



MERRITT ISLAND

REDEVELOPMENT AGENCY

Application Information Sheet

1. Applicant Identification Merritt Island Redevelopment Agency
2575 N. Courtenay Pkwy.
Merritt Island, FL 32953
2. Website URL <https://mymerrittislandfl.com/>
3. Funding Requested
 - a. Assessment Grant Type Community-wide Assessment Grant
 - b. Federal Funds Requested \$500,000
4. Location Merritt Island, Brevard County, Florida
5. Target Area and Priority Site Information
 - Target Area: MIRA Commercial Core Area
 - Census tract numbers within the target area: CT 697 and 716.02
 - Priority Site 1: **Marine District Assemblage** Parcels bound by the Indian River to the west, Myrtice Avenue to the north, Rose Street to the east, and W Merritt Island Causeway (SR520) to the south
 - Priority Site 2: **Merritt Square Mall** 777 E Merritt Island Causeway & 305 S Sykes Creek Parkway
 - Priority Site 3: **Former Starlite Skating Rink** 105 S Plumosa Street
6. Contacts
 - a. Project Director
Larry Lallo
321-454-6610
larry.lallo@brevardfl.gov
2575 N. Courtenay Pkwy., Merritt Island, FL 32953
 - b. Chief Executive/Highest Ranking Elected Official
Marcus Herman
321-454-6610
triangleauto@cfl.rr.com
2575 N. Courtenay Pkwy., Merritt Island, FL 32953
7. Population Merritt Island, Florida 43,728 (2020 US Census)



8. Other Factors Checklist

Other Factors	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1,2
The priority site(s) is in a federally designated flood plain <i>Priority Brownfield Sites are in Floodplain AE. The entire Target Area is within a federally designated flood plain.</i>	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority Attached

10. Releasing Copies of Applications Not Applicable



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

January 14, 2026

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 Merritt Island Redevelopment Agency's (MIRA) 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 MIRA consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The MIRA is also encouraged to contact Tracy Jewsbury, the Central District Brownfields Coordinator, at (407) 897-4323 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:

Lisa Nicholas, MIRA – lisa.nicholas@brevardfl.gov
Tracy Jewsbury, P.E., DEP Central District – tracy.jewsbury@floridadep.gov

**FY2026 EPA Brownfields Community-wide Assessment Grant
Merritt Island Redevelopment Agency, Brevard County, Florida
Ranking Criteria Narrative**

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

1.a. Overview of Brownfield Challenges and Description of Target Area: Stretching nearly forty miles north to south and six miles east to west at its widest, Merritt Island is a true island within unincorporated Brevard County along the Atlantic coast of central Florida. The Island is situated between the coastal barrier ridge and the mainland connected by State Route 520 (SR 520). It is surrounded by the Indian River Lagoon to the west and the Banana River Lagoon to the east. Located less than a half hour drive from Kennedy Space Center and Cape Canaveral, Merritt Island falls within the stretch of central Florida known as the Space Coast. In 1939, the Banana River Naval Air Station (BNAS) was established 5 miles southeast of Merritt Island. 1,500 military personnel and several hundred civilian employees were stationed at BNAS, and a new causeway (SR 520) was constructed through Merritt Island in 1941 to provide access on and off the Island for civilians and stationed personnel. Development was amplified by the Space Race with Russia and creation of NASA, followed by the development of Kennedy Space Center in rural North Merritt Island and Cape Canaveral just northeast of the Island. Merritt Island's population exploded from 3,554 persons in 1960 to 30,636 by 1970 (2013 Merritt Island Redevelopment Plan). The rapid growth disregarded environmental consequences. The influx of new development resulted in massive drain and fill projects replacing wetlands with commercial, industrial, and residential land uses. Subdivisions were created over what were once pristine marshlands, making Merritt Island more vulnerable to extreme weather events that include flooding, storm surge, and saline intrusion. With no storm water regulations in place until 1978 and the Island being on unregulated septic systems, hazardous materials, nitrogen and phosphorus have leached into the Lagoons for decades. This led to Merritt Island being named one of the top polluters of the Lagoon (Save Our Indian River Lagoon Project Plan Update 2025).

Merritt Island's economic base, once heavily supported by commercial fishing and tourism, has been significantly impacted by the conditions of the Lagoons. Since 1995, the annual commercial fish harvest in Brevard County has experienced an estimated loss of \$15.3 million annually (\$22M in '95 down to only \$6.7M in '15 - Florida Fish and Wildlife Conservation Commission).

The Merritt Island Redevelopment Agency (MIRA), (established by Brevard County, pursuant to Florida State Law, as a dependent special district and separate legal county entity) **is the applicant for this application** and is taking the local lead in reducing pollutants. Much has advanced under the EPA Brownfields Community-Wide Assessment (CWA) Grant awarded to MIRA in FY2022, now nearly fully expended. However, identified contamination under the FY2022 grant requires further assessment and cleanup planning. Further, new priority sites have been identified that require additional funding to be assessed and planned for.

The **Target Area** is the 2.4 square mile **MIRA Commercial Core Area** along the SR 520 commercial corridor, generally bound by the Indian River to the west, the Banana River to the east, Merritt Avenue/Audubon Road/Sykes Creek Parkway to the north, and Bel Aire Drive to the south. The Target Area was largely developed prior to environmental, health, and building regulations, impacting a vulnerable high-water table. The SR 520 corridor suffers from **brownfields challenges** including **vacant manufacturing facilities, automobile repair shops, car dealerships, and storefronts with known and perceived contamination**, contributing to both visual and economic blight. Extensive contamination within the Target Area has contributed to **commercial vacancies, complicated redevelopment, and impacted health**. Commercial vacancies within the Target Area (9.7%) are more than twice the national rate, and the cancer rate in central Brevard County is more than double the national average (CoStar, Q1 2026; 2025 Brevard County Community Health Needs Assessment (CHA)). The **impacts** of brownfields are **compounded** by the migration of environmental contaminants by flooding and storm surge events. Today, sensitive populations (low-income households, impoverished children, veterans, and the elderly) in a now distressed community bear the disproportionate cost of these activities.

The high cost of environmental assessment and remediation has long deterred brownfield redevelopment within the Target Area. **This grant will directly fund site assessments, cleanup planning, and reuse planning to help overcome this barrier** and attract high-quality new development.

**FY2026 EPA Brownfields Community-wide Assessment Grant
Merritt Island Redevelopment Agency, Brevard County, Florida
Ranking Criteria Narrative**

1.b. Description of the Priority Brownfield Sites: The Target Area is entirely located within a federally designated floodplain, with an estimated 59 brownfield sites, potentially migrating hazardous substances with each flooding event. Three brownfield sites were prioritized for this grant through community engagement and planning conducted under MIRA's FY22 CWA Grant. These sites emerged as top priorities due to visible blight along the SR-520 corridor, known or potential contamination compounded by flood risk, and strong reuse potential to meet community needs. **Each is identified as a catalyst site in the 2025 SR 520 Plan.**

Site 1 – The Marine District Assemblage totals 3.7-acres, with 5 parcels, of a commercial working waterfront operating since 1926, comprised of derelict boat repair facilities; an abandoned auto-body and auto-paint shop from 1960; a former pool supply store which operated for more than 30 years; and Ms. Apple's Crabshack, a former seafood market and restaurant that was destroyed in 2024 by Hurricane Milton. Under MIRA's FY2022 CWA Grant, this site underwent a Phase I Environmental Site Assessment (ESA) where several Recognized Environmental Conditions (RECs) were identified, including the potential for petroleum, metals, and solvent impacts from the abandoned onsite automotive garage. Asbestos-containing materials were identified in Ms. Apple's Crabshack. Remaining budget was insufficient under the FY2022 CWA to assess soil and groundwater impacts. This grant will support a Phase II ESA and an Infrastructure & Capacity Study (reuse planning). Site 1's prominent location along the waterfront visible as one enters Merritt Island in its currently blighted state makes it a priority for reuse as a "gateway" opportunity. The site's proximity to Mila Elementary School may be putting sensitive populations at risk of health issues with unaddressed contamination.

Site 2 –The approximately 65-acre, **Merritt Square Mall**, lying along Sykes Creek, is a 1970s era mall along the SR 520 corridor suffering from high vacancies and declining foot traffic. A Phase I ESA performed for this site under MIRA's FY2022 Assessment Grant identified potential petroleum and solvent impacts from on- and off-site auto repair facilities, VOCs from fiberglass manufacturing, and ACMs and LBP in building materials. This grant will support a Phase II ESA and an Infrastructure & Capacity Study (reuse planning). Its scale lends opportunities to reactivate the SR 520 corridor, making it a priority for reuse.

Site 3 –The Former Starlite Skating Rink is 1.21 acres with 22,040 square feet of deteriorating warehouse space constructed in the 1960s. The site is suspected to have significant ACM and LBP issues, as well as potential petroleum impacts from the adjacent former car dealership and repair center that used Site 3 for storage and overflow parking following the Rink closure in the 1990s. This site is a priority site due to its extreme state of disrepair, environmental concerns, and adaptive reuse potential.

1.c. Identifying Additional Sites: Under MIRA's awarded FY22 CWA Grant, a GIS-based brownfields inventory was completed and posted to MIRA's website. The inventory identified storage tanks, hazardous waste sites, sites with perceived contamination, vacant properties, redevelopment opportunities, transit stops, disproportionately impacted areas, and impaired waters rule (IWR) stations within MIRA's geographic boundaries. 59 sites were identified. As-needed, MIRA will expand upon the existing brownfield inventory conducted in GIS and posted on MIRA's website. The updated inventory will be expanded by updating vacancy information, community-priorities, and noting sites that have been assessed and/or remediated. The inventory will be presented bi-annually at public Brownfields Advisory Committee (BAC) meetings, discussed in section 2.e, and updated per BAC and resident/stakeholder input. Site prioritization will occur by sites being given weight-based rankings on serving a disproportionately impacted community (5 points), reuse concepts meeting community needs (15 points), perceived environmental issues (15 points), safety considerations (5 points), and catalyst potential (10 points). A site with a feasible reuse strategy that meets the needs of the community, such as quality affordable housing options, reactivating a vacant storefront and/or reduction of polluted runoff into adjacent waterways, will be a higher priority. Community meetings will be used to solicit input regarding additional site selection, site cleanup, and reuse planning through open conversations and electronic information gathering. Contact information for the MIRA's Community Redevelopment Manager, Ms. Lisa Nicholas, will be readily available on MIRA's website and brochure for residents and stakeholders to reach out on additional site selection and input. Sites will be prioritized based on the criteria above, with other considerations included as needed.

**FY2026 EPA Brownfields Community-wide Assessment Grant
Merritt Island Redevelopment Agency, Brevard County, Florida
Ranking Criteria Narrative**

Revitalization of the Target Area:

1.d. Reuse Strategy and Alignment with Revitalization Plans: Recent planning and engagement efforts formed the basis of both the selection of priority brownfield sites and the proposed reuse strategies for each of the sites. The SR 520 Plan identifies Priority Brownfield Sites 1, 2, and 3 as catalyst mixed-use redevelopment sites. The SR 520 Plan (outlining priority site reuse strategies) and the MIRA Plan are aligned and consistent with the Comp Plan with common goals, strategies and implementation directives, discussed below.

Site 1 is the gateway to the MIRA Commercial Core Area and is envisioned under both the 2013 MIRA Plan and 2025 SR 520 Plan for a blend of marine-oriented retail, such as outfitters, a bait and tackle shop, an outdoor classroom, maritime museum, and supporting commercial uses. Low-rise residential units designed in a coastal architectural style will help address the Space Coast region's growing housing demand while also enhancing public waterfront access and mitigating estuarine stormwater pollution through green infrastructure and improved stormwater infrastructure/drainage.

The envisioned redevelopment of **Site 2** focuses on the first of several phases of site redevelopment, which provides walkable infill development within the mall's largely unused, approximately 1-million sq. ft., parking lot. MIRA is working with the property owner and potential developers to develop a mixed-use village to create a Downtown Core (Goal 2 of the SR 520 Plan) that aligns with the above MIRA and County goals. A variety of residential development types ranging from townhomes to apartments, including affordable units (some reserved for veterans) would help meet the Comp. Plan's Housing Element goal and the community's growing housing needs. The 2025 Merritt Island Market Study conducted under the awarded FY22 CWA Grant projected a demand for 750 new housing units over a 10-year period within Merritt Island. With the appropriate zoning designation that reflects a medium density walkable mixed-use development, Site 2 can accommodate nearly half of that demand with up to 350 new housing units, a portion designated to veterans on fixed incomes. The reuse plan will further provide opportunities to reduce stormwater runoff from flowing into adjacent waterways with improved stormwater infrastructure, low-impact development and reduced impervious surface area.

The SR 520 Plan identifies **Site 3** as a strategic site for mixed-use redevelopment that could include a marketplace / food hall with other retail amenities, to advance MIRA's abovementioned goal to increase the tax base through high-quality commercial development that serves existing residents and attracts new space industry professionals with greater disposable incomes. Low-impact development tools will be used.

In 2013, MIRA completed its community-driven Redevelopment Plan (MIRA Plan), which prioritizes the assessment and redevelopment of brownfields and identifies two overarching goals: 1) improved stormwater management that lessens the discharge of untreated stormwater into adjacent waterways and 2) the correction of blighted areas with quality redevelopment (including enhanced public waterfront access where possible) that increases the tax base of a largely stagnant local market. The 2024 Brevard County Comprehensive Plan (Comp. Plan) reflects these same goals, which include the implementation of the Brevard County Stormwater Management Plan to correct deficiencies in estuarine pollution. The Comp. Plan also identifies a primary goal to encourage the efficient use of land through mixed-use development (Sites 1 & 2), with the Comp. Plan's Housing Element's Goal being: "Ensure the provision of safe, affordable, and adequate housing to meet the needs of current and future residents" (Sites 1 & 2). In 2025, MIRA completed its SR 520 Brownfields Redevelopment Plan (SR 520 Plan) under the awarded FY22 CWA Grant. Four goals were identified: 1. Revitalize the SR 520 Corridor (Sites 1-3); 2. Create a Downtown Core (Site 2); 3. Develop a Marine Destination (Site 1); and 4. Build a Sustainable Corridor (Sites 1-3).

1.e. Outcomes and Benefits of Reuse Strategy: The revitalization plans for the Priority Sites emphasize mixed-use, mixed-income development that reduce stormwater runoff into adjacent waterways – all of which will contribute significantly to economic development of the Target Area. The proposed brownfield projects have been designed to directly benefit the target area's disproportionately impacted communities (impoverished elderly, impoverished children, and veterans) through increasing the supply and variety of affordable housing options, reducing their exposure to carcinogenic and other environmental contaminants, and improving

**FY2026 EPA Brownfields Community-wide Assessment Grant
Merritt Island Redevelopment Agency, Brevard County, Florida
Ranking Criteria Narrative**

overall water quality. The following **outcomes** are planned in the catalytic Marine District Development (**Site 1**): a mixed-use working waterfront, creating a “gateway” into the 520 corridor. Green space, improved stormwater drainage, and green infrastructure features will be incorporated. **Benefits include:** local resilience to the impacts of flooding and other extreme weather events; reduction in estuarine pollution; creating a sense of place that promotes tourism, redevelopment, and retail spending in the Target Area; support of water-dependent industries; improved public access for water recreation activities; and removal of contamination. Based on return on investment calculations, Griffis Landing is forecasted to bring gross sales of \$10,137,875 into the community within the first five years of operation (MIRA forecasts). This would lead to an annual increase of \$709,651 in tax dollars to be reinvested into the community (MIRA forecasts). An estimated 50 jobs (MIRA forecasts) will be created. Major **outcomes** for the Merritt Square Mall (**Site 2**) include: a mixed-use infill development with the potential for up to 350 mixed-income residential units raised above ground floor parking with reduced impervious surface area and expanded public green space to **improve local resilience**. **Benefits include:** affordable and walkable housing options, including for the Target Area’s elderly and veteran community that may not own a car, elevated above parking to mitigate the impacts of flooding from extreme weather events, reduced stormwater runoff pollution through the use of green infrastructure that improves local resilience, infrastructure enhancements, and removal of contamination. The reuse strategy for the Former Starlite Skating Rink (**Site 3**) is geared to provide quality food and other retail services to existing residents and the growing space industry professional base. **Outcomes** – adaptive reuse of a vacated 22,040 sq. ft. building for commercial and retail amenities. **Benefits** – The revitalization of this site will increase tax revenue for the Target Area through quality redevelopment, reduce blighted conditions, and reduce polluted runoff through green infrastructure features.

Local Resilience and Energy Benefits – **Sites 1 & 2** will incorporate improved stormwater infrastructure/green space for resilience. Further, the sites will use solar lights in all outdoor spaces. **Sites 1 & 3** intend to join the Solar Together Program, a program to purchase solar credits from Florida Power & Light, the local power provider. Subscribers pay a nominal fee on their monthly energy bill until they see a return in investment. **Sites 1 & 2** will be constructed under updated Florida Building Codes, which are inherently energy efficient and specifically designed to withstand extreme weather events and natural disasters. Further, ground floor parking is proposed for development closest to the water on **Site 2**, allowing storm surge to inundate developments without causing lasting damage.

Strategy for Leveraging Resources:

1.f Resources Needed for Site Reuse: As a County agency, MIRA is eligible to access and implement a variety of funding sources. This grant will build off recent investments in MIRA’s geographic area since 2021 including a \$400,000 Florida Department of Environmental Protection (FDEP) Septic-to-Sewer Conversion Grant and a \$280,000 Federal Highway Administration (FHWA) Safe Streets For All Grant. This Brownfields Community-wide Assessment grant will **stimulate** the availability of additional **funds** to support completion of **environmental site assessment and reuse strategy**, providing leverage for the following identified funding opportunities.

Florida Division of Emergency Management	Hurricane Loss Mitigation Program grants to fund retrofits and construction or modification of building components designed to withstand hurricane-force winds and flooding.	Reuse
EPA	Eligible site owners will apply for Brownfields Cleanup Grants	Cleanup
Community Foundation for Brevard	Available grant funding for activities related to the environment, community capacity, and health and wellness.	Assessment, cleanup, and reuse
AARP	Community Challenge Grant funding for projects that improve public spaces and housing and help communities become more livable for people of all ages.	Cleanup and reuse
U.S. Dept. of Housing (HUD)	Brevard County has an estimated \$1.35 million annually as a Community Development Block Grant that can support cleanup and reuse of brownfield properties through funding items such as demolition and sewer replacement.	Cleanup and reuse

**FY2026 EPA Brownfields Community-wide Assessment Grant
Merritt Island Redevelopment Agency, Brevard County, Florida
Ranking Criteria Narrative**

Florida DEP	Site assessment and cleanup costs incurred while in FL DEP brownfield program can be recouped through tax abatements, low interest loans, and other redevelopment tools.	Assessment, Cleanup
Florida Fish & Wildlife Commission	Florida Boating Improvement Program funding projects that include derelict vessel removal, public launching facilities, and economic development initiatives that promote boating.	Cleanup and reuse
Florida Inland Navigation District	Waterways Assistance Program that funds waterway-related projects that include dredge material management, environmental mitigation, and shoreline stabilization.	Cleanup

For remediation projects, MIRA will aid eligible entities in seeking EPA Brownfields Cleanup grants and/or Voluntary Cleanup Tax Credits through the State of Florida Brownfields Program. MIRA is collaborating with private entities for the reuse of each of the priority sites. To further support remediation of the priority sites, MIRA will apply for a FY27 EPA Brownfields Revolving Loan Fund grant.

1.g. Use of Existing Infrastructure: With the exception of preservation land, the Target Area is nearly completely built out. **The reuse strategies of the priority sites will use existing road, sidewalk, dockage and utility** (gas, electric, water, and sewer) **infrastructure and buildings** to the fullest extent possible. The reuse strategy for Site 3, the former Starlite Skating Rink, will encourage retrofitting the existing 22,040 sq. ft. building. Due to reuse plans for Site 1 & 2 increasing density, Infrastructure and Capacity Studies are proposed as reuse planning activities under this grant. Funding resources for infrastructure upgrades are identified in 1.f. to implement the work.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community’s Need for Funding: Three main factors contribute to MIRA’s need for funding: 1) Commercial vacancies leading to a small tax base (redevelopment complicated by contaminants); 2) A small population further contributing to a small tax base; and 3) Associated poverty intrinsically linked to brownfields (redevelopment hindered) and poor lagoon water quality (commercial vacancies and fishing industry losses). The workforce population is being replaced by the retirement community, reducing economic spending in the Target Area due to fixed incomes. The median age of the Merritt Island community is now 48.9 years compared to the U.S. average of 38.7 years (U.S. Census, 2023). As the population ages, there is a greater need for public services, creating further public strain. The Target Area spans two census tracts (CT), with the population living below the **poverty** level rising as high as **19.7%** in one CT. The small residential tax base and Florida’s absence of income tax has led to MIRA being heavily reliant on property tax revenues of non-residential properties. This tax source is strained by the estimated 25% of commercial and industrial properties that are tax delinquent or collect nominal tax dollars within the Target Area. MIRA relies on tax increment financing (TIF) funds. The Target Area’s **small population** and residential tax base **of less than 10,000 individuals** is insufficient to fund essential MIRA programs, such as utilities and infrastructure construction and maintenance. The minimal budget already allocated to these essential programs leaves no funding available for environmental site assessments and subsequent site reuse. This reliance on tax revenue makes it a priority for MIRA to improve the MIRA Commercial Core, the Target Area, to eventually increase those revenues. This grant will directly support environmental assessment and reuse planning of derelict and underutilized/vacant properties that will increase tax revenues through much needed residential and mixed-use development and redevelopment.

2.b. Health or Welfare of Sensitive Populations: The Target Area includes disproportionately high concentrations of sensitive populations. Based on the highest values across the two CTs, these include **impoverished elderly** (18.3%), **veterans** (15.9%), and **impoverished children** (38.4%) (PolicyMap). CT 716.02 has more than **twice the percent of veterans** compared to National and State averages, which aligns with the **elevated disability rate** (27.8%, vs. the State and national rate of 19.6%). The table below further illustrates the disproportionate share of sensitive populations that reside in the Target Area.

Demographic Indicator	Target Area (CT 716.02)	Target Area (CT 697)	Florida	U.S.
Population	3,337	2,681	21,928,881	332,387,540
Poverty Rate	13.0%	19.7%	12.6%	12.4%
Poverty of children	9.7%	38.4%	16.9%	16.3%

**FY2026 EPA Brownfields Community-wide Assessment Grant
Merritt Island Redevelopment Agency, Brevard County, Florida
Ranking Criteria Narrative**

Demographic Indicator	Target Area (CT 716.02)	Target Area (CT 697)	Florida	U.S.
Poverty Rate Seniors	6.7%	18.3%	11.4%	10.4%
% Veterans	15.9%	11.1%	7.7%	6.4%
Pop. with Disability	27.8%	19.3%	19.6%	19.6%

Note: Data from U.S. Census ACS 2023 5-Year Estimates. Bold text = Greater proportion than U.S. benchmarks.

Environmental conditions further compound these risks. The Target Area is also home to up to 6.6 times the national average underground storage tanks (PolicyMap), exacerbating health issues among an already sensitive population. This grant will address these threats by supporting environmental assessment and reuse planning focused on mitigating health risks and improving neighborhood conditions. MIRA’s partnership with the **Brevard Veterans Council** will help strengthen outreach to veterans and older workers who rely on social services and workforce programs. Grant-funded planning will also advance walkable, accessible destinations that particularly benefit elderly residents who cannot drive and depend on nearby community services.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: In Central Brevard County, where the Target Area is located, **the cancer incidence rate is more than double the national average** (16.8% vs. the national average of 7.9%) (CHA). The widespread presence of former and existing auto and marine service stations with the potential for benzene, a known carcinogen, and other petroleum-related contamination, already detected within the target area under MIRA’s FY22 CWA Grant (see 1.a.) is likely linked to these elevated rates. Across the County most common cancers following skin cancer include prostate cancer (13.7%) and breast cancer (12.4%), with the breast cancer rates being more than twice national averages. (CHA) Breast cancer can be attributed to local contaminants including petroleum-based products, perfluorooctane sulfonate (PFOS), and/or perfluorooctanoic acid (PFOA) compounds. PFOA is also associated with diabetes and metabolic alternation in US men (National Health and Nutrition Examination Survey, 2003-2011) and is considered a biomarker of exposure and susceptibility to developing type 1 diabetes in children (International Journal of Endocrinology, Volume2015, Article ID 234358, April 2015). A total of 12.7% of Merritt Island adults reported having been diagnosed with diabetes, compared to a 12% national average (CDC PLACES, 2023). Further, **35.4%** of the Central Brevard population is **limited in activities** due to physical, mental, or emotional conditions, compared with 27.5% in the US (CHA). This correlates with the higher concentration of veterans and elderly population within the Target Area. This grant will enable MIRA to facilitate environmental site assessments to further determine the nature and extent of contaminants located in neighborhoods with sensitive populations, allowing the community to identify sites where exposure can be minimized or mitigated through subsequent remediation.

2.d. Economically Impoverished/Disproportionately Impacted Populations: Merritt Island’s historic growth has been the direct result of the federal government’s investment in military bases near the community. However, these **governmental and supporting industrial** operations have contributed to disproportionate burdens. The Target Area shows elevated levels across environmental indicators that measure how sensitive communities (based on income, education, age, and language) are exposed to environmental risks. These include: Nitrogen Dioxide (NO2), Toxic Releases to Air, Lead Paint, Risk Management Program (RMP) Facility Proximity, Hazardous Waste Proximity, Underground Storage Tanks, and Wastewater Discharge. Across these indicators, the Target Area census tracts rank above the 50th percentile when compared to either/or state and national benchmarks.

Environmental Indicator	State Percentile	USA Percentile
Lead Paint (% pre-1960s housing)	76	61
RMP Proximity (facility count/km distance)	56	47.5
Hazardous Waste Proximity (facility count/km distance)	74.5	59.5
Underground Storage Tanks	81	88
Wastewater Discharge (toxicity-weighted concentration/distance)	69	49.5

PolicyMap Averages for Brevard County Census Tracts 697 and 716.02 (2024)

PFOS and PFOA, which are chemicals known to cause cancer, birth defects, kidney damage, liver damage, thyroid damage, increased uric acid levels, increased cholesterol, and immune system damage, were detected in groundwater at Cape Canaveral Air Force Station (CCAFS). Notably, 8 out of 11 monitoring stations tested

**FY2026 EPA Brownfields Community-wide Assessment Grant
Merritt Island Redevelopment Agency, Brevard County, Florida
Ranking Criteria Narrative**

positive for PFOS and/or PFOA. (*Cancer-Causing Chemicals Detected in Groundwater at Patrick Air Force Base*, Brevard Times, June 2018). PFOS, together with PFOA, were used to make a component of fire-fighting foams. Since 1949, millions of gallons of these foams were sprayed during launch operations for the Apollo, Skylab, and Space Shuttle programs at the Space Center adjacent to CCAFS on Merritt Island. This grant will enable MIRA to facilitate environmental site assessments to determine the nature and extent of contaminants potentially related to the abovementioned cancer rates and other health issues, allowing the community to identify sites where exposure can be minimized or mitigated through subsequent remediation.

Community Engagement:

2.e. Project Involvement & 2.f. Project Roles: MIRA will use its existing Board as a BAC, which has successfully served this role for the awarded FY22 CWA Grant. The BAC meets with and advocates for local organizations, residents, businesses, and stakeholders, in the pursuit of quality redevelopment on Merritt Island. The BAC is already aware of community desires through extensive community engagement of community-driven plans, such as the recently completed SR 520 Plan. Community partners will play a key role in: matching sites with end users, marketing sites, providing community input, and assisting with reuse planning for community-driven results, further detailed below. Identified community partners, committed to being active in the overall project include the following:

Partner Name	Entity's Mission	Point of contact	Specific role in the project
Community Advocacy for Merritt Island (CAMI)	Engagement through arts, conservation, beautification, and education.	Cynthia Wall [REDACTED]; e-mail preferred	Site selection input, engaging local residents for participation, resident site reuse input, cleanup decision-making input. BAC member.
Canaveral Port Authority	Protect, manage, create economic/social benefits for the region.	Mark Milisits, Director of Real Estate; mmilisits@portcanaveral.com ; (321) 394-3260	Client referrals for end users; redevelopment related to the commercial freight and passenger industry that serve the Port
East Merritt Island Homeowners Association	Advocates for East Merritt Island neighborhood residents.	Maurice Boudreau, President; [REDACTED] (321) 960-1320	Site selection input, engaging local residents for public participation, resident site reuse input
Space Coast Association of Realtors	Provides services for the local realtor community.	Lindsey Ruschak, CEO; [REDACTED] [REDACTED]	Decision making for site selection (aware of when sites are stagnant due to environmental conditions) and market input on site reuse
Keep Brevard Beautiful	Develop, motivate, educate and activate community partners to sustain the environment.	John Nico, Executive Director john.nico@keepbrevardbeautiful.org ; (321) 472-7733	Site referrals; dissemination of information; input in site reuse planning
The Brevard Indian River Lagoon Coalition	Educate the community about stewardship needed for increased lagoon health.	Craig Wallace, Chairman; info@helpthelagoon.org ; 321-432-4346;	Input on site cleanup and reuse planning, particularly related to reducing lagoon impacts
Brevard Veterans Council	Support and promote the welfare of area veterans and their families.	Donn Weaver, Chairman; [REDACTED] [REDACTED]	Engage veterans and elderly population in site selection & reuse planning, disseminate info
Housing Authority of Brevard County	Transform lives through education, housing, and support.	Jon Turla, Chairman; jturla@habc.us ; (321) 775-1592	Community engagement; input on site cleanup and reuse planning
Florida Department of Environmental Protection	Protecting, conserving, and managing the State's natural resources	Tracy Jewsbury, P.E. Tracy.Jewsbury@FloridaDEP.gov 407-897-4323	Technical assistance on site assessment and cleanup planning. FL Brownfields Program support.

2.g. Incorporating Community Input: Aided by CAMI, the East Merritt Island HOA, the Brevard Veterans Council, and other organizations listed above in 2.f, MIRA will communicate project progress and seek input

**FY2026 EPA Brownfields Community-wide Assessment Grant
Merritt Island Redevelopment Agency, Brevard County, Florida
Ranking Criteria Narrative**

on project planning, site selection and cleanup/reuse planning. MIRA’s Community Redevelopment Manager, Lisa Nicholas, will be the designated point of contact, with her contact information publicly listed. MIRA and the BAC will build on their proven, multi-layered engagement approach established under the FY22 CWA Grant, continuing to meet residents where they already are to reach broad and diverse audiences. The BAC will meet quarterly in conjunction with MIRA’s public Board Meetings, the last Thursday of every month, alternating between daytime and evening meetings. The meeting is held at the MIRA offices, located within the Target Area. The BAC and all residents and stakeholders will be invited to join and be active (in person or virtually). The BAC and MIRA staff will be responsible for meaningfully soliciting and considering input and responding to the community. MIRA staff frequently have one-on-one meetings with community members and attend neighborhood and local organization meetings to provide updates on project activities, as well as answer questions. MIRA will add brownfields projects to an existing website that was created with the support of the FY22 CWA Grant. To engage individuals unable to attend virtual or in-person events, individuals can provide input digitally through social media, email, phone, and the project website.

3. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS:

Description of Tasks/Activities & Outputs:

3.a. Project Implementation; 3.b. Anticipated Project Schedule; 3.c. Task/Activity Lead; & 3.d. Outputs

Task 1 - Programmatic Support
a. Project Implementation. <i>EPA-funded:</i> Grant setup and kickoff with MIRA, the Florida Department of Environmental Protection (FDEP), EPA, and QEP. Programmatic reporting including quarterly reports, Closeout Report, annual forms, and EPA ACRES updates. <i>Non-EPA-funded:</i> MIRA staff time to oversee cooperative agreement and QEP procurement
b. Anticipated Project Schedule: Months 1-48 project period (Oct. 2026 – Sept. 2030). A kickoff meeting will be held in Oct. 2026 with MIRA, FDEP, EPA, and the QEP. Quarterly reports will be completed annually in Jan., Apr., Jul., and Oct. The Closeout Report will be completed by Sept. 2030. Financial forms will be completed annually.
c. Task/Activity Lead(s): Brownfields Project Director - The QEP will complete EPA quarterly reports, annual forms, EPA ACRES updates and other programmatic support. MIRA will review documents for accuracy, consistency and conformance with cooperative agreement. The Financial Coordinator will be responsible for grant drawdowns in EPA’s ASAP program.
d. Output(s): 16 Quarterly Reports; 1 Closeout Report; ACRES reporting; and financial reporting forms (4)
Task 2 - Community Outreach
a. Project Implementation. <i>EPA-funded:</i> Travel to 6 conferences (2 National and 4 Regional) for 2 MIRA staff. MIRA’s existing CIP and Brownfields Brochure will be updated. Quarterly BAC meetings and an estimated 10 as-needed brownfields meetings. <i>Non-EPA-funded:</i> MIRA coordination/attendance at conferences/meetings, meeting supplies, brochure printing.
b. Anticipated Project Schedule: Months 1-48 project period (Oct. 2026 – Sept. 2030)
c. Task/Activity Lead(s): Task 2 will be led by Ms. Lisa Nicholas, Project Manager, with input and support from the QEP.
d. Output(s): 6 conference attendances (2 EPA National and 4 Florida Brownfields) for 2 MIRA staff; 1 CIP; 1 Brownfields Brochure; 16 BAC Meetings; as-needed meetings (10 estimated)
Task 3 - Phase I and II Environmental Site Assessments (ESAs)
a. Project Implementation. <i>EPA-funded:</i> A generic Quality Assurance Project Plan (QAPP) completed for review and approval by EPA. Completion of an estimated 5 Phase I ESAs and 6 Phase II ESAs plus 3 supplemental Phase II ESAs for contamination delineation are anticipated. Site assessment activities will be conducted in accordance with current ASTM standards and All Appropriate Inquiry. Requisite site eligibility forms and site-specific SAPs will be completed and approved by EPA prior to Phase II work initiation. <i>Non-EPA-funded:</i> MIRA will obtain site access agreements and provide oversight.
b. Anticipated Project Schedule: Months 1-42 of project period (Oct. 2026 – Mar. 2030) - Generic QAPP: months 1-2; Phase I ESAs: months 2-36; Phase II ESAs: months 4–42; The priority brownfield sites will be assessed (Phase I & II ESAs) within the first 12 months of the project. Additional sites that are identified through public meetings and community input will be assessed through March 2030 (month 42).
c. Task/Activity Lead(s): QEP (due to technical nature of Task 3) overseen by Mr. Lallo, MIRA Project Director.
d. Output(s): 1 Generic QAPP; 7 Phase I ESAs; 6 Phase II ESAs with site-specific Sampling & Analysis Plans (SAPs)

**FY2026 EPA Brownfields Community-wide Assessment Grant
Merritt Island Redevelopment Agency, Brevard County, Florida
Ranking Criteria Narrative**

and health and safety plans
Task 4 - Cleanup and Reuse Planning
a. Project Implementation. <i>EPA-funded:</i> The 6 sites with Phase II ESAs are anticipated to need cleanup planning; therefore, 6 Analysis of Brownfield Cleanup Alternatives (ABCAs) with remedial method analysis, a community meeting, and a defensible development strategy are anticipated. Sites 1 & 2 require Infrastructure and Capacity Studies to support the increase in density. Lastly, 2 Reuse/Concept Plans (Site 3 & 1 additional priority site). <i>Non-EPA-funded:</i> MIRA oversight and cleanup/reuse planning outreach.
b. Anticipated Project Schedule: Months 8-34 of project (May 2027 – Jul. 2029). Sites 1 & 2: months 8-12
c. Task/Activity Lead(s): QEP, planners, and market analysts (due to technical nature of Task 4) with oversight from MIRA’s Project Manager (Ms. Nicholas), who will lead coordination of cleanup/reuse planning meetings
d. Output(s): 6 Analysis of Brownfield Cleanup Alternatives (ABCAs), 2 Infrastructure & Capacity Studies (Sites 1 & 2), and 2 Brownfields Reuse/Concept Plans (Site 3 and 1 other priority site)

3.e. Cost Estimates: MIRA is requesting a \$500,000 Brownfield Assessment Grant. Lump sum contractual rates are based on a market rate of an average \$175/hour for a QEP or planner. **86.4% of the grant is devoted to site-specific outreach, assessment, and planning activities.** The four grant tasks are:

Task 1 Programmatic Support: Contractual Costs: 16 quarterly reports, annual reporting, EPA kickoff meeting, and routine EPA meetings at **\$21,000** (avg. of 2.5 hrs/month = 120 * \$175/hr; a closeout report at **\$5,200**. Time for site-specific ACRES updates is included with site assessment reports. **Total Task 1 costs: \$26,200, 5.2% of budget.**

Task 2 Community Outreach: Travel Costs: 6 conferences (2 EPA National & 4 annual Florida Brownfields) for 2 MIRA staff at \$1,250 each (12 X \$1,250 = **\$15,000** (cost/conference: \$300 transportation, \$750 hotel (3 nights @ \$250), and \$200 per diem (4 days at \$50/day)); **Contractual Costs:** Community Involvement Plan for a lump sum fee of **\$4,500**; Update to MIRA’s existing Brownfields Brochure at **\$3,000**; and Prep for and attendance at Brownfields Advisory Committee and as-needed community meetings at a cost of **\$10,500** (60 hours at \$175/hour). Total contractual costs: **\$18,000**; **Other Costs:** Registration fees for 2 MIRA staff to attend 6 conferences (12 x \$275) for a total cost of **\$3,300**. **Total Task 2 costs: \$36,300, 7.3% of budget.**

Task 3 Phase I & II Assessments: Contractual Costs: A Generic QAPP at **\$5,500**; 7 Phase I ESAs at \$5,000, for a total cost of **\$35,000**; 6 Phase II ESAs, including requisite Sampling & Analysis Plans (SAPs) & Health & Safety Plans estimated at average of \$35,000 for a total cost of **\$210,000**. **Total Task 3 costs: \$250,500, 50.1% of budget.**

Task 4 Cleanup and Reuse Planning: Contractual Costs: 6 ABCAs at \$5,500, for a total cost of **\$33,000**; 2 Infrastructure & Capacity Studies at **\$70,000** (\$35,000 each) and 2 Site Reuse/Vision Plans at a total cost of **\$84,000** (\$42,000 each). **Total Task 4 costs: \$187,000, 37.4% of the project budget.**

Budget Table (Note: Administrative, Personnel, etc. costs are absorbed by the applicant and are therefore not shown in table.)

	Task 1 Programmatic Support	Task 2 Outreach	Task 3 Phase I/II ESAs	Task 4 Cleanup and Reuse Planning	Total
Travel	\$0	\$15,000	\$0	\$0	\$15,000
Contractual	\$26,200	\$18,000	\$250,500	\$187,000	\$481,700
Subtotal	\$26,200	\$33,000	\$250,500	\$187,000	\$496,700
Other (conf. registration)	\$0	\$3,300	\$0	\$0	\$3,300
Total	\$26,200	\$36,300	\$250,500	\$187,000	\$500,000

3.f. Plan to Measure and Evaluate Environmental Progress and Results: MIRA will track, measure and evaluate project progress in achieving outcomes, outputs and project results through data entry and use of an internal excel spreadsheet and the EPA ACRES database. MIRA will track and report outputs and outcomes, as defined in 3.d, including: number and size of clean, safe properties made ready for reuse in the Target Area; greenspace and opportunities for recreation created; jobs created; funds leveraged; number of new businesses developed on brownfield sites; number of community meetings/charrettes; and other relevant information. This grant will support efforts to improve Lagoon water quality, so MIRA will also track improvements to Lagoon quality, recreational and maritime enhancements. MIRA is committed to measuring and reporting

**FY2026 EPA Brownfields Community-wide Assessment Grant
Merritt Island Redevelopment Agency, Brevard County, Florida
Ranking Criteria Narrative**

success and will do so following grant closure. MIRA will use the internal excel sheet to track fund expenditures on a quarterly basis to ensure funds are being used in a timely and efficient manner. Progress will be measured against meeting anticipated deadlines and community satisfaction. If the project is not being completed efficiently, MIRA has countermeasures in place to address the problem. A meeting will be held to discuss where the project delays are occurring and plan how to overcome delays.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:

Programmatic Capability:

4.a. Organizational Capacity & 4.b. Organizational Structure & 4.c. Description of Key Staff: MIRA will use the same management team from their successful FY22 Brownfields Grant, which has already advanced one site through remediation and into redevelopment. **Larry J. Lallo**, Executive Director of MIRA, will act as **Project Director**. and serve as the main point of contact with the EPA. Larry started MIRA's Brownfield Program in 2019 and is a Certified Economic Developer and has successfully managed several multi-sourced revolving loan funds, and brownfields, economic, and redevelopment projects. He will ensure timely and successful funds expenditure, as well as completion of all technical and administrative requirements of the project. Mr. Lallo will be supported by **Lisa Nicholas** as **Project Manager**. As MIRA's Community Redevelopment Manager, Ms. Nicholas oversees day-to-day CRA projects, including MIRA's FY22 EPA Brownfields Grant, and will manage this grant. Lisa has a demonstrated history of working in the governmental affairs, public relations, and communications industries and will assist in getting community-desired redevelopment plans approved. Larry and Lisa will be supported by **Cheryl Hurren**, who will serve as **Financial Coordinator**. She has managed over \$10 million dollars in infrastructure projects such as road, sanitary, storm and storm water retention projects. Cheryl will be responsible for completion of financial requirements of the project and grant. She will complete project drawdowns in the EPA Automatic Standard Application Payment (ASAP) system. She has been responsible for drawdowns in MIRA's FY22 Grant.

4.d. Acquiring Additional Resources: MIRA completed the contractor procurement process in compliance with federal procurement procedures for a fair and open competition (2 CFR 200 and 2 CFR Part 1500). A Request for Proposals, drafted in house, was advertised on 8/22/25. The solicitation closed on 9/26/25 with 4 responses, which were scored on qualifications, target markets, pricing, and industry experience. MIRA has internal procedures to replace staff or to seek additional services if necessary.

Past Performance and Accomplishments

4.e. Currently Has or Previously Received an EPA Brownfields Grant:

(1) Accomplishments: In FY2022, MIRA was awarded a \$500,000 **EPA Brownfields Community-wide Assessment Grant** (CA Number BF02D28422). The Target Area for the FY22 Grant and the FY26 grant are the same. The following achievements have been completed to-date: six Phase I ESAs, two Phase II ESAs, two supplemental Phase II ESAs, one asbestos survey, one area-wide plan: the SR-520 corridor, and one site-specific reuse plan for Griffis Landing. One Analysis of Brownfields Cleanup Alternatives (ABCA) for the EZ Credit Auto Sales site is underway. A hydraulic lift was removed during a Phase II ESA (ACRES ID 256772), followed by developer-funded remediation and underground storage tank removal. The former auto dealership and repair site has leveraged \$3.8 million in private investment and is now redeveloped as new commercial, including an urgent care facility. More than 100 jobs have been created through this brownfields redevelopment! These outputs and outcomes are accurately reflected in ACRES at the time of this submission.

(2) Compliance with Grant Requirements: For the awarded FY22 CWA Grant, MIRA remains compliant with all terms and conditions of the cooperative agreement and approved work plan. All quarterly reports, grant deliverables including SF-425 financial reports and 5700-52a forms, and ongoing ACRES reporting have been submitted in a timely and acceptable manner. Information on the accomplishments, outcomes, and work performed (outputs) has been and will continue to be entered into ACRES. Over **90%** of the awarded FY2022 EPA Assessment Grant has been expended, with an account balance remaining of \$49,183.62 as of 9/30/2025. All remaining funds are obligated to ongoing tasks, such as the EZ Credit ABCA, and will be expended by the end of the period of performance, as defined in 2 CFR 200.1.

Merritt Island Redevelopment Agency, Florida
FY2026 US EPA Brownfields Assessment Grant
Threshold Criteria

1. Applicant Eligibility:

Merritt Island Redevelopment Agency (MIRA) is a Brevard County Agency, established in 1989 by the Brevard County Board of County Commissioners. At that time, the Commission designated the District's boundaries and set up the funding mechanism in accordance with Chapter 163, Part III, Florida Statutes.

MIRA is an eligible entity as a county agency, defined under 2 CFR § 200.64. Documentation of eligibility for MIRA is attached.

2. Community Involvement:

MIRA's brownfield team (staff, BAC, and consultant), with public input, will develop a written Community Involvement Plan (CIP) that will document and formalize the process to share information and seek public input on decision-making. Input will be sought on project planning, site selection and cleanup/reuse planning. Periodic reviews will be done to determine whether additional activities are warranted or if changes to the CIP are necessary. The goals of the project in terms of its community engagement and partnership efforts are to ensure or achieve the following: 1) Assist the public in contributing to and understanding the decision-making process during project planning, assessment phases and cleanup and the community's role in that process. 2) Give the public accessible, accurate, timely and understandable information on project process. 3) Ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered. 4) Reflect community concerns, questions and information needs. 5) Respect and fully consider public input throughout the process as the project moves forward. MIRA will use the following strategies to communicate with the public. Maintain Point of Contact: MIRA's Community Redevelopment Manager, Lisa Nicholas, will be the designated point of contact. Ms. Nicholas' contact information will be provided on all written and electronic information. Brownfields Advisory Committee (BAC): MIRA, and its qualified environmental consultant will meet quarterly in conjunction with MIRA's public Board Meetings that are the last Thursday of every month. The BAC and all residents and stakeholders will be invited to join (in person or virtually) and be active. The BAC will be responsible for actively prioritizing sites, communicating project process, and determining if a site will receive grant funding. The quarterly meeting will alternate between daytime and evening for ease of resident attendance and recordings are available. The BAC will be responsible for soliciting and considering input. Project staff will be responsible for communicating the BAC's response through the following methods. Maintain Communication with Local Officials, Agencies, Stakeholders, & Community Residents & Organizations: Project staff will attend neighborhood and local organization meetings to provide updates on project activities, as well as answer questions. Prepare and Distribute Fact Sheets, Newsletters, Social media updates and Site Updates: Updates summarizing information about the project and upcoming activities (including meetings) will be distributed to those on the project mailing and email lists that MIRA maintains. MIRA will add brownfields projects to an existing website used to update the public on infrastructure projects. Information will be non-technical and will coincide with project milestones. Residents will be able to provide input digitally through social media and the project website.

**Merritt Island Redevelopment Agency, Florida
FY2026 US EPA Brownfields Assessment Grant
Threshold Criteria**

3. Expenditure of Existing Grant Funds

MIRA is currently implementing the EPA-funded FY2022 Community-wide Assessment Grant (CA Number BF02D28422). That grant is currently over 70% drawn down as of September 30, 2025. The attached Payment Transaction Confirmation report from 9/30/2025 shows the current draw down amount on the grant.

4. Contractors and Named Subrecipients

MIRA has not selected a contractor that will be compensated with EPA funds made available under this application.

MIRA issued a Request for Qualifications on 8/22/25. Respondents were given 35 days to respond. No firms or individual consultants participated in the development of the RFQ, which was drafted in house by MIRA.

MIRA posted the RFQ on myvendorlink.com.

The solicitation period closed on 9/26/25. MIRA received 4 responses. MIRA scored the responses based on qualifications, target markets, pricing, and industry experience. MIRA affirms that the procurement process has been conducted in full compliance with all federal procurement procedures for a fair and open competition as required by 2 CFR Part 200 and 2 CFR Part 1500.

A contract is anticipated to be executed in January 2026. MIRA can provide a copy of the executed contract if requested.