community Reinvestment Area



Legend

- Gainesville Boundary
- Reinvestment Area

Priority Sites

- 1 Vacant Church
- 2 Jones Edmunds and Associates



FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

November 25, 2025

Alyssa Kuhn
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 13th Floor
Atlanta, GA 30303-8960
Kuhn.Alyssa@epa.gov

Dear Ms. Kuhn:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Gainesville Community Reinvestment Area's (GCRA) 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 the U.S. Environmental Protection Agency's (EPA) guidance document EPA-I-OLEM-OBLR-25-04, titled "FY26 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 IV.B.9. EPA Brownfields grant funding will strengthen the Agency's cleanup and redevelopment efforts. 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 GCRA consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The GCRA is also encouraged to contact Darrin McKeehen, the Northeast District Brownfields Coordinator, at (904) 256-1545 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Sweeney".

Scott Sweeney, Environmental Manager
Brownfields and CERCLA Site Screening Section

SS/jc

cc:

Daniel Blumberg, City of Gainesville – BlumbergDN@cityofgainesville.org
Darrin McKeehen, P.G., DEP Northeast District – darrin.mckeehen@floridadep.gov



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. a. Overview of Brownfield Challenges and Description of Target Area: The **geographic boundary** of this Assessment Grant is **the city limits of Gainesville**. The **target area** is the **Gainesville Community Reinvestment Area (GCRA)** comprising eight census tracts. The 1,500-acre GCRA consists of four former community redevelopment areas that were established under Florida's Community Redevelopment Act of 1969. These four areas met the statutory definition of blight, the criteria for which includes a prevalence of environmental conditions and other factors that hinder the revitalization of a community. Gainesville is Alachua County's largest city and the county seat.¹ The City was established in 1853 as a community built around citrus and cotton farming, with phosphate mining added after the American Civil War.¹ Agriculture and mining provided a secure economic base until a boll weevil infestation dismantled the cotton crops and World War I brought an end to the phosphate industry in the early 1900s. The University of Florida (UF) was established in Gainesville in 1906 and became a leader of employment and an economic driver in the 1920s and 1930s. After World War II, the City's population and economy grew due to veterans seeking education. During this rapid expansion, many new businesses opened, and buildings were constructed throughout the target area, many of which now sit abandoned and in disrepair. The infrastructure needed to sustain such rapid development was not available, and many unpermitted dumps were scattered throughout distressed residential neighborhoods and near schools. While attention was placed on UF and the temporary population increase caused by students moving to Gainesville year after year, the long-term residents of GCRA neighborhoods lived in UF's shadows. Despite the old buildings and areas of contamination, the cost of living is high, and residents need affordable, safe housing and accessible fresh food and social services. Although efforts are being made to renovate portions of the target area, blight and environmental contamination from historical industrial uses keep the area from reaching its potential. A "findings of necessity" study, which helped establish the East Gainesville Community Redevelopment Area in 2000, identified 30 sites with petroleum contamination. The **sensitive populations of all people living in poverty (43%), women (54%), and children living in poverty (52%)** are suffering from lingering **brownfield challenges** and isolation from the economic growth of the City to the west.² This grant will clean up contamination, revitalize the area, and bring affordable housing, jobs, and fresh food options to a deserving community.

b. Description of the Priority Brownfield Site(s): A windshield survey of the GCRA identified dozens of properties potentially hazardous to human health and the environment. Sites include vacant lots, unsanctioned dumps, former dry cleaners and fueling stations, and run-down industrial buildings. Florida Department of Environmental Protection (FDEP) records indicate approximately **70 sites have known contaminated releases within the target area**. The City selected two priority sites based on location, community need, environmental hazards posed, and the redevelopment plans for the properties.

The first priority site is the **Vacant Church** (0.16 acres) at the southeast corner of SW 5th Avenue and SW 5th Terrace in the Porters Community neighborhood. Built in 1948, it served as a local grocer from the 1940s through the 1980s, and later as a church. It has been vacant and boarded-up for almost a decade. A fenced yard to the east of the building is littered with abandoned shipping crates and rusted furniture. Fears regarding the unknown impacts from the **former rail depot** that adjoins the site to the west and a nearby **dry cleaner** have kept potential developers from reviving this vacant property. A local resident dreams of renovating the old church building and returning

¹ City of Gainesville, Florida, History; Britannica, The Editors of Encyclopedia, "Gainesville," *Encyclopedia Britannica*, 26.

² US Census: 2019–2023 American Community Survey.



it to its past use as a small grocery store (bodega) and garden, offering fresh food and essentials. Renovation plans have been submitted, but assessment is needed to confirm if environmental concerns that exist on this property, including addressing **asbestos-containing materials (ACM)** and **lead-based paint (LBP)** in the building itself before renovations can begin. The grant would assure residents that if contamination is present, a remediation plan could be developed and implemented. Its location on the corner of a neighborhood block would serve well for a **new bodega, improving the walkability of the area** and **providing fresh food** and general necessities.

The second priority site is the **Jones Edmunds and Associates (JEA)**, a 7-acre lot at the southwest corner of NE Waldo Road and NE 8th Avenue. It has had various tenants since it was first developed in 1950, and all four buildings have been vacant for years, with the northernmost building vacant for nearly a decade. Portions of the site are **unfenced**, and the abundant graffiti is proof of **trespassing** and **vandalism** on the property. The site is surrounded by residential properties to the west and east, with numerous churches and schools within a block of the site. Historically, this area had many commercial and industrial uses, including former gas stations and service shops along Waldo Road. The potential for **ACM** and **LBP** in the on-site buildings as well as the unknown threats due to the various uses over time have thwarted redevelopment. Its location on the corner of a major intersection makes it attractive for new **affordable housing** units, an early learning coalition, and Gainesville Housing Authority offices.

c. Identifying Additional Sites: The City conducted a windshield survey and identified over a **dozen** potential brownfield sites in the target area. During this grant project, a more in-depth site inventory and evaluation ranking criteria process will be established, as the City will work diligently with target-area residents to identify and prioritize sites within the community. Those properties will be researched further by City staff using the property appraiser's website. The evaluation criteria used to determine which sites are added to the inventory and in what order they will be addressed will be based on community need, project partner and resident input, and **US Census data** to ensure distressed communities benefit from the project. If all target-area sites have been addressed, **the City will work with project partners and residents to identify abandoned and underused properties** and will again apply ranking criteria (based on need of the distressed communities) to determine the order in which sites will be addressed.

Revitalization of the Target Area. d. Reuse Strategy and Alignment with Revitalization Plans: The City is currently updating the citywide Comprehensive Plan, ImagineGNV, which encourages redevelopment of existing brownfield sites. The **2019 GCRA Reinvestment Plan (Plan)** provides a foundation for the development of the target area. The Plan's goals include neighborhood improvements in the Porters Community in the Downtown District of Gainesville, where the **Vacant Church** is located. In January 2026, the GCRA announced a \$2 million grant program focused on providing financial incentives for property owners, small businesses, developers and mission-aligned organizations to activate the economic potential of the area by developing vacant property, reoccupying underutilized buildings, enhancing existing buildings, and bringing new jobs, services and amenities to the corridors. The City is currently planning safety and infrastructure upgrades that include more sidewalks and lighting. In addition, the City will be renovating and expanding a 1,000-square-foot building adjacent to the Porters Community Center to provide additional meeting space for the neighborhood. The Plan's objectives for the Downtown District include urban form, **improving commercial activity**, and **economic development and innovation**, with a focus on **increasing employment levels, raising the tax base, and improving the standard of living in the area.**³ Redeveloping the **Vacant Church** into a bodega aligns with

³ GCRA Reinvestment Plan.



all the aforementioned goals. The Priority Objectives for the **Eastside District**, where the **JEA priority site is located**, include improving commercial activity, **housing revitalization**, and economic development and innovation. Redeveloping the **JEA** with Gainesville Housing Authority offices, **affordable housing** units, and an early learning coalition will **revitalize housing, spur economic development, and fulfill the need for childcare**.⁴

e. Outcomes and Benefits of Reuse Strategy: Redevelopment of both priority sites will bring economic and noneconomic benefits to residents. Construction and renovation activities at both sites will **reduce blight, create construction jobs and other full-time employment opportunities, and raise the tax base** (economic). Residents will benefit from **increased walkability, aesthetic improvement, access to fresh food**, and the ability to grow fresh vegetables on reclaimed land (noneconomic benefits). The redevelopment of the **JEA** with the Gainesville Housing Authority offices, an early learning coalition, and affordable housing units will not only bring **aesthetic improvements** to the area but also make it possible for residents to live affordably, work **full-time**, and access **social services and childcare in their own neighborhood**. The City will work with developers in the redevelopment of the priority sites to incorporate **renewable energy and energy-efficient design**, with LED lighting in the buildings, **energy-efficient** appliances, green building materials, and **solar** installations on the buildings.

Gainesville has a major risk of extreme weather events in the next 30 years.⁵ Certain portions of the GCRA are extra vulnerable to the effects of extreme weather events, including CT 12001000700, which is in the **93rd percentile for hurricane vulnerability** and the **98th percentile for wildfire vulnerability**.⁶ The EPA-approved Resilient Brownfields Planning will be completed as part of the grant to support the City in **improving resilience and mitigating risks**.

Strategy for Leveraging Resources. f. Resources Needed for Site Reuse: The City will apply for additional grants to support remediation and redevelopment. The City will apply for a Housing and Urban Development (HUD) Community Development Block Grant to expand affordable housing opportunities for target-area residents, infrastructure improvements, and removal of blight through demolition. The City is working closely with the Gainesville Housing Authority in applying for HUD Choice Neighborhood Planning Grants to revitalize numerous neighborhoods throughout the target area. The City will apply for voluntary cleanup through the State Brownfields Program, which provides tax credits and additional funds. To encourage additional redevelopment of brownfield sites, the City is developing strategies that may include cost shares and permitting fee waivers to offset the burden of cleanup costs, as stated in the ImagineGNV plan. As sites are identified for remediation, the City will apply for EPA Brownfields Cleanup funding.

g. Use of Existing Infrastructure: The City plans to leverage existing infrastructure at the priority sites and throughout the broader target area, including water and sewer systems, transportation networks, broadband, and power. Funding has already been allocated for these improvements, and upgrade work is currently underway.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community's Need for Funding: The GCRA target area has experienced public and private investment in recent years, particularly near the UF campus, Downtown, and along SE Hawthorne Road. However, the identified priority sites have not benefited from this activity and require additional support. Grant funding is essential to jump-start redevelopment and revitalize these underused properties. Target-area residents have **very low incomes** and need stable employment. This distressed community has a **per capita income of**

⁴ ImagineGNV.

⁵ <https://firststreet.org/city/gainesville-fl/1225175/wind>.

⁶ The U.S. Climate Vulnerability Index: <https://map.climatevulnerabilityindex.org/>.



\$21,525 and median household income of \$34,007, less than half the US averages (\$43,289 and \$78,538).⁷ Nearly half of all residents live below the poverty line (43%) compared to nationally (12%).⁷ Those able to hold jobs even with low wages are still the fortunate ones, as **6% of target area residents are unemployed**, which is more than **doubled** in CT **12001000600** at **15%**, **triple the national average of 5%**.⁷

The GCRA's budget through 2029 is spread over five transformational projects. Each project is focused on the GCRA community and designed to reduce poverty and encourage economic opportunities. Although the GCRA budget is set through 2029 by an interlocal agreement between the City and County, overall general fund dollars have faced difficulty due to the decrease in transferred revenue from the City's former utility. City departments in the last three years have had to freeze or remove positions and programs to make up for these lost revenues. The City is unable to address environmental concerns in addition to providing residents with necessary services. Low-income residents cannot afford tax increases to cover any additional services like environmental assessments. EPA Brownfields Assessment funding will serve as a first step to identify environmental risks, spur revitalization, bring new employment opportunities to mitigate poverty, and establish a stronger community.

b. Health or Welfare of Sensitive Populations: The sensitive populations of the GCRA are **women, children, and impoverished residents**. Women make up 54% of the population compared to the US average of 51%.⁷ The children of the target area are suffering because 52% of them live in poverty (US 16%).⁷ People of all ages live in poverty in the target area: 44% of all families (US 12%), 49% of all families with children related to the head of household (US 14%), 51% of families with female head of household with no spouse present (US 24%), and 78% of families with a female head of household with no spouse present with children (US 33%).⁷ In addition to these sensitive populations, the target area's Black population is 32% (US 12%).⁷

Welfare issues facing the target area are food access and insecurity, lack of affordable housing, and lack of access to basic services. Residents struggle to afford food when it is available because 15% of the community relies on food stamps/SNAP benefits (US 12%).⁷ Three of the target-area census tracts (12001000500, 12001000600, 12001000400) are classified as USDA Food Deserts, and the remaining areas have few options for groceries.⁷ Making matters worse, 20% of households in the target area lack access to a vehicle, compared to just 8% nationally, underscoring the critical need for local accessibility.⁷ Although the City is working to attract a grocery store to support these distressed communities, many residents travel far from home to buy food. Redeveloping the **Vacant Church into a bodega** will bring fresh food within walking distance.

Target-area residents also have difficulty keeping a roof over their heads. The area's low median home value of \$210,150 (US \$303,400) and low median rents of \$1,359 (US \$1,902) are not signs of affordability but indicators of economic strain and inadequate housing conditions.⁷ This gap represents a significant welfare issue and demonstrates why the community urgently needs expanded affordable housing opportunities. The redevelopment of the **JEA with affordable housing** will relieve some of this burden. The plan to incorporate offices for nonprofits and an early learning coalition at the **JEA** will provide additional social services to support these communities and their vulnerable children. EPA funding will directly benefit these sensitive populations and improve the quality of life for all.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The potential contaminants throughout the target area at brownfield sites create lingering health issues for the community. Cancer, asthma, and birth defect-related health issues from ACM and LBP are of

⁷ US Census: 2019–2023 American Community Survey.



concern. **Census-tract-level health data is not available.** In Alachua County, life expectancy for Black men was five years shorter than the life expectancy for White men and the life expectancy for Black women was approximately four years shorter than for White women in the last available study.⁸ The highest infant mortality rates in the county for Black residents was in Gainesville within zip codes including 32601 (located in the target area). The target area has a current asthma prevalence of 11.8% of people (9.8% US).⁹ In the county, the hospitalization rate for asthma (109.2 per 100,000 people) is higher than the state average (68.6 per 100,000).¹⁰ In 2021, the age-adjusted rate per 100,000 of cancer incidence in the county was 473.7 compared to Florida at 471.¹⁰ The actual numbers may be higher because 14% of adults in Gainesville lack health insurance (11% US) and due to the high costs of healthcare, many may go undiagnosed.¹⁰ The LBP present in the existing buildings at the priority sites presents a special concern for children. Lead is known to cause brain damage, slow growth and development, and hearing and speech problems in children, and it impacts fetal growth. The large population of children in the GCRA are at risk from the detrimental long-term impacts of exposure at the priority sites. Grant funding will identify and facilitate remediation of harmful contaminants, improving the safety of residents and the redevelopment of priority sites. The City will work with the Florida Department of Health in Alachua County to conduct health monitoring activities as part of this grant project.

d. Economically Impoverished/Disproportionately Impacted Populations: The target-area neighborhoods experience persistent economic hardship and disproportionate environmental burdens compared to the rest of the city. Household incomes are significantly lower (\$34,007 GCRA/\$45,611 City), and cost-burdened renters are more prevalent with **65% of renters in the target area spending at least 35% of household income on rent** (58% City).¹¹ Long-term disinvestment has constrained access to stable, quality housing and reliable employment opportunities,¹¹ despite lower property values. Safe housing is in limited supply, units are aging, and utility and transportation costs are rising. These conditions reflect a broader housing–welfare challenge that continues to undermine community stability. At the same time, the area lacks consistent access to fresh, healthy food, and residents must travel long distances, often without a personal vehicle, to reach full-service stores. The lack of nearby fresh-food retailers contributes to higher food insecurity, poorer health outcomes, and increased household costs, further compounding economic stress. A Community-wide Assessment Grant will help identify contamination, prioritize sites for cleanup, and support equitable redevelopment strategies that reduce environmental risk while expanding affordable housing, improving access to fresh food, and creating economic opportunity for the GCRA’s disproportionately impacted populations.

Community Engagement. e. Project Involvement & f. Project Roles: The following project partners will assist in the assessment project by providing input and guidance on site identification and prioritization, future reuse planning of sites, and grant outreach and community education.

Name of org. & mission	Point of contact	Specific involvement in the project or assistance provided
Alachua County Public Schools: Fair, equitable, and quality education for all students.	Dr. Joram Rejouis rejouis@gm.sbac.edu	Assistance/Decision Making: Community outreach, future site reuse planning and site identification.

⁸ 2020 Alachua County – Community Health Needs Assessment.

⁹ PLACES: Current Asthma: <https://www.arcgis.com/apps/mapviewer/>.

¹⁰ PLACES: Comparison Report: <https://places.cdc.gov/>

¹¹ US Census: 2019–2023 American Community Survey.



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Greater Gainesville Chamber of Commerce: Economic opportunity and business success.	Ian Fletcher info@gnvchamberfoundation.com	Assistance/Decision Making: Site identification and prioritization, community outreach, and education.
Visit Gainesville: Gainesville tourism as a contributor to economic development and quality of life.	Bailey McClellan info@visitgainesville.com	Assistance/Decision Making: Community outreach.
Florida Defenders of the Environment: Equal political, educational, social and economic rights; eliminates racial discrimination.	Steve Robitaille floridadefenders@gmail.com	Assistance/Decision Making: Community outreach and education.
Bartley Temple Methodist: Meet the spiritual, social, and economic needs of the community.	Pastor Mary Mitchell [REDACTED]	Assistance/Decision Making: Site identification and prioritization, community outreach, and education.
Sierra Club Local Chapter: Promotes responsible use of Earth's resources and ecosystems.	David Hastings [REDACTED]	Assistance/Decision Making: Site identification and prioritization, community outreach and education.
Project EMPOWER: Energy equity, green job opportunities, and sustainable energy solutions.	Marianne Schmink schmink@latam.ufl.edu	Assistance/Decision Making: Community outreach and education.
Greater Duval Neighborhood Association: Encourage self-determination, foster collective work and responsibility while motivating creativity.	Andrew Miles greaterduval@gmail.com	Assistance/Decision Making: Site identification and prioritization, community outreach and education.
Florida Dept. of Health in Alachua County: Protect, promote, and improve the health of all Floridians.	Paul Myers Paul.Myers@flhealth.gov	Assistance/Decision Making: Conducting health monitoring activities.

g. Incorporating Community Input: The City and its project partners will engage residents by conducting regularly scheduled community educational meetings and outreach activities as part of this grant project throughout the target area, using project partner space such as schools, offices, and church facilities. These regular project meetings will be held at different times of the day to reach as many residents as possible; for those who lack transportation options, these meetings will be held virtually. Meetings will be regularly held at the Clarence R. Kelly Community Center in the Duval Neighborhood, the Porters Community Center, and the MLK Multipurpose Center, which are in the hearts of the areas most affected by brownfield challenges. The City understands that a lack of childcare may prevent families from attending community meetings; **therefore, the City will hire a local certified childcare provider to watch children and provide engaging activities at community outreach meetings (funding has been allocated in the budget section).** A Community Involvement Plan (CIP) will be developed to outline the intended schedule for engagement activities, meeting locations, and community partners. Input from the community, which has been vital in the development of the existing redevelopment plans for the area, will be of utmost importance throughout the Brownfield Project. Community feedback will be gathered at all community meetings, including the Gainesville Community Reinvestment Area Advisory Board (GCRAAB) meetings. Properties suggested by residents will be added to the site inventory and ranked based on how the redevelopment of the sites will serve communities according to the GCRA reinvestment plans. Resident feedback that includes comments or concerns regarding the Brownfield Project will be solicited and addressed on an individual basis within two weeks of receipt. Results from those encounters will be shared on the Brownfield Project webpage for the community to review. The GCRAAB will notify residents of the Brownfield Project through various methods, including social media posts, website updates, newspaper press releases, local presentations, and collaborations with its community partners, as a supplement to in-person



community engagement. The GCRA will ensure a strong connection to the neighborhoods of the target area through working with community liaisons in the Porters Community and the 8th and Waldo Community. These liaisons will help circulate details about the Brownfield Project and events by reaching residents through their established local connections. Through partnerships with local organizations, trusted community liaisons, and accessible childcare, the GCRA is investing in deeper engagement with residents. To reach residents without internet access, grant funds will be used to develop informational brochures and postcards to be delivered to residents in person or by mail. Brownfield Project updates will be communicated to target-area residents during neighborhood meetings, charrettes/visioning sessions, and other local meetings.

2. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs:

Task 1: Community Engagement & Site Inventory	
a.	<i>Project Implementation: EPA-Funded:</i> Community Involvement Plan (CIP), outreach materials, Brownfield (BF) webpage, and social media posts will be developed by GRCA’s BF Project Director with assistance from the environmental contractor (EC). GRCA staff will lead the community/educational meetings discussing project plans and updates. Community liaisons for the target area and childcare for community events will be provided for residents. The GRCA’s BF Project Director will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by GRCA staff using GIS and the Alachua County property appraiser’s website. EC will work with GRCA staff to create an evaluation ranking tool to determine the order the sites will be addressed. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant. Voluntary Health Monitoring activities will be conducted through partnership with the Florida Department of Health (FDOH) in Alachua County.
b.	<i>Anticipated Project Schedule:</i> CIP will be created in Q1. Community/educational meetings will be held in Q1 & Q3 in Y1–3. BF webpage and outreach materials will be created in Q1 and posted throughout the grant project. Meeting held in Q1 will continue the preliminary inventory process. Evaluation ranking process begins in Q2 and continues throughout the grant. Health monitoring to begin in Q2.
c.	<i>Task/Activity Lead:</i> GCRA: Rick Smith, GCRA Director, BF Project Director. Health monitoring to be led by Paul Myers, Health Officer, FDOH of Alachua County.
d.	<i>Outputs:</i> CIP, BF webpage, 7 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports, 2 community liaison positions, childcare at community meetings, evaluation ranking tool, site inventory list.
Task 2: Assessment	
a.	<i>Project Implementation: EPA-Funded:</i> The EC conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Sampling and Analysis Plans (SAPs). Prior to assessment, site-access agreements and property-eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Assessments begin in Q2 and continue throughout the grant project.
c.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from GCRA: Daniel Blumberg, Project Manager IV, BF Project Manager.
d.	<i>Outputs:</i> 13 Phase I ESAs; 1 Generic QAPP; 5 Phase II ESAs, including SAPs; site-access agreements; property-eligibility determinations; Section 106 determinations (if applicable).
Task 3: Cleanup Planning	
a.	<i>Project Implementation: EPA-Funded:</i> Projects identified for cleanup. The EC will prepare the Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The EC will assist the GCRA in hosting charrettes/visioning sessions. A planner will create the following EPA-approved planning documents: BF Revitalization Plan, Site Reuse Assessment, Resilient Brownfields Plan, and Market Study.



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b.	<i>Anticipated Project Schedule:</i> Plans & charrettes to begin in Q6 and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from GCRA: Daniel Blumberg, Project Manager IV, BF Project Manager.
d.	<i>Outputs:</i> 3 ABCAs, 2 vision sessions/charrettes, 1 Site Reuse Assessment, 1 BF Revitalization Plan, 1 Resilient Brownfields Plan, 1 Market Study

Task 4: Program Management

a.	<i>Project Implementation: <u>EPA-Funded:</u></i> The GCRA’s BF Project Manager will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. The EC will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows for two staff to attend three BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> ACRES & quarterly reporting begin in Q1 and continue throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
c.	<i>Task/Activity Lead:</i> GCRA: Daniel Blumberg, Project Manager IV, BF Project Manager
d.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period, health monitoring report. Two staff to attend three conferences.

Task 5: Administrative Indirect Cost: a. – d. See below for the cost breakdown.

e. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.*

- The budget for this project includes supplies, travel, conference registration fees (other), community health monitoring, community liaison (other), childcare costs for brownfield meetings (other), and contractual costs.
- Administrative direct costs are included in the budget at the EPA allowable 5%.
- **Of the budget, 46% will be spent on site-specific work and 30% for area-wide planning activities.**

Task 1 Community Engagement & Site Inventory: Contractual: CIP \$3,000 (20 hrs × \$150); BF webpage, outreach brochure/handouts, social media posts \$3,000 (20 hrs × \$150); 7 community/educational meetings \$8,400 (\$1,200 per mtg.; 8 hours per meeting to include preparation and execution × \$150); BF site inventory and evaluation ranking tool creation \$10,500 (70 hrs × \$150). Supplies: \$1,610 (\$1,000 [1,000 printouts at \$1 each]; \$300 [3 display board printouts at \$100 each]; pens, markers, paper \$310). Other: 2 community liaison positions \$6,000 (\$3,000 each); Childcare for community engagement event attendees \$840 (7 events × \$80/hr × 1.5hr); Health Monitoring through the Florida Department of Health in Alachua County (\$25,000).

The GCRA will implement a clear process for determining, administering, and documenting participant support costs associated with community liaison activities. Stipend amounts will be established using criteria that consider the scope of work, expected time commitment, and rates for comparable roles. Health monitoring will take place with the help of the Florida Department of Health.

Task 2 Assessment: Contractual: 13 Phase I ESAs for \$55,250 (\$4,250 each); 1 Generic QAPP \$7,000; 5 Phase II ESAs including SAPs for \$147,600 (\$29,520 each).

Task 3 Cleanup Planning: Contractual: 3 ABCAs \$19,500 (\$6,500 each); 2 vision sessions \$6,000 (\$3,000/meeting); 1 Site Reuse Assessment \$30,000 (Senior Planner: 60 hrs × \$200; PM Planner: 60 hrs × \$175; Support Personnel: 60 hrs × \$125); 1 Market Study \$20,000 (Senior Planner: 30 hrs × \$200; PM Planner: 45 hrs × \$175; Support Personnel: 49 hrs × \$125); 1 BF Revitalization Plan \$75,000 (Principal Planner: 100 hrs × \$250; Senior Planner: 100 hrs × \$200; PM Planner: 100 hrs × \$175; Support Personnel: 100 hrs × \$125); 1 Resilient Brownfields Plan \$20,000 (Senior Planner: 30 hrs × \$200; PM Planner: 45 hrs × \$175; Support Personnel: 49 hrs × \$125).



Task 4 Program Management: Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$24,600 (164 hrs × \$150). Travel: 2 staff to attend 3 conferences for a total of \$10,200 (flights at \$700, 3 nights in hotel at \$200/night, incidentals and per diem at \$100 per day × 4 days × 2 staff × 3 events). Other: conference registration \$1,500 (\$250 per event per person).

Task 5 Administrative Indirect Costs: Other: Costs of operating and maintaining facilities \$5,000 (based on average costs), general administration consisting of the salaries of executive officers, personnel administration, and accounting \$20,000.

Category	Tasks					Totals
	Community Engagement & Inventory	Assessment	Cleanup Planning	Program Management	Administrative Indirect Costs	
Travel				\$10,200		\$10,200
Supplies	\$1,610					\$1,610
Contractual	\$24,900	\$209,850	\$170,500	\$24,600		\$429,850
Other	\$31,840			\$1,500	\$25,000	\$58,340
Total Budget	\$58,350	\$209,850	\$170,500	\$36,300	\$25,000	\$500,000

f. Plan to Measure and Evaluate Environmental Progress and Results: To ensure timely project completion, the City's internal Brownfield Team, including City staff and the EC, will meet quarterly to track outputs identified in 3.a. and will record progress using Excel to track the scope of work, goals, and objectives. The City will submit quarterly and annual reports to the EPA. Project expenditures and activities will be monitored quarterly against the four-year timeline. Site-specific information will be recorded in the ACRES database. Key performance indicators/outputs, such as the number of neighborhood meetings, community groups, and partners meetings; environmental assessments; and cleanup plans, will be tracked. In addition, outcomes like community participation; acres assessed; acres made ready for reuse; redevelopment dollars leveraged; and jobs created will be monitored. To address potential project delays, the City has contingency plans in place, including monthly communication with the EPA Project Officer and the development of a Corrective Action Plan if necessary to ensure the project is completed on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: The City of Gainesville Community Reinvestment Area (GCRA) department is composed of nine professional city employees from varied backgrounds and expertise who are specifically dedicated to focusing on the many needs of the GCRA target area. The GCRA team responsible for this grant project has decades of combined years of public service experience. The City and the GCRA staff have demonstrated its dedication and capability to properly manage this grant through the success of previous state and federal grant awards and the development of several community revitalization plans. The City of Gainesville appointed residents of the GCRA to be members of the Gainesville Community Reinvestment Area Advisory Board with the support of the long-term city staff. Mr. Rick Smith (AICP & CECD) is the GCRA Director and will serve as the **Brownfield Project Director**. He has two decades of experience in economic development and urban planning. With professional certifications in both urban planning and economic development, he strives to promote vibrant local economies that balance economic growth and environmental sustainability and preservation. He will oversee the day-to-day activities of the grant. He will be joined by Dr. Daniel Blumberg, Project Manager IV for the



GCRA, who will serve as the **Brownfield Project Manager**. Dr. Blumberg has been working for the City for six years and leads the development and management of the GCRA's annual \$7 million budget. He will be responsible for the timely and successful expenditure of funds and the completion of the administrative and financial requirements of the project. Ms. Daphne Brusoe, Finance Grants Program Specialist, will serve as the **Brownfield Finance Director** and will be responsible for managing the use of the ASAP.gov draw down system. She has worked with grants since 2018, covering the full grant cycle from developing budgets, overseeing financials, compliance, reporting, and managing closeout. She has over four years of experience working in local government accounting and 13 years of banking services. An environmental contractor (EC) will assist with the technical portions of the project.

d. Acquiring Additional Resources: The City procured an EC in compliance with the fair and open competition requirements in 2 CFR § 200 and 2 CFR § 1500.17. The EC was selected for both grant proposal writing and grant implementation services prior to submitting the EPA Grant application. Price reasonableness for the grant implementation work was considered and was a selection factor in the evaluation of the proposals received. The City has systems in place to appropriately acquire additional expertise and resources as needed to successfully complete the project. The Request for Proposals (RFP) was advertised June 20–July 23, 2024, and was posted on the City of Gainesville Procurement Portal. The solicitation was posted for 30 days, consistent with City policy. In response to the solicitation, City received four responses, of which three were deemed complete responses by the City's purchasing department, and the three complete responses were reviewed by a selection committee. Each response was scored based on the criteria specified in the RFP. After a decision was made, the contractor was notified of its selection to assist with the Assessment Grant and the implementation of the grant, if awarded. The City will advertise and consider applications from potential candidates for the community liaison role and will select the liaisons in accordance with the City's hiring process.

Past Performance and Accomplishments. e. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments: In 1997, the City was awarded a Regional Brownfield Pilot project grant by EPA Region 4 for \$200,000. The grant was awarded to target environmental assessment in the east side of Gainesville and resulted in extensive assessment work at the 32-acre greenspace now known as Depot Park. The grant assessment work was conducted due to past industrial operations that included a manufactured gas plant, a cement plant, railroad and railyard activities, petroleum tanks farms, and gas stations. The assessment work provided the data that supported the remedial action plan that was implemented in 2000 and resulted in the excavation of over 255,000 tons of contaminated soil and the treatment of over 73 million gallons of water. This assessment grant leveraged \$850,000 in cleanup costs and \$4,863,800 in redevelopment costs, which included the development of a stormwater treatment system that captures 89 acres of downtown Gainesville runoff as well as City's GCRA department's rehabilitation of the on-site Historic Depot Building. Today the park is fully staffed and free to the public to use as a recreational and community event greenspace.

(2) Compliance with Grant Requirements: The City's past grant deliverables were submitted in a timely manner with no delays in executing the project as it was held to a schedule established by the EPA. The City has a history of compliance with grant schedules, terms and conditions, and all reporting with award agencies. The grant closed in 2000 with all funds expended. The Brownfield Project Team is skilled in project management and will monitor all grant activities to ensure compliance with all financial and other reporting requirements, such as ACRES database reporting and using the ASAP.gov system.



Threshold Criteria

1. Applicant Eligibility

- a. The City of Gainesville, FL (City), is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a general-purpose unit of local government as defined under 2 CFR § 200.64
- b. The City is not exempt from Federal taxation under section 501(c)(4) of Internal Revenue Code.

2. Community Involvement

The City and its project partners will engage residents by conducting regularly scheduled community educational meetings and outreach activities as part of this grant project throughout the target area, using project partner space such as schools, offices, and church facilities. These regular project meetings will be held at different times of the day to reach as many residents as possible; for those who lack transportation options, these meetings will be held virtually. Meetings will be regularly held at the Clarence R. Kelly Community Center in the Duval Neighborhood, the Porters Community Center in the Porters Neighborhood, and the MLK Multipurpose Center, which are in the hearts of the areas most affected by brownfield challenges. The City understands that a lack of childcare may prevent families from attending community meetings; **therefore, the City will hire a local certified childcare provider to watch children and provide engaging activities at community outreach meetings (funding has been allocated in the budget section).** A Community Involvement Plan (CIP) will be developed to outline the intended schedule for engagement activities, meeting locations, and community partners. Input from the community, which has been vital in the development of the existing redevelopment plans for the area, will be of utmost importance throughout the Brownfield Project. Community feedback will be gathered at all community meetings, including the Gainesville Community Reinvestment Area Advisory Board (GCRAAB) meetings. Properties suggested by residents will be added to the site inventory and ranked based on how the redevelopment of the sites will serve communities according to the GCRA reinvestment plans. Resident feedback that includes comments or concerns regarding the Brownfield Project will be solicited and addressed on an individual basis within two weeks of receipt. Results from those encounters will be shared on the Brownfield Project webpage for the community to review. The GCRAAB will notify residents of the Brownfield Project through various methods, including social media posts, website updates, newspaper press releases, local presentations, and collaborations with its community partners, as a supplement to in-person community engagement. The GCRA will ensure a strong connection to the neighborhoods of the target area through working with community liaisons in the Porters Community and the 8th and Waldo Community. These liaisons will help circulate details about the Brownfield Project and events by reaching residents through their established local connections. Through partnerships with local organizations, trusted community liaisons, and accessible childcare, the GCRA is investing in deeper engagement with residents. To reach residents without internet access, grant funds will be used to develop informational brochures and postcards to be delivered to residents in person or by mail. Brownfield Project updates will be communicated to target-area residents during neighborhood meetings, charrettes/visioning sessions, and other local meetings.



3. Expenditure of Existing Grant Funds

The City does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients

• **Contractors**

The City of Gainesville procured a contractor in compliance with the fair and open competition requirements in 2 CFR § 200 and 2 CFR § 1500.17. The environmental contractor was selected for both grant proposal writing and grant implementation services prior to submitting the EPA Grant application. The City has systems in place to appropriately acquire additional expertise and resources as needed to successfully complete the project. The Request for Proposals (RFP) was advertised June 20–July 23, 2024, and was posted on the City of Gainesville Procurement Portal. The solicitation was posted for 30 days, consistent with City policy. In response to the solicitation, City received four responses, of which three were deemed complete responses by the City Purchasing Department, and the three complete responses were reviewed by a selection committee. **Terracon Consultants, Inc.**, was selected on September 10, 2024. Upon approval, Terracon was notified of its selection to assist the City with the preparation of the US EPA Brownfields Assessment Grant and implementation of the grant, if awarded. Through community outreach, the City will notify the community of potential employment opportunities related to the Brownfield Project in accordance with its dedication to local hiring practices.

• **Named Subrecipients:**

The City affirms it does not have subrecipients associated with this grant application.