

Denise D. Grant
Mayor

City of Lauderhill



Richard Campbell
Vice Mayor

S. "Ray" Martin
Melissa P. Dunn
John T. Hodgson
Commissioners

Kennie Hobbs, Jr.
City Manager

Sean Henderson
Deputy City Manager

Hans Ottinot, Esq.
City Attorney

Andrea M. Anderson
City Clerk

1. Applicant Identification
City of Lauderhill
5581 W Oakland Park Boulevard
Lauderhill, FL 33313
2. Website URL: <https://www.lauderhill-fl.gov/>
3. Funding Requested
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000
4. Location
 - a) City of Lauderhill, b) Broward County, c) Florida
5. Target Area and Priority Site Information
 - Target area: Lauderhill Eastern CRA: census tracts 12011041300, 12011041200, 12011060402, 12011060405, 12011060404
 - Priority sites:
 - Recycling Plant: 1157 NW 31 Avenue, Lauderhill, FL 33311
 - Dagam Oil Company: 3609 W Broward Boulevard, Lauderhill, FL 33311
6. Contacts
 - a. Project Director
Karen Pottinger, Deputy Finance Director
(954) 730-3046
kpotting@lauderhill-fl.gov
5581 W Oakland Park Boulevard
Lauderhill, FL 33313
 - b. Chief Executive/Highest Ranking Elected Official
Mayor Denise D. Grant
(954) 730-3016
dgrant@lauderhill-fl.gov
5581 W Oakland Park Boulevard
Lauderhill, FL 33313

City of Lauderhill

Phone: 954-730-3000 | Fax: 954-730-3025 | www.lauderhill-fl.gov
Lauderhill City Hall - 5581 West Oakland Park Boulevard, Lauderhill, FL 33313

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7. Population

City of Lauderhill, FL – 73,961 (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.	3
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.

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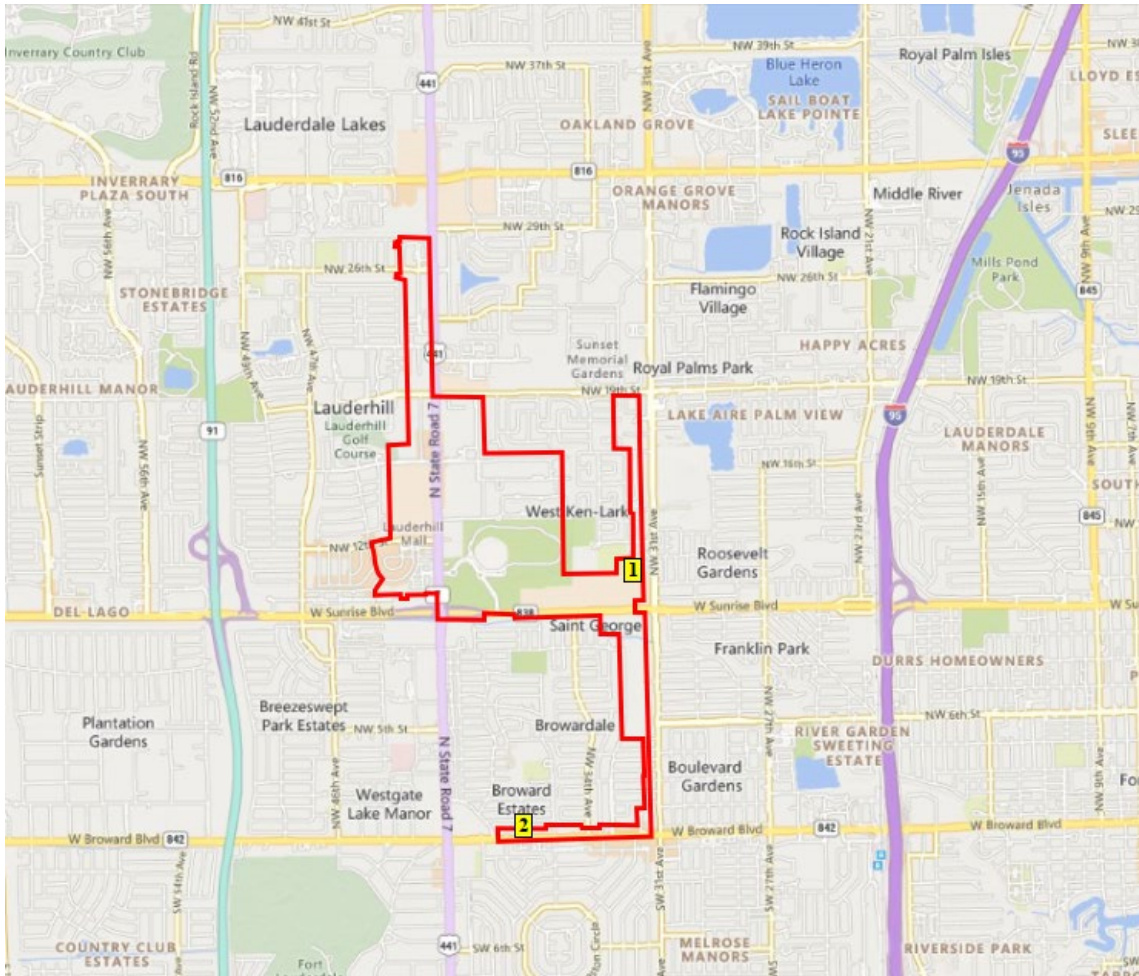
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Target Area Map – Lauderhill Eastern CRA



Legend

-  Target Area Boundary
-  Recycling Plant
-  Dagam Oil Company

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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 Lauderhill's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with 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 City consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Ryenne Hathaway, the Southeast District Brownfields Coordinator, at (561) 681-6614 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

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

Scott Sweeney, Environmental Manager
Brownfields and CERCLA Site Screening Section

SS/jc
cc:

Sean Henderson, City of Lauderhill – shenderson@lauderhill-fl.gov
Franceen Smith, City of Lauderhill – fsmith@lauderhill-fl.gov
Ryenne Hathaway, DEP Southeast District – ryenne.hathaway@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 City of Lauderhill (City) comprises 8.57 square miles in central Broward County and is home to 73,961 residents.¹ The **geographic boundary for this project is the city limits**, with a target area in the Eastern Community Redevelopment Agency (ECRA), one of the City’s two Community Redevelopment Agency districts. The **target area spans census tracts (CTs) 12011060402, 12011060405, 12011060404, 12011041200 and 12011041300**, focused along **NW 31st Avenue, State Road 7 (US 441), and West Broward Boulevard**. Founded in 1959, the City evolved from its origins as “dairy farm country,” where petroleum storage tanks, cattle dip vats, and runoff from extensive dairy operations created lasting environmental impacts, into a more urbanized community characterized by auto-oriented commercial and light industrial uses.² Salvage yards, gas stations, dry cleaners, and auto repair facilities became intermixed with residential neighborhoods during a period when land-use planning and environmental regulations were limited or nonexistent.

The ECRA, designated in 2004, encompasses an area experiencing economic distress. Once a key commercial and employment center anchored by State Road 7, the ECRA faces **brownfield challenges** with obsolete structures, vacant parcels, and deteriorating sites stemming from auto-oriented and light-industrial uses. Consequently, environmental assessment is often required before redevelopment, positioning the target area as a strong candidate for EPA Brownfields investment. In addition to environmental challenges within its borders, the City contends with regional impacts from the Wingate Municipal Incinerator Dump, which operated east of the City from 1954 to 1978. Although the site was later remediated as a Superfund site, pre-cleanup airborne ash and the historical practice of using that ash to fill low-lying yards affects nearby neighborhoods still, with concerns of contamination and cumulative environmental burdens.³

Today, the City is a suburban municipality with a mix of residential neighborhoods, commercial corridors, and legacy light-industrial properties. Brownfield conditions within the City and ECRA create real and perceived environmental risks that deter private investment and slow revitalization. These impacts fall disproportionately on vulnerable residents. In the target area, **20% of residents live in poverty** (US 12%), **9% are unemployed** (US 5%), and the community is **predominantly minority at 97%** (US 37%).¹ This grant will enable the City to address contamination, reduce redevelopment uncertainty, catalyze local job creation and improve the quality of life for residents.

b. Description of the Priority Brownfield Site(s): A windshield survey identified **six properties** throughout the **target area** that would benefit from brownfield assessment, ranging from vacant lots and buildings to a car wash and junkyard. The two priority sites described below were selected based on their redevelopment potential, the health risks their potential contaminants pose, and the benefit their redevelopment would bring to the community. ***The City will have full site access for both locations upon grant award, ensuring timely assessment and project initiation.***

Priority Site 1: The Recycling Plant (3.8 acres) is scheduled to close soon and poses a challenge for redevelopment due to the concerns associated with such uses. It has operated as a salvage yard since 1958, with a focus on metal recycling since 2001. The **Recycling Plant** adjoins Larkdale Elementary School to the west, with houses to the north, and a church to the east. The operations are disruptive to the school and homes, with the clamor of loud equipment and airborne **metal** particles spreading beyond the fenced property.⁴ The heavy equipment of the **Recycling Plant** has

¹ US Census 2019–2023 American Community Survey.

² City of Lauderhill History <https://www.lauderhill-fl.gov/about-lauderhill/our-history>.

³ About Project New Ground <https://www.jacksonville.gov/departments/public-works/solid-waste>.

⁴ Elaine Symanski, et al. (2020). “Metal air pollution partnership solutions...,” *Environmental Health* 19:39.



vibrated the ground so violently that it cracked the foundation of a nearby building. The facility uses **petroleum** storage tanks and a septic system, which present additional pathways of **volatile organic compounds (VOCs)**, **polycyclic aromatic hydrocarbons (PAHs)**, and **total recoverable petroleum hydrocarbon (TRPH)**—contamination to the groundwater. The on-site building, constructed in 1958, poses risks of its own with **asbestos-containing materials (ACM)** and **lead-based paint (LBP)**. The **Recycling Plant** will be redeveloped with commercial property, offering new jobs and services for the local community.

Priority Site 2: The Dagam Oil Company (0.3 acres) is a vacant, former service station, constructed in 1956. It has a run-down and boarded-up building with closed garage bays and an old canopy. The asphalt parking lot is patched with scattered areas of concrete where monitor wells were installed during previous assessments. A petroleum discharge reported in 1988 underwent extensive assessment and long-term monitoring, culminating in a Site Rehabilitation Completion Order in 2022. Despite this closure, concerns remain regarding potential **ACM, LBP**, and residual **metals** or **solvents** from historic automotive repair activities. This unfenced site has sat vacant since 2015 and is bordered by a field and church to the east and a neighborhood and fire station to the north. The building that stands today is a stark reminder of the public safety challenges facing Lauderhill. The **Dagam Oil Company** site was the location of a **violent crime** in 2017 involving unhoused individuals seeking shelter, underscoring the public safety risks associated with long-vacant properties.⁵ Without the incentives provided through the EPA Brownfields Program, sites like this often remain unused and continue to burden the surrounding community. The property is slated for redevelopment as a mixed-use commercial building.

c. Identifying Additional Sites: The City will work with target-area residents and community partners to create a systematic process for identifying and prioritizing brownfield sites. A structured evaluation framework using census data and stakeholder input will ensure that areas with the greatest socioeconomic need are emphasized. Sites will be ranked based on barriers to revitalization, expected community and economic benefits, readiness for assessment or cleanup, and consistency with local development plans. If funds remain after assessing the target area, the same process will be applied to additional sites that most benefit vulnerable populations throughout the geographic boundary of the city limits.

Revitalization of the Target Area. d. Reuse Strategy and Alignment with Revitalization Plans: The City's reuse strategy for its priority brownfield sites directly advances the **2025 Lauderhill ECRA Strategic Plan (Plan)**, which calls for reinvestment in underused properties to strengthen commercial corridors while supporting long-term economic vitality, job creation, and improved quality of life. The Plan is grounded in the prevailing socioeconomic conditions of household incomes lagging behind national averages. Recognizing that traditional market assessments often undervalue these areas, the Plan emphasizes leveraging the ECRA's strategic location within a maturing metropolitan region to reposition underused sites for redevelopment.

Repurposing the **Recycling Plant** as a neighborhood-serving commercial site directly advances the Plan's objective to redevelop obsolete industrial properties and strengthen corridor retail and services. The Plant's industrial legacy no longer fits the target area's evolving character. Its transformation will replace blight with active storefronts, improve the streetscape and community appearance, and deliver needed services, jobs, and sustained private reinvestment. By leveraging the site's strategic location, the project supports the City's long-term vision for sustainable redevelopment and enduring economic revitalization.

Located on West Broward Boulevard, one of the City's primary gateways and within easy reach

⁵ <https://www.miamiherald.com/news/local/crime/article183623176.html>



of State Road 7, the **Dagam Oil** site is well positioned for reinvestment. Converting this long vacant parcel into a mixed-use building will address the target area’s need for neighborhood-serving retail and employment space. The project replaces an outdated auto-oriented site with a contemporary mix of shops, small offices, and community-serving spaces that meet daily needs while encouraging walking and transit access. This reuse directly advances the Plan’s priorities for corridor revitalization, infill, and modernization.

e. **Outcomes and Benefits of Reuse Strategy:** Redevelopment of the priority sites will generate jobs while advancing neighborhood-serving development that improves mobility, quality of life, and long-term reinvestment. Development of the **Recycling Plant** is estimated to support approximately 30–50 temporary construction jobs. Once completed and occupied, commercial development is projected to sustain 20–30 permanent jobs in retail, property management, and site operations. Cleanup and redevelopment of **Dagam Oil** is expected to generate approximately 8–15 temporary construction jobs. At build-out, the mixed-use development is projected to support 10–20 permanent jobs related to small business operations. Together, these developments will create employment opportunities for local residents, including those with limited formal education, while providing anchors for sustained private reinvestment in the target area.

Beyond direct economic gains, redevelopment of the priority sites will yield significant **non-economic** benefits by transforming blighted and vacant parcels into active neighborhood destinations. Inviting storefronts, workspaces, and shared community areas will help revitalize the target area, strengthen its sense of place, and create an environment where residents can gather, interact, and take pride in a renewed streetscape. The **Dagam Oil Company** is located along a local bus route and is within walking distance of nearby neighborhoods. Reducing the risk of crime, adding accessible services to the local residents, and improving walkability will encourage healthy alternatives to driving, improving the health of the residents. These outcomes are particularly beneficial for the 15% of households without vehicle access (US 8 %).⁶

The ECRA and priority sites are located in a FEMA **federally designated flood plain and Special Flood Hazard Area**, rate **92nd percentile for flood risk**, and desperately need to improve local resilience.^{7,8} Where feasible, redevelopment will integrate **energy-efficient building systems** and evaluate opportunities for on-site **renewable energy, such as rooftop solar**, to lower operating costs and environmental impacts. **Flood mitigation is integrated into site planning and redevelopment** through adaptive strategies that elevate finished floors, provide required freeboard above FEMA flood elevations, and floodproof critical ground-floor spaces, improving resilience, occupant safety, and flood-insurance eligibility compared to existing conditions.

Strategy for Leveraging Resources. f. **Resources Needed for Site Reuse:** The City is eligible to apply for state, federal, and private grant funding. The City will try to secure additional funding to further its Brownfield Program redevelopment goals through the following funding options:

Agency	Funding Purpose
EPA Brownfield Cleanup Grant (maximum award \$4,000,000)	Cleanup for remediation of assessed properties.
EDA Public Works & Economic Adjustment Assistance Grant	Site preparation, industrial/commercial facilities, utility extensions, design/engineering.
HUD Community Development Block Grant (CDBG)	Clearance/remediation, site preparation, and public facilities & infrastructure that support redevelopment and economic opportunity.

⁶ US Census 2019–2023 American Community Survey.

⁷ Federal Emergency Mapping Agency - Flood Mapping Service <https://www.fema.gov/flood-maps>.

⁸ <https://climateprogramportal.org/>.



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Florida Voluntary Cleanup Tax Credit (VCTC) (maximum \$500,000 per site per year)	Transferable state tax credits covering up to 50% of cleanup costs for commercial, industrial, mixed-use, and other redevelopment projects.
Florida Department of Environmental Protection (FDEP) Brownfields Program	Cleanup and redevelopment of contaminated or underused sites.

g. **Use of Existing Infrastructure:** The City intends to use existing infrastructure at the priority sites including water/sewer, transportation, roads, buildings, broadband, and power, and has the infrastructure to support the proposed redevelopment of the target area. Additional funds and upgrades to the infrastructure are not needed at this time. If additional improvements are needed, the City will pursue additional federal and state grants.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. **The Community’s Need for Funding:** Despite being located within a large metropolitan region, the City’s municipal tax base is constrained, limiting its ability to self-fund environmental assessment and remediation. **Residential property values in the City average \$244,500, far below the countywide median of \$380,400,** resulting in reduced local revenue for capital improvements and environmental due diligence.⁹ As a result, the City relies heavily on formula-based federal programs, such as Community Development Block Grant (CDBG), HOME Investment Partnerships Program, and State Housing Initiatives Partnership (SHIP), which are primarily dedicated to housing and basic infrastructure needs and cannot cover assessment needs. Without EPA Brownfields funding, many environmentally impaired properties will remain vacant or underused, prolonging blight, environmental risk, and stalled economic recovery.

These fiscal constraints have been compounded by extreme weather events. In recent years, the City has incurred significant costs associated with heavy rainfall and storm systems, including storms that required emergency response, debris removal, drainage maintenance, and post-storm cleanup by City public works and fire rescue staff. These disaster-response expenditures diverted limited financial resources toward immediate public safety and infrastructure needs, further reducing the City’s ability to finance environmental assessments required to advance brownfield redevelopment. Economic conditions within the target area further demonstrate the need for EPA funding. Residents face elevated **unemployment of approximately 9%,** nearly double the **national average of 5%.⁹ Median household income is \$44,885,** well below the **national median of \$78,538.⁹ Similarly, per capita income is well below the national average at \$23,552, (US \$43,289).⁹** These economic pressures are further compounded by a high reliance on food assistance, with approximately **29% of target-area residents receiving SNAP benefits,** nearly three times the **national rate of 12%.⁹ The target area ranks in the 87th percentile for low income and the 79th percentile for poverty,** indicating entrenched economic distress that significantly limits the City’s ability to independently address environmental barriers to redevelopment.¹⁰

b. **Health or Welfare of Sensitive Populations:** The target area is home to **several sensitive populations, including families living in poverty, children, and individuals with limited educational attainment.** These vulnerabilities are reflected in local socioeconomic conditions: 15% of families and 20% of all residents live below the poverty level (US 9% and 12%).⁹ Children face even greater hardship: 24% of the population is under age 18 (county 20%), and **24% of children live in poverty (US 16%).⁹ Housing instability only makes matters worse for these residents, as the target area ranks in the 94th percentile for housing cost burden.¹⁰ Underlying socioeconomic conditions further increase vulnerability for sensitive populations in the target area. The community is predominantly minority, with **97% of residents identifying as non-White** and**

⁹ US Census Data 2019–2023 American Community Survey.

¹⁰ <https://public-environmental-data-partners.github.io/j40-cejst-2/>.



86% as Black.⁹ Educational attainment is limited, as **14% of adults lack a high school diploma**, restricting access to stable, well-paying jobs (US 6%).¹¹ Together, these conditions compound residents' exposure to environmental contamination, vacancy, and long-term disinvestment associated with brownfield properties. Redevelopment of the priority sites will directly benefit these sensitive populations by removing environmental hazards and creating accessible employment opportunities for residents with limited formal education. Jobs created through cleanup and reuse will prioritize entry-level opportunities while expanding access to neighborhood-serving goods and services. These investments will also strengthen public safety and community stability. This focus is especially important given current conditions, as the City experiences an overall crime rate of **3,509 incidents per 100,000 residents**, more than **50% higher than the national rate of 2,342**, and a violent crime rate of **873 per 100,000**, approximately **136% higher than the national rate of 370**.¹² Redevelopment will transform vacant and abandoned properties that attract criminal activity into active, well-maintained community assets, increasing legitimate activity and reinforcing neighborhood safety.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Sensitive populations in the target area face compounding health burdens linked to **20% poverty**, long-standing environmental exposure, and limited access to care.¹¹ **Priority-site contaminants** add to this burden as **ACM, metals, and solvents** pose direct risks, while **petroleum storage tanks** create exposure pathways for **VOCs, PAHs, and TRPHs** via potential releases to soil, groundwater, and vapor, and the target area ranks in the **76th percentile for LBP**.¹³ These combined stressors are especially harmful for children in the target area. Respiratory illness is elevated and consistent with local exposure indicators. The target area ranks in the **86th percentile for asthma**, with a **12% asthma prevalence rate** (US 10%), which is no surprise due to the poor air quality from heavy traffic and industrial activity.^{13,14} Chronic exposure to diesel exhaust is known to trigger asthma and worsen chronic obstructive pulmonary disease (COPD), a pattern reflected in the target area, where **the COPD prevalence rate is 10%** (US 6%).^{15,13} With **18% of target-area residents uninsured**, nearly double the national rate of 11%, many go without essential screening, delayed diagnoses, and consistent follow-up care.¹⁴ Although census-tract data is unavailable, **citywide low birthweight rate in 2023 was 14%**, compared with neighboring Plantation (8%) and Sunrise (10%).¹⁶ Health behaviors and associated outcomes in the target area are tied to long-standing structural and land-use barriers with **37% of residents being physically inactive**, compared to **24% nationally**, and **40% being obese (US 33%)**.¹⁴ These disparities are strongly influenced by the lack of commercial and community-serving destinations within walking distance. Together, environmental exposures, disease prevalence, and care barriers align with the target area's rank in the **89th percentile for low life expectancy**.¹¹ In addition to supporting local job creation and economic revitalization, redevelopment helps tackle the underlying issues that contribute to persistent health disparities. Thoughtful reuse can foster more walkable, connected communities, expanding opportunities for physical activity. These changes can decrease localized air pollution, improve cardiovascular and respiratory health, and enhance overall quality of life.

d. Economically Impoverished/Disproportionately Impacted Populations: For decades, transportation and land-use decisions concentrated auto-oriented commerce and regional traffic along State Road 7 while allowing commercial and light industrial uses to operate directly beside

¹¹ US Census 2019–2023 American Community Survey.

¹² <https://www.homesnacks.com/fl/lauderhill-crime/>.

¹³ <https://pedp-ejscreen.azurewebsites.net/>.

¹⁴ CDC Places Data.gov.

¹⁵ EPA. Learn About Impacts of Diesel Exhaust and the Diesel Emissions Reduction Act. Accessed January 2026.

¹⁶ Lauderhill, FL - Compare Cities | City Health Dashboard.



**City of Lauderhill, FL
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residential neighborhoods. These policies created persistent land-use conflicts that define much of today’s ECRA, an area the City identifies as historically disinvested, infrastructure-deficient, and under-regulated. As a result, low-income residents in the target area have borne disproportionate environmental burdens. Neighboring jurisdictions experienced very different outcomes. Plantation neighborhood’s median household income is \$87,077 with a 10% poverty rate, and Sunrise neighborhood’s is \$72,107 with an 11% poverty rate, which starkly contrasts the target area’s \$44,885 median income and 20% poverty rate (US 12%).¹⁷ These other communities benefited from regional mobility and reinvestment while avoiding concentrated legacy hazards. The cumulative impacts of past planning decisions are reflected in environmental indicators: the target area ranks in the **92nd percentile for toxic air releases, 95th for diesel particulate matter, 96th for Superfund proximity, 97th for underground storage tanks, and 93rd for proximity to RMP facilities.**¹⁸ County and state inventories show clusters of active contaminated sites along the SR-7 corridor, compounding exposure risks for residents already facing significant economic hardship. This project will help correct these long-standing, policy-driven disparities by assessing contamination, reducing environmental risk, and laying the foundation for a healthier and economically resilient ECRA.

Community Engagement. e. Project Involvement & f. Project Roles: The following project partners will assist in the 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.	Entity’s mission	Point of contact	Specific involvement in the project or assistance provided
West Kenlark HOA	Seeks to enhance the quality of life for families and make it a more desirable place to live.	Ms. Willie Cooper [REDACTED]	Assistance/Decision Making: information dissemination and outreach.
Broward Estates/St. George HOA	Promotes the safety, welfare, spirit, and the unique lifestyle of Broward Estates St. George Civic Association.	Mr. Sam Wilkerson [REDACTED]	Assistance/Decision Making: community engagement, information dissemination, and site-reuse planning.
United HOA	Promotes community; facilitates conversations among residents on the realities, issues, and conditions of the community.	Varion Harris [REDACTED]	Assistance/Decision Making: information dissemination and outreach.
Larkdale Elementary School	Provides academic excellence, optimum learning opportunities; develops responsible, productive citizens.	Carla Hart, Principal Carla.hart@browardschools.com	Assistance/Decision Making: site identification and prioritization.
Lauderhill Seventh Day Adventist Church	Serves Lauderhill through outreach, nurturing families, feeding neighbors, and strengthening the community.	Pastor Garry A. Gordon pastorgordon@laudershillsda.org	Assistance/Decision Making: community outreach and site identification.
Broward Sierra Club (BSC)	Protects and preserves the environment in Broward County by building a grassroots community that advocates for environmental protection, social justice, and a sustainable future.	Leah Weisburd [REDACTED]	Assistance/Decision Making: community engagement and post-remediation planning.

¹⁷ US Census Data 2019–2023 American Community Survey.

¹⁸ <https://pedp-ejscreen.azurewebsites.net/>.



**City of Lauderhill, FL
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g. Incorporating Community Input: The City will collect resident input through community meetings, social media engagement, and its website. Project information will also be shared at regularly scheduled meetings with community partners. Due to the high minority population, Translators will be available at public meetings to ensure meaningful participation from non-English-speaking residents. To reach individuals who cannot attend in-person meetings or who lack reliable internet access, the City will distribute informational brochures by mail to target-area households and place additional materials in public offices throughout the community. Site suggestions submitted by residents through any of these channels will be compiled into a preliminary inventory. These properties will then be evaluated using ranking criteria developed under the grant to ensure that redevelopment efforts prioritize the needs of sensitive populations. General comments and questions received through the website, social media, and in-person meetings will be tracked by the City and addressed in monthly updates posted online. Brownfield project updates will also be shared at local meetings, which will be advertised through the City’s website, social media platforms, newsletters, and billboards located throughout the target area. A Community Involvement Plan (CIP) will be developed to outline the schedule of engagement activities, meeting locations across the target area, and key community partners. The City announced its intention to apply for a Brownfield Assessment Grant at local meetings and is preparing a marketing campaign to explain the purpose of the effort, the goals of the Brownfield Program, and the rationale behind pursuing the grant.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs:

Task 1: Program Management	
a.	<i>Project Implementation: Non-EPA-Funded:</i> Using its own funding, The City will procure an environmental contractor (EC) to assist with the Brownfield (BF) Grant project. The City’s BF Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. <i>EPA-Funded:</i> 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 two staff to attend two BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure EC in Q1 ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
c.	<i>Task/Activity Lead:</i> City: Sean Henderson, Assistant Finance Director, BF Finance Director
d.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. Two staff to attend two conferences.
Task 2: Outreach & Site Inventory	
a.	<i>Project Implementation: EPA-Funded:</i> CIP, outreach materials, BF webpage, and social media posts will be developed by the City’s BF Project Manager with assistance from the EC. City staff will lead the community/educational meetings discussing project plans and updates. The City’s BF Project Manager 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 City staff using GIS and the property appraiser’s website. EC will work with City 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.
b.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q1 & Q3 in Y1–3 and Q2 in Y4. BF webpage and outreach materials 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.
c.	<i>Task/Activity Lead:</i> City: Kenyatta Huntley, Assistant Grants Manager, Brownfield Project Manager
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, evaluation ranking tool, site inventory.



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Task 3: 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 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 the City: Karen Pottinger, Deputy Finance Director, Brownfield Project Director.
d.	<i>Outputs:</i> 13 Phase I ESAs, 1 Generic QAPP, 5 Phase II ESAs w/ SAPs, site-access agreements, property-eligibility determinations, Section 106 determinations (if applicable).
Task 4: Cleanup Planning	
a.	<i>Project Implementation: EPA-Funded:</i> Projects identified for cleanup. The EC will prepare Analysis for Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives and cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The EC will assist City in hosting charrettes/vision sessions. A planner will create the EPA-approved planning documents: BF Revitalization Plan and Site Reuse Assessments.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes 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 the City: Karen Pottinger, Deputy Finance Director, Brownfield Project Director.
d.	<i>Outputs:</i> 4 ABCAs, 3 vision sessions/charrettes, 2 Site Reuse Assessments, 1 BF Rev. Plan

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 travel, supplies, conference registration (Other), and contractual costs only. No administrative costs are included in the budget.

- Of the budget, 55% will be spent on site-specific work and 30% for area-wide planning activities.
- Personnel pay rates average \$110 per hour and include fringe.

Task 1 Program Management: Personnel (\$110/hr): ACRES database reporting, yearly financial reporting, quarterly reporting \$2,200 (20 hrs). Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$22,050 (147 hrs × \$150). Travel: 2 staff attend 2 conferences for a total of \$7,600 (flights at \$600, 3 nights in hotel at \$300/night, incidentals and per diem at \$100 per day × 4 days × 2 staff × 2 events). Other: conference registration \$800 (\$200 per event per person).

Task 2 Outreach & Site Inventory: Personnel (\$110/hr): CIP \$220 (2 hrs); BF webpage, outreach brochure/handouts, social media posts \$2,750 (25 hrs); 7 community/educational meetings \$7,700 (10 hrs per meeting to include preparation and execution; \$1,100 each meeting); site inventory management \$4,400 (40 hrs). Contractual: CIP \$3,000 (20 hrs × \$150); BF webpage, outreach brochure/handouts, social media posts \$600 (4 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 \$5,250 (35 hrs × \$150). Supplies: \$800 (\$500 [500 printouts at \$1 each]; \$200 [2 display board printouts at \$100 each]; pens, markers, paper \$100).

Task 3 Assessment: Personnel (\$110/hr): Report review \$2,090 (1 hr per report; 19 reports). Contractual: 13 Phase I ESAs \$65,000 (\$5,000 each); 1 Generic QAPP \$7,000; 5 Phase II ESAs including SAP \$175,000 (\$35,000 each).



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Task 4 Cleanup Planning: Personnel (\$110/hr): vision sessions/charettes \$3,300 (30 hrs); report review \$1,540 (2 hrs/report; 7 reports). **Contractual:** 4 ABCAs \$30,000 (\$7,500 each); 3 vision sessions \$6,300 (\$2,100/meeting); 2 Site Reuse Assessment \$64,000 (\$32,000 each [Principal Planner: 30 hrs × \$250; Senior Planner: 60 hrs × \$200; PM Planner: 55 hrs × \$175; Support Personnel: 23 hrs × \$125); 1 BF Revitalization Plan \$80,000 (Principal Planner: 99 hrs × \$250; Senior Planner: 125 hrs × \$200; PM Planner: 130 hrs × \$175; Support Personnel: 60 hrs × \$125).

Category	Tasks				Totals
	<i>Program Management</i>	<i>Outreach & Site Inventory</i>	<i>Assessment</i>	<i>Cleanup Planning</i>	
Personnel	\$2,200	\$15,070	\$2,090	\$4,840	\$24,200
Travel	\$7,600				\$7,600
Supplies		\$800			\$800
Contractual	\$22,050	\$17,250	\$247,000	\$180,300	\$466,600
Other	\$800				\$800
Total Budget	\$32,650	\$33,120	\$249,090	\$185,140	\$500,000

f. Plan to Measure and Evaluate Environmental Progress and Results: To ensure this EPA Brownfield Project is on schedule, the City’s internal Brownfield Project Team, including the EC, will meet quarterly to track project progress of outputs identified in 3.d. using an Excel spreadsheet and submit quarterly reports to the EPA. Project expenditures and activities will be monitored to ensure timely completion within the four-year timeframe. Site-specific information will be entered into the ACRES database. Key outputs to be tracked include the number of community meetings with neighborhoods, community groups, and community partners; public meetings; environmental assessments; ABCAs; and cleanup redevelopment plans. Key outcomes to be tracked include community participation, acres assessed, acres ready for reuse, leveraged redevelopment dollars, and jobs created. If project efficiency is inadequate, the City has countermeasures in place, including monthly calls with the EPA Project Officer and, if necessary, a Corrective Action Plan to get the project back on track.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: The City has strong organizational capacity to manage the technical, administrative, and financial requirements of an EPA Brownfields grant. Clear executive oversight and accountability guide all federally funded programs, and the City’s structure separates programmatic and financial duties while ensuring close coordination. Centralized purchasing, treasury, and accounting functions support timely expenditures and full compliance with EPA requirements. **Karen Pottinger** serves as the Deputy Finance Director and will act as the **Brownfield Project Director**, providing oversight to grant operations. Since joining the City in May 1999, she has amassed 26 years of public-sector service, including more than 18 years in senior leadership overseeing municipal accounting and comprehensive grant management. In her current role, Ms. Pottinger provides strategic oversight of federal, state, and local grant portfolios exceeding \$40 million, managing the full grant lifecycle. Her grant management experience includes major federal programs such as the American Rescue Plan Act (\$18.2 million) and the Staffing for Adequate Fire and Emergency Response (SAFER) program (\$4.7 million), and she has served as the City’s primary FEMA liaison since 2006, successfully managing \$13 million in disaster recovery funding. She will be assisted by **Kenyatta Huntley** who serves as the City’s Assistant Grants Manager with more than 25 years of experience with municipal contract monitoring and regulatory compliance and over 15 years of administering federal, state, and local



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grants. She will serve as the **Brownfield Project Manager**, overseeing the day-to-day grant activities. **Sean Henderson** serves as the City Assistant Finance Director and will act as the **Brownfield Finance Director**, providing fiscal oversight, financial reporting, draw down management through ASAP.gov, and compliance with federal accounting standards. He brings more than 20 years of public-sector financial management experience, including responsibility for developing and administering the City's \$117 million operating and capital budgets and overseeing special revenue funds such as the Community Development Block Grant, State Housing Initiatives Partnership and HOME Investment Partnerships Program. Mr. Henderson will leverage his experience in financial oversight to ensure financial reports are accurate and timely, and all activities remain compliant with EPA requirements and federal grant regulations. An environmental contactor (EC) will manage the technical portions of the project.

d. Acquiring Additional Resources: The City will hire an EC to assist with the technical and reporting aspects of the Brownfield Community-wide Assessment Grant, in addition to any other contractors needed to complete the project. The hiring process will adhere to EPA's Professional Service procurement guidelines and local contracting requirements. Throughout the project, the City will acquire additional resources as needed to ensure successful completion.

Past Performance and Accomplishments. e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments: The City has a history of successfully obtaining, managing, and executing federal and state financial assistance agreements. The City is currently administering a HUD Community Development Block Grant (CDBG) Entitlement Grant awarded in the amount of \$780,917 for a five-year period from October 1, 2025 through September 30, 2030. The City uses this funding to implement community development activities that address identified community needs, improve conditions for residents, and support long-term revitalization. CDBG activities require adherence to an approved workplan, coordination with community stakeholders, procurement and oversight of contractors, and completion of defined deliverables within established schedules. In addition, the City administers a HOME Entitlement Grant awarded in the amount of \$234,724 for a two-year period from October 1, 2025 through September 30, 2027. This funding is used to provide purchase assistance to primary residents. Administration of the HOME program requires careful oversight of eligibility determinations, documentation, financial management, and performance reporting. At the state level, the City administers Florida's State Housing Initiatives Partnership (SHIP) Entitlement Grant, awarded in the amount of \$565,390 for the period June 1, 2024 through June 30, 2029. The SHIP program provides purchase assistance and housing rehabilitation for primary residents and requires coordination with program participants, contractors, and state agencies. As part of this grant, the City oversees physical improvement activities, monitors contractor performance, and ensures compliance with program requirements. (2) Compliance with Grant Requirements: Across its CDBG, HOME, and Florida SHIP grants, the City has consistently followed approved implementation plans, maintained required documentation, and adhered to all applicable federal and state administrative, financial, and procurement requirements. The City has met workplan requirements, submitted timely and acceptable reports to awarding agencies, and documented progress toward achieving expected results in accordance with each grant's schedule. This strong record of implementation and compliance demonstrates the City's ability to responsibly manage federal and state funding. The Brownfields Project Team will apply the same disciplined project management approach to the EPA Brownfields Assessment Grant, ensuring all activities remain on schedule and fully compliant with grant requirements.



Threshold Criteria

1. Applicant Eligibility

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

2. Community Involvement

The City will collect resident input through community meetings, social media engagement, and its website. Project information will also be shared at regularly scheduled meetings with community partners. Due to the high minority population, Translators will be available at public meetings to ensure meaningful participation from non-English-speaking residents. To reach individuals who cannot attend in-person meetings or who lack reliable internet access, the City will distribute informational brochures by mail to target-area households and place additional materials in public offices throughout the community. Site suggestions submitted by residents through any of these channels will be compiled into a preliminary inventory. These properties will then be evaluated using ranking criteria developed under the grant to ensure that redevelopment efforts prioritize the needs of sensitive populations. General comments and questions received through the website, social media, and in-person meetings will be tracked by the City and addressed in monthly updates posted online. Brownfield project updates will also be shared at local meetings, which will be advertised through the City's website, social media platforms, newsletters, and billboards located throughout the target area. A Community Involvement Plan (CIP) will be developed to outline the schedule of engagement activities, meeting locations across the target area, and key community partners. The City announced its intention to apply for a Brownfield Assessment Grant at local meetings and is preparing a marketing campaign to explain the purpose of the effort, the goals of the Brownfield Program, and the rationale behind pursuing the grant.

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

Not Applicable.