

4000 Gateway Centre Blvd #100,
Pinellas Park, FL 33782



Phone: 727-570-5151
Fax: 727-570-5118

Narrative Information Sheet- Tampa Bay Regional Planning Council

1. Application Identification:

Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd #100,
Pinellas Park, FL 33782

2. Website URL:

- a) Lead Applicant-TBRPC: <https://tbrpc.org/>
- b) Coalition Partner-Pinellas County: <https://pinellas.gov/>
- c) Coalition Partner-City of Pinellas Park: <https://www.pinellas-park.com/>
- d) Coalition Partner-Kenneth City: <https://kennethcityfl.org/>

3. Funding Requested:

- a) Assessment Grant Type: Assessment Coalition
- b) Federal Funds Requested: \$1,499,974

4. Location:

- a) City: Pinellas Park (Coalition Partner), and Kenneth City (Coalition Partner)
- b) County: Pinellas (Coalition Partner)
- c) State: Florida
- d) Geographic Boundaries: Pinellas County

5. Coalition Members' Target Areas and Priority Site Information:

Coalition Members and Target Areas:

- 1. Lead Coalition Member TBRPC Target Area: Ulmerton Road Opportunity Corridor (UROC) Area-wide Brownfield
- 2. Coalition Member Pinellas County Target Area: Lealman Community Redevelopment Area (CRA)
- 3. Coalition Member: City of Pinellas Park Target Area: Pinellas Park City Limits (Excluding tracts in Lealman CRA)
- 4. Coalition Member: Kenneth City Target Area: Kenneth City Limits

Address of Each Priority Site (PS) and Associated Target Area:

- 1. Lead Coalition Member TBRPC Priority Site (PS): 7421 Ulmerton Road, Largo, FL 33771
- 2. Coalition Member: Pinellas County PS: 3800 47th Avenue North, St. Petersburg, FL 33714
- 3. Coalition Member: City of Pinellas Park PS: 5840 Park Blvd N, Pinellas Park, FL 33781



Narrative Information Sheet- Tampa Bay Regional Planning Council

4. Coalition Member: Kenneth City PS: 54th Avenue North & 62nd St N, Kenneth City, FL 33709
Parcel ID: 32-30-16-69930-332-0401

5. Contacts:

- a) Project Director: Charity Franks, Hazard Mitigation Planner & LEPC Coordinator
Phone: 727-570-5151 ext. 10
Email: Charity@tbrpc.org
Mailing address: 4000 Gateway Centre Blvd, Suite 100, Pinellas Park, FL 33782
- b) Chief Executive/Highest-Ranking Elected Official: Wren Krahl, CP-PHR Executive Director
Phone: 727-570-5151 ext. 22
Email: Wren@tbrpc.org
Mailing address: 4000 Gateway Centre Blvd, Suite 100, Pinellas Park, FL 33782

6. Population:¹

TBRPC UROC: 50,754
Pinellas County (Lealman): 21,189
Pinellas Park: 53,093
Kenneth City: 5,047

7. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3

¹ Estimate; Sources: US Census Bureau, ACS 2018-2022; CDC, PLACES



Narrative Information Sheet- Tampa Bay Regional Planning Council

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 sites within the target areas.	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

8. Letter from the State or Tribal Environmental Authority

Please see the letter from the state authority, the Florida Department of Environmental Protection (FDEP) on the following page.

9. 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 12, 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 Tampa Bay Regional Planning Council's (TBRPC) Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Coalition Assessment Grant. The coalition consists of TBRPC, Pinellas County, City of Pinellas Park, and the Town of Kenneth City. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-25-05, titled "FY26 Guidelines for Brownfields Assessment Grants (Assessment Coalition 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 Coalition'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 Coalition consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The Coalition is also encouraged to contact Philip Wilkerson, the Southwest District Brownfields Coordinator, at (813) 470-5753 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,



Scott Sweeney, Environmental Manager
Brownfields and CERCLA Site Screening Section

SS/jc
cc:

Mesly Mata Omele, TBRPC – mesly@tbrpc.org
Philip Wilkerson, DEP Southwest District – philip.wilkerson@floridadep.gov



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Coalition Members: The Tampa Bay Regional Planning Council (TBRPC), established in 1962, serves as the regional planning entity for the Tampa Bay region and provides technical, resilience, economic development, and hazard mitigation support across six counties: Citrus, Hernando, Hillsborough, Manatee, Pasco, Pinellas, and 24 municipalities. The TBRPC (**Coalition lead**) is forming a Brownfields Assessment Coalition with Pinellas County, City of Pinellas Park, and Kenneth City. Pinellas County, a county government entity, City of Pinellas Park, a municipality located in Pinellas County, and Kenneth City, a municipality that is also located in Pinellas County, are the **non-lead members**. This coalition will address brownfields challenges that undermine economic development and disaster resilience in the region. The non-lead members lack the capacity to apply for and manage brownfield grants due to staffing constraints, limited grant experience, and the lack of dedicated economic development personnel, hindering application development, management, and post-award compliance. The Pinellas County government has experienced significant staff turnover since then and has lost institutional knowledge to pursue brownfields grant funding and manage a large brownfields project. Additionally, the county's resources are diverted by competing priorities including housing, transportation, and stormwater management.

1.b. Overview of Brownfield Challenges and Description of Target Areas: Pinellas County will serve as the geographic boundary where eligible activities will be conducted under this grant. Across the county, redevelopment of properties within business districts and along commercial corridors is constrained by the perception of environmental contamination. Vacant parcels, properties with aged and derelict structures, or sites with historical industrial activity deter investment and limit economic growth. The region faces heightened flooding risks, with ~88,000 structures in Special Flood Hazard Areas (over 55,000 pre-modern regulations).¹ Flooding Impacts from the 2024 hurricane season only exacerbated the potential contamination of brownfields sites and surrounding areas. The County is also adopting a countywide Flood Mitigation Action Plan to ensure that redevelopment efforts emphasize adaptation to these threats. The coalition will focus on assessment and planning activities within four target areas (TA) selected to align with the county and local government's priorities of redevelopment potential and adaptation necessity.

1. Ulmerton Road Opportunity Corridor (UROC) Area-Wide Brownfield (TBRPC TA): The UROC runs along Ulmerton Road and is roughly bound by Seminole Blvd. and Belcher Rd. in the west and Roosevelt Blvd on the east. It covers around 30 square miles and spans a major industrial corridor in Pinellas County. This area serves as the county's primary economic gateway, connecting to the Tampa Bay bridges, I-275, and St. Pete-Clearwater International Airport. The historical use of properties in this corridor and the presence of contaminants such as petroleum have created an environmental burden and led to underdevelopment in the region. These conditions have led to underutilized properties that are potentially redevelopment-ready but stalled due to perceived contamination risk and infrastructure limitations.

2. Lealman Community Redevelopment Area (CRA) (Pinellas County TA): This area is roughly bounded by 55th St N. to the west, 62nd Ave to the N., 24th St N. to the East and 40th Ave N. to the South. This CRA is centrally located within Pinellas County and faces significant economic challenges such as lower median incomes and higher poverty rates. The county has identified blighted commercial and industrial brownfields within this area as environmental burdens and hurdles to potential investment. The county has shifted its growth strategy toward redevelopment and infill with significant redevelopment potential; therefore, there is little undeveloped land remaining in the CRA. The vacant land in the TA is nearly all marred by environmental stigmas associated with historical uses, which complicates financing and project feasibility. County planning documents acknowledge these barriers as major obstacles to creating new housing and employment opportunities, which can be overcome by redeveloping existing brownfields sites.

3. The City of Pinellas Park (Pinellas Park TA): The city limits form an irregular shape due to historical annexations but are roughly bound by SR 688 to the north, Belcher Rd S to the west, 58th Ave N to the South, 28th St. N to the East. This target area excludes parcels within the Lealman Community Redevelopment Area to

¹ [PlanPinellas | Comprehensive Plan](https://plan.pinellas.gov/plan/). <https://plan.pinellas.gov/plan/>



avoid overlap. The city is a key employment center in the region, with significant commercial activity and industrial areas in addition to residential zones. Historical uses within the TA complicate redevelopment of vacant parcels and limit site assembly and financing options.

4. Town of Kenneth City (Kenneth City TA): The city is irregularly shaped and bound roughly on the north by 60th Ave, west by 66th Ave, South by Saint Joes Creek, and East by 55th St N. This city is a growing residential community with key commercial areas that are contending with a lack of space and underutilized and contaminated sites. It is a small, fully built-out municipality that depends on Pinellas County's planning frameworks due to limited staff and resources. Kenneth City's Town-Wide Strategic Plan and reports from staff note challenges such as high staff turnover, outdated systems, and limited organizational capacity which make it difficult to handle complex redevelopment processes, including environmental assessments and brownfield planning on its own.

I.c. Description of the Priority Brownfield Sites

1. UROC Area-Wide Brownfield TA - TBRPC Priority Site: Vacant Commercial Parcel 7421 Ulmerton Rd., Largo FL 33771, Parcel ID: 06-30-16-70938-300-1203. This **0.92-acre** vacant commercial parcel sits directly on Ulmerton Road. It is a mostly cleared, flat lot with partly paved, part-gravel driveways, a small area of vegetation at the center, and a small shed and an area of raised brown grass surrounded by a broken split-rail fence on the north side. Historical aerial imagery shows the site was previously used for long-term storage of commercial vehicles and other industrial equipment. Environmental concerns include petroleum. The Gateway Master Plan shows the proximity to existing residential areas, and planned ones. This site is a priority because it is in the US-19 Live/Work District and directly adjacent to apartments, shops, and a high traffic corridor, so confirming and addressing any legacy contamination protects nearby residents and unlocks reinvestment and also removes the risk of contaminant migration and the presence of blight.

2. Lealman CRA TA - Pinellas County Priority Site: Vacant Industrial Parcel – 3800 47th Avenue North, St Petersburg, FL 33714, Parcel ID: 03-31-16-51012-027-0010. This **2.1-acre** vacant industrial parcel is in unincorporated Pinellas County within the Lealman CRA. The parcel is a heavily cluttered, mostly unpaved storage and staging yard with scattered structures, dense outdoor stockpiles of vehicles and equipment, and multiple blue drums stored outside, suggesting a high potential for spills and soil contamination. Historical imagery shows past use for long-term commercial vehicle storage and possible unregulated, illegal dumping. The site is adjacent to CSX railroad tracks and surrounded by other industrial and commercial properties. These circumstances provide the potential for legacy petroleum contamination, contaminants associated with illegal dumping, and undocumented fill material. Pesticides and herbicides may have been used on the railroad tracks and are also a contaminant of concern. The site's proximity to Joe's Creek (280 feet at the nearest point) means that any contamination poses a heightened risk of off-site migration through floodwater or shallow groundwater. Its location near the industrial core of the area makes it ideal for brownfields redevelopment. This parcel is also within the Joe's Creek Industrial Park Master Plan area, developed by Pinellas County, and the reuse plan involves environmental restoration, flood mitigation, and redevelopment efforts.

3. The City of Pinellas Park TA – Pinellas Park Priority Site: Vacant Commercial Parcel - 5840 Park Blvd N, Pinellas Park, FL 33781, Parcel ID: 28-30-16-71064-022-0030. This **0.53-acre** vacant parcel is a partially paved lot with one dilapidated two-story structure with building debris around it. The parcel is also a Florida Department of Environmental Protection (FDEP) petroleum cleanup site due to a vehicle becoming damaged and releasing gasoline and other chemicals into the soil. Historical aeriels show that the grassy section of the property has been used as an informal parking lot for neighboring homes and businesses. It sits along the city's major roadway, Park Blvd, just one mile from City Hall, and within Pinellas Park's City Center Planning Area, a municipal and residential core with commercial activity along major corridors. The city's development goals for the area include walkable mixed-use development, with homes, parks, and pedestrian-oriented retail developments. Confirming and addressing any contamination will remove the risk of contaminant migration to residential and recreational areas, and will open up a major redevelopment opportunity at the heart of the city's vision.



4. Town of Kenneth City TA Priority Site: Vacant Commercial Parcel - 54th Avenue North & 62nd St N, Kenneth City, FL 33709, Parcel ID: 32-30-16-69930-332-0401. This **1.48 acre** partly-paved vacant commercial parcel is located in the Town of Kenneth City along its main commercial corridor, 54th Avenue North. The parcel has an irregular “L” shape that connects 62nd Street North and 54th Avenue North. The Kenneth City priority site is a separate parcel from the adjacent property to the southeast, which is a gas station. Although the parcels are contiguous, they have different parcel IDs and different owners, and the Kenneth City parcel does not have a posted street address but can be uniquely identified by its parcel number. Historical commercial activity likely included fueling operations, and there is an underground storage tank nearby. This adjacency, combined with the parcel’s long-term vacancy, points to potential brownfield conditions. The contaminant of concern is likely petroleum. Being in the commercial corridor makes it an ideal site for catalyzing economic development in the area.

1.d. Identifying Additional Sites: The Coalition will engage a Qualified Environmental Professional (QEP) who will use data-driven tools, and a windshield inventorying in the TAs to find additional sites. A Pinellas Brownfield Advisory Committee (PBAC) will be created to inform the Coalition and incorporate stakeholders in brownfields redevelopment process and will apply a weighted prioritization rubric to rank sites. It will use weighted factors consisting of: (1) likelihood of contaminants & historic use, government documents, and observed site conditions; (2) redevelopment readiness measured by vacancy or underutilization, owner interest, and consistency with CRA plans and zoning; (3) community benefit measured by housing cost burden and economic distress; (4) flood and stormwater exposure and (5) proximity to existing transportation and utilities. The resulting inventory and ranked list will guide selection of additional sites for eligible EPA-funded assessment and planning activities.

1.e. Reuse Strategy and Alignment with Revitalization Plans: The coalition will target areas with strong municipal development initiatives to focus the coalition’s resources, provide incentives, and coordinate infrastructure improvements to align with community needs. Along the Ulmerton Road Opportunity Corridor, reuse will follow the Gateway/Mid-County Master Plan. The priority site will be developed into a two-story mixed-use building with ground floor neighborhood retail and second floor apartments. The site plan incorporates flood resilience through an elevated finished floor, on-site stormwater detention, and permeable pavement in parking and drive aisles to reduce peak runoff during heavy rainfall events. This reuse strategy advances the Gateway Master Plan’s vision for the are by concentrating reinvestment in a served corridor and supporting a walkable pattern adjacent to housing and services. Within the Lealman CRA, the reuse strategy aligns with the county’s goals of reinvestment in industrial cores with a stormwater management focus to mitigate flood damage from natural disasters and extreme weather events. The priority site reuse plan is a one-story flex industrial small-business center with enclosed tenant bays and truck-safe circulation that replaces outdoor storage conditions. The site plan incorporates flood resilience through bioswales, stormwater treatment, and on-site detention that reduce pollutant transport and peak flows during storm events. The Pinellas Park priority site reuse strategy is a two-story mixed-use infill building with ground-floor services and retail and second-floor offices that strengthens a walkable civic core. The project incorporates flood resilience through stormwater retention features, raised and hardened critical building systems, and reduced impervious area through permeable surface treatments. This reuse strategy advances Pinellas Park’s City Center goals by placing new services and employment uses within an existing municipal services network and a planned walkable district. In Kenneth City, reuse will focus on small-scale commercial reinvestment, pedestrian-friendly uses, and infrastructure-supported redevelopment along the 54th Avenue corridor. The priority site will be redeveloped into a one-story community center that will function as a neighborhood hub for childcare, adult care, food and utility assistance, and other family support services for residents along the corridor. The plan incorporates flood resilience through on-site stormwater detention, permeable pavement, and a finished-floor elevation that reduces flood exposure during major storm events. The facility will facilitate renewable energy through a rooftop solar array paired with battery storage that supports limited continuity of operations for essential building loads during power disruptions.



1.f. Outcomes and Benefits of Reuse Strategy: Redevelopment outcomes at these four priority sites focus on measurable community impacts, with job and tax base estimates derived from comparable redevelopment activity in Pinellas County, including projects like the HGA Production facility development, and refined through site-specific reuse plans once environmental conditions are confirmed. At the UROC site at 7421 Ulmerton Road, the two-story mixed-use building with ground-floor retail and second-floor apartments delivers 20 long-term jobs, adds new housing supply (of at least in a high-demand corridor to help relieve housing cost burden, and reduces health risks by replacing a legacy commercial storage lot with improved environmental controls; elevated finished floor, on-site stormwater detention, and permeable paving reduce flood impacts and limit pollutant transport during hurricanes and intense rainfall. At the Lealman CRA site at 3800 47th Avenue North, the one-story flex industrial small-business center delivers 50 stable jobs and converts a disturbed outdoor storage yard into enclosed, managed operations that reduce exposure pathways for nearby residents and workers; stormwater treatment, detention, and stabilized surfaces are designed to reduce contaminated runoff and off-site migration risk toward Joe’s Creek during storm events. At the Pinellas Park City Center site at 5840 Park Boulevard North, the two-story mixed-use infill project with ground-floor services and retail and second-floor apartments removes petroleum-site stigma that has kept a central parcel vacant, restores neighborhood-serving services, adds housing in the city’s core to reduce cost pressures, and supports 30 stable jobs; stormwater retention, permeable surfaces, and hardened critical building systems reduce disruption and speed recovery after severe weather. At the Kenneth City site at 54th Avenue North and 62nd Street North, the one-story community-serving facility expands access to everyday services and supports 20 stable jobs while improving public health by converting long-vacant land into a maintained, resilient site; stormwater detention and permeable paving reduce corridor flooding, and rooftop solar paired with battery storage maintains essential building loads during post-storm power outages. Dedicated park or recreational reuse is not planned for these parcels due to their size and corridor context, and public-benefit features are delivered through stormwater green infrastructure and safer pedestrian access. Renewable energy is incorporated at the Kenneth City site through solar plus battery storage, and energy efficiency measures are incorporated across all sites through high-performance envelopes and efficient mechanical systems.

1.g. Resources Needed for Site Reuse

Target Area	Available Funding from Other Resources & Stimulating the Availability of Additional Funds
UROC (TBRPC)	Forward Pinellas/Gateway Master Plan alignments; City of Largo Stormwater Utility Fund-\$16.6 million & Community Development Block Grant-\$1.4 million.
Lealman CRA (Pinellas County)	Lealman CRA Tax Increment Finance (TIF) for targeted interventions/public-private partnerships; Pinellas County Brownfields Program incentives (assessment assistance, liability protection, job creation tax credits, loan guarantees); Lealman CRA Trust Fund. HOME Investment Partnerships Program (HOME)-\$1.9 Million
Pinellas Park	Pinellas County CRA incentives (Tax Increment Financing/TIF for redevelopment); local capital improvement funds. County Community Housing Trust- \$325K
Kenneth City	County Gas Tax Fund-\$2.2 million

1.h. Use of Existing Infrastructure: All priority sites and target areas are served by established roadways, water/sewer lines, stormwater systems, and emergency and transportation services, to adequately support redevelopment once environmental barriers are resolved.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. The Community’s Need for Funding: The Coalition’s TAs have communities that have a small population and/or are low income, representing some of the most economically disadvantaged and redevelopment-constrained communities in Pinellas County. In all TAs, the unemployment rate is higher than the state rate of 3.9% and the poverty rate in each TA ranges from 21.2% to 31% - more than double the 7.9% rate for the state. The median household income in all the TAs is lower than the state median income with Lealman and Kenneth City as low as \$45,949 and \$49,375 respectively. These high poverty rates compounded with the high cost of



living in Florida place an added burden on the communities within these areas. For example, almost four thousand students in the Pinellas County School District lack stable housing.² Further, according to the Federal Emergency Management Agency’s (FEMA) National Risk Index (NRI), Kenneth city ranks Moderate to Very High, the Lealman CRA ranks Very High, Pinellas Park ranks Moderate to Very High, and the UROC ranks Moderate to Very High.³ Economic development is further restricted by the impacts of environmental hazards such as high-intensity storms. Due to high poverty, unemployment, and low-income rates, and the cost of rebuilding after flooding and storm impacts, local tax revenue is severely limited, making funding for environmental assessments, remediation, and subsequent reuse unattainable. Because the local tax base is largely composed of low-income residents, the TAs lack the financial capacity to access alternative funding sources to support environmental assessment, cleanup, and subsequent reuse of Priority Sites. This grant would provide critical resources for economic revitalization and resilience building for these communities with limited local fiscal capacity struggling with the added complexity of redevelopment in a fully built out, highly urbanized county. Redevelopment of brownfield properties in these communities will advance local and state goals for equitable and sustainable housing and employment, strengthen community well-being, and improve public health by enhancing environmental conditions for vulnerable populations.

Indicator	Kenneth City	Pinellas Park	Lealman	UROC*	State
Population	5,047	53,093	21,189	50,754	21,928,881
Poverty rate	21.2%	26.4%	31.0%	23.3%	7.9%
Unemployment rate	4.0%	5.4%	7.2%	6.4%	3.9%
Median household income	\$49,375	\$62,043	\$45,949	\$64,774	\$71,711

*Calculated by averaging census tracts within TA; Sources: US Census Bureau, ACS 2018-2022; CDC, PLACES

2.b. Health or Welfare of Sensitive Populations: Brownfield conditions in the TAs have contributed to significant welfare concerns for the sensitive populations who reside there. The TAs, especially Kenneth City, are home to a high proportion of vulnerable age groups (in Kenneth, 34.6% are 65 and older and 5.8% are under 5, both higher than the state rates for these age groups). All census tracts associated with the Priority Sites in the TAs experience significant levels of housing cost burden, limiting residents’ ability to purchase or maintain stable housing due to insufficient income and a lack of affordable housing stock. Additionally, the percentage of people with less than a high school education ranges from 10.3% to 15.9% across the TAs – all higher than the state’s 9.8%. A study from the US Census Bureau shows that lower education attainment significantly impacts median household income.⁴ Additionally, the percentage of single parent households is above the state rate in three of the TAs (Kenneth City 61.1%, Pinellas Park 50.9%, and Lealman 60.8%). Research shows how single parents, especially single mothers, face higher economic insecurity including high poverty rates and low incomes.⁵ Funding from this grant to address brownfields in these communities will provide much needed resources for these overburdened populations such as job creation, economic growth, or services such as a medical or childcare center.

Indicator	Kenneth City	Pinellas Park	Lealman	UROC*	State
Population under 5	5.8%	3.1%	4.4%	3.6%	5.1%
Population 65 and older	34.6%	22.4%	18.9%	24.5%	21.1%
Persons with Disabilities	32.7%	31.8%	35.0%	33.0%	13.3%
Single Parent Households	61.1%	50.9%	60.8%	32.9%	45.5%
No High School Diploma	12.6%	14.9%	15.9%	10.3%	9.8%

*Calculated by averaging census tracts within TA; Sources: US Census Bureau, ACS 2018-2022; CDC, PLACES

² Pinellas Continuum of Care Point in Time Data. <https://www.pinellascoc.org/pit-data>

³ FEMA National Risk Index, Social Vulnerability Index. <https://www.fema.gov/emergency-managers/practitioners/resilience-analysis-and-planning-tool>

⁴ US Census Bureau <https://www.census.gov/library/stories/2025/09/education-and-income.html>

⁵ Center for American Progress <https://www.americanprogress.org/article/the-economic-status-of-single-mothers/>



2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Pinellas County, a densely populated and urbanized county faces significant healthcare challenges. Many residents have limited access to affordable primary care, particularly those in impoverished communities. The UROC and Gateway TAs are located along some of the region’s most heavily trafficked roadways, industrial corridors and near major freight and aviation infrastructure. In flood-prone areas such as the UROC, shallow groundwater and recurrent flooding increase the risk of contamination through floodwaters, increasing exposure during storm events, and from sea level rise. In addition, communities within the TAs are disproportionately impacted by potential exposure to contaminants from unassessed brownfield sites, which are associated with adverse health outcomes, including the high rates of diabetes, asthma and depression that is evident in all the TAs. Long-term exposure to vehicle emissions, industrial activity, and legacy contamination contributes to chronic health conditions among residents. These risks are compounded by the county’s dense development pattern, which places residential neighborhoods near commercial and industrial land uses. Limited access to healthcare further exacerbates these risks, with 11.8% of Kenneth City residents and 16.6% of Pinellas Park residents lacking health insurance, suggesting environmental health conditions may be underdiagnosed or untreated. Projected site reuse will replace blighted properties with uses that improve environmental quality, support safer redevelopment patterns, and advance healthier living and working conditions.

Indicator	Kenneth City	Pinellas Park	Lealman	UROC*	State
Diabetes prevalence	11.4%	11.2%	12.7%	13.7%	10%
Asthma prevalence	9.8%	9.9%	10.2%	9.7%	9.3%
Depression prevalence	19.5%	21.2%	21.5%	19.9%	14.9%

*Calculated by averaging census tracts within TA; Sources: CDC, PLACES

2.d. Economically Impoverished/Disproportionately Impacted Populations: Communities within the proposed TAs include residents experiencing significant economic strain and a high proportion of households are housing-burdened and receive government assistance. These communities have historically borne a disproportionate share of the negative environmental consequences associated with industrial, commercial, and transportation-related land uses, while lacking the financial capacity to address these conditions. In addition to economic and health disparities, the TAs are disproportionately affected by stressors exacerbated by the presence of brownfields. According to FEMA’s National Risk Index, Pinellas County faces an expected annual loss exceeding \$303 million, indicating a limited capacity to respond to major natural hazards.⁶ Every part of the county lies within a flood zone, and many neighborhoods are located near potentially hazardous or toxic sites. According to the US Climate Vulnerability Index, all TAs are in the highest vulnerability percentile for urban heat island extreme heat days. These climate hazards compound on the economic and health burdens of the communities, making them more vulnerable to the impacts of brownfields and hazardous substances, and less likely to have the resources to redevelop brownfield sites. By addressing environmental uncertainty and reducing the potential for contaminant mobilization during flood events, the project will help relieve ongoing environmental burdens that contribute to adverse health outcomes and diminished quality of life. This grant will reduce barriers to reinvestment by clarifying redevelopment feasibility and enabling cleanup planning that supports productive reuse. Projected site reuse strategies emphasize redevelopment outcomes that reduce exposure to environmental hazards, improve stormwater management, mitigate heat impacts, and support community-serving commercial uses, employment opportunities, and compatible development.

Indicator	Kenneth City	Pinellas Park	Lealman	UROC*	State
Percent households receiving food stamps/SNAP	11.5%	13.4%	24.6%	10.8%	12.6%
Housing cost burden	33.5%	31.7%	34.7%	29.8%	30.7%

⁶ FEMA National Risk Index Expected Annual Loss. <https://resilience.climate.gov/maps/nationalclimate::fema-national-risk-index-expected-annual-loss/about?path=>



Potentially hazardous and toxic sites percentile*	0.60	0.81	0.81	0.85	-
*Calculated by averaging census tracts within TA; Sources: US Census Bureau, ACS 2018-2022, ACS 2017-2021, CDC ATSDR					

2.e. & 2.f. Community Engagement:

Entity Name	Point of Contact	Entity's Mission/Project Role
University of Florida's Institute of Food & Agricultural Sciences/Pinellas Extension	Lara Milligan, lara317@ufl.edu (All TAs)	Provides community environmental education in Pinellas County. The entity will review educational materials, provide space for community workshops, assist with outreach with communities and communicate feedback to non-lead members on site selection and future reuse.
Florida Housing Coalition	CJ Reynolds, reynolds@flhousing.org (All TAs)	Provides consultation services, training, and technical assistance related to affordable housing. The entity will participate in the PBAC, advise non-lead members and be involved in decision-making for site selection, cleanup, and future reuse.
Pinellas Park/Gateway Chamber of Commerce	Nancy Self, nancy@pinellasparkchamber.com (Pinellas Park TA)	Promotes economic growth and community improvement by advocating for businesses and offering networking opportunities. The entity will participate in the PBAC and participate in site selection, cleanup, and reuse decisions.
Conscious Community Connectors	Fatima Elkott, fatima@consciouscommunityconnectors.com (All TAs)	Bridges communities and decision-making processes. Experienced in community redevelopment plans, the entity will participate in the PBAC by helping with the engagement strategy in priority areas to help non-lead members with outreach for site selection and future reuse
USF Flood Hub	Heidi Brockhaus, hbrockhaus@usf.edu (All TAs)	Convenes scientists, policymakers, practitioners, and the public to mitigate and adapt to flood risks. The entity will provide community and flood insights to non-lead members for site selection, cleanup and reuse.
Institute for Equitable Development	Sandra Austin, saustin@i4ed.org (All TAs)	To bring together teams, researchers, and outreach associates with diverse expertise to work collaboratively on community-driven projects. The entity will participate in the PBAC and help with community engagement to garner feedback on site selection and reuse for non-lead members
Lealman Exchange	Becca McCoy, connect@lealmanexchange.org (Lealman CRA TA)	Provides resources for Lealman residents through local partnerships. The entity will provide insights into the community needs and help disseminate materials and information to assist with site selection and future reuse.

2.g. Economically Impoverished/Disproportionately Impacted Populations: The Coalition will develop a community engagement plan to guide brownfields redevelopment in the TAs in a manner that is meaningful, accessible, and intentional to reach the communities, including residents directly affected by brownfields and the proposed project work and the involved organizations. To ensure effective and continuous community



engagement, the TBRPC will identify 2 community liaisons to cover 2 TAs each. This opportunity will be advertised in the networks of ongoing and past TBRPC projects, followed by informal interviews with interested individuals and contract signing with selected liaisons. The liaisons will provide their local knowledge and connections to help organize community workshops, gather attendees, and serve as crucial members of the PBAC. The liaisons will work with the TBRPC to develop a Community Engagement Plan (CEP) and a Community Benefits Agreement (CBA), to be reviewed by the PBAC. The TBRPC will hold 2 community workshops per year in each TA to maintain transparency and communication with the community. These meetings will inform the public of the ongoing brownfields efforts, guide listening sessions and visioning activities for redevelopment, conduct asset mapping, goals setting, review and address feedback collected at previous events. and other activities determined in the CEP to ensure projects reflect local priorities. Following the [EPA’s Equitable Development Activities](#) and [EPA’s Guidance on Participant Support Costs](#), the Coalition will provide stipends of \$75 to the first 20 participants of each community workshop, which will ensure that people can attend regardless of their economic status. The TBRPC will work with liaisons to prepare educational, promotional, and feedback materials for community workshops. The TBRPC will share materials and notices on social media, a dedicated project website, newsletters, and email lists and provide continuous public updates. Input gathered and meeting summaries will be made publicly available and will be shared with the Coalition to inform site assessment, inventory, cleanup activities, and reuse planning decisions.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Task 1: Project Management

3.a. Project Implementation: *EPA-funded:* The TBRPC will meet with the EPA project officer monthly, develop a Workplan, and oversee implementation and management of the grant. Two TBRPC staff members will attend the Annual Florida Brownfields Conference every year of the project and the National Brownfields Training Conference in 2027. The TBRPC will procure a QEP in compliance with 2 CFR Part 200 and 2 CFR Part 1500 to manage environmental assessment and remediation planning. The TBRPC will lead monthly PBAC meetings with non-lead Coalition members, QEP, and other stakeholders (section 1.d) to discuss major project decisions and to develop a site prioritization framework. With QEP assistance, the TBRPC will complete EPA quarterly and annual reports, Federal Financial Report (FFR), Assessment, Cleanup and Redevelopment Exchange System (ACRES) database updates, and a closeout report documenting all grant activities and accomplishments. *Non-EPA:* Not applicable.

- 3.b. Anticipated Project Schedule:**
- | | |
|---|---|
| <ul style="list-style-type: none"> • Cooperative agreement & workplan – Q1 • QEP procurement – Q1 • Monthly meetings with EPA – Quarter Q1-16 • Monthly PBAC meetings – Q1-16 | <ul style="list-style-type: none"> • ACRES updates – Monthly • Performance reports – Quarterly and annually • Conference attendance – Annually and in 2027 • FFR – Annually • Final report – Q16 |
|---|---|

3.c. Task/Activity Lead: TBRPC Project Director with QEP assistance.

3.d. Outputs: Workplan; 48 monthly meetings with EPA and PBAC; ACRES updates; 16 quarterly and 4 annual reports; 4 FFR; 5 conference attendance for 2 staff; final report.

Task 2: Community Engagement

3.a. Project Implementation: *EPA-funded:* The TBRPC will identify 3 community liaisons and work with them to develop a CEP that includes communication strategies with members most impacted by the project and a CBA that establishes how the community will benefit from redevelopment. The Coalition will hold 2 community workshops per year in each TA. Compensation for meeting attendees will be provided according to [EPA’s Guidance on Participant Support Costs](#), which will be administered in cash by liaisons in their respective TA workshops, after the meeting has concluded; one TBRPC staff member will attend the workshops. Liaisons will be responsible for gathering attendance sheets and signed receipts of stipends acknowledging participation, and receipt of stipend, to be reported to the TBRPC Project Manager. Liaisons will be compensated for their time in project-related activities according to the [Bureau of Labor Statistics](#) median pay for community service specialists, agreed upon at the time of contract signing. Liaisons will report and bill the TBRPC quarterly with a log of activities and hours. Liaisons will work with the TBRPC to create meeting summaries for PBAC members and TBRPC will prepare educational, promotional, and other materials for community workshops and create a Coalition website for continuous public updates. *Non-EPA:* The TBRPC is actively engaging a



<p>network of community leaders through the Coastal Master Plan project, where appropriate community liaisons can be found, and where members can support and share public engagement opportunities. This network has collaboratively created a Community Engagement Framework that can largely inform the CEP. The TBRPC will also provide basic printed materials, meeting space for Coalition members, press release through their Bay Soundings environmental journal, and Spanish translation services when needed.</p>	
<p>3.b. Anticipated Project Schedule:</p> <ul style="list-style-type: none"> Community liaisons identification – Q1 CEP development – Q2 CBA development – Q4 	<ul style="list-style-type: none"> Meeting notices and summaries – Continuous Communication materials and website – Continuous Community Workshops in each TA – Biannually
<p>3.c. Task/Activity Lead: TBRPC staff and community liaisons.</p>	
<p>3.d. Outputs: CEP, CBA, 8 community workshops, an estimated number of 160 attendees over 8 workshops, number of stipends distributed, summary of feedback, meeting notices, communication materials, website.</p>	
<p>Task 3: Site Assessment</p>	
<p>3.a. Project Implementation: <i>EPA-funded:</i> The QEP will work with the TBRPC to continue building the brownfield inventory of the TAs, which will be displayed on a map on the project website. The QEP will also develop a Generic Quality Assurance Project Plan (QAPP), conduct at least two Phase I Environmental Site Assessments (ESAs) in each TA (each including a Property Eligibility Determination and AAI Checklist), and conduct ground-penetrating radar (GPR) surveys as needed. Based on Phase I ESA results, Phase II assessments will be conducted, preparing Site-Specific Sampling and Analysis Plans (SAPs) before all Phase II ESAs. The TBRPC will review all reports and assist in securing site access. Priority Sites will be assessed first, and additional sites will be selected based on the site prioritization framework developed by the PBAC and reviewed by the QEP. <i>Non-EPA:</i> Not applicable.</p>	
<p>3.b. Anticipated Project Schedule:</p> <ul style="list-style-type: none"> Generic QAPP – Q1 Site inventory – Q1-16 Site prioritization framework – Q3 	<ul style="list-style-type: none"> Phase I ESAs in 4 PS – Q1-2 Phase II ESAs in 4 PS with SAPs – Q3-5 Phase I ESAs in additional sites – Q5-7 Phase II ESAs in additional sites with SAPs – Q8-10
<p>3.c. Task/Activity Lead: The QEP, reporting directly to the TBRPC Project Director.</p>	
<p>3.d. Outputs: Site prioritization framework, Site Inventory, Generic QAPP, 27 Phase I ESAs, site access agreements, 19 SAPs, 19 Phase II ESAs.</p>	
<p>Task 4: Cleanup/ Reuse Planning</p>	
<p>3.a. Project Implementation: <i>EPA-funded:</i> The QEP will develop Site Reuse Assessments, Infrastructure Evaluations, and Analysis of Brownfields Cleanup Alternatives (ABCAs) for priority sites. Since TAs are similar location, infrastructure, and environmental conditions, a Brownfields Area-Wide Plan that incorporates the EPA's Resilient Brownfields Planning will identify high-priority brownfields sites that will catalyze development while increasing resilience to extreme weather. The TBRPC will review all plans and develop 2 Community Health Assessments. All assessments and plans will incorporate community feedback to reflect the community's priorities for revitalization and development. They will also be presented at the PBAC and reviewed by the Coalition members and community liaisons. <i>Non-EPA:</i> Not applicable.</p>	
<p>3.b. Anticipated Project Schedule:</p> <ul style="list-style-type: none"> Site Reuse Assessments for 4 PS – Q8-12 Infrastructure Evaluations for 4 PS – Q8-12 	<ul style="list-style-type: none"> Brownfields Area-Wide Plan – Q12-15 ABCAs for 4 PS – Q12-16
<p>3.c. Task/Activity Lead: QEP with TBRPC support.</p>	
<p>3.d. Outputs: 4 Site Reuse Assessments, 4 Infrastructure Evaluations, 1 Brownfields Area Plan, 4 ABCAs.</p>	

3.e. Cost Estimates:

Cost estimates for implementing the tasks anticipated to be associated with this project are presented in the below table, followed by a detailed explanation of how the costs were derived. All personnel costs are based on programmatic support, community outreach, and eligible planning activities. **Administrative costs will not exceed 5%.**

	Project Tasks	Total
--	---------------	-------



Budget Categories		1. Project management	2. Community engagement	3. Site Assessment	4. Cleanup/ Reuse Planning	
Direct costs	Personnel	\$30,000	\$32,500	\$12,000	\$57,200	\$131,700
	Fringe	\$11,100	\$12,025	\$4,440	\$21,164	\$48,729
	Travel	\$12,320	\$498			\$12,818
	Supplies		\$640			\$640
	Contractual	\$36,000		\$841,000	\$185,000	\$1,062,000
	Other	\$3,500	\$169,160*			\$172,660
Indirect costs		\$4,646	\$10,741	\$42,872	\$13,168	\$71,427
Total Budget		\$97,566	\$225,564	\$900,312	\$276,532	\$1,499,974

Task 1: Project Management: \$97,566 (6.5%). Personnel: 600hrs * \$50/hr = **\$30,000.** Fringe: 0.37 * \$30,000 = **\$11,100.** Travel: 2 staff * 5 conferences * \$1,232 per conference = **\$12,320**, includes 10 flights (5 trips * \$500 * 2 staff = \$5,000), hotel (12 nights total over 5 trips * \$250/night * 2 staff = \$6,000), expenses (12 days per diem over 5 trips * \$55/day * 2 staff = \$1,320). Contractual: 240hrs * \$150/hr = **\$36,000.** Other: 5 conferences registration * \$350 * 2 staff = **\$3,500.** Indirect: **\$4,646.**

Task 2: Community Engagement: \$225,564 (15.0%). Personnel: 650hrs * \$50/hr = **\$32,500.** Fringe: 0.37 * \$32,500 = **\$12,025.** Travel: 1 staff * 8 community workshops * 140 avg miles * \$0.445 state mileage rate⁷ = **\$498.** Supplies: \$80 for miscellaneous workshop/communication supplies * 8 workshops = **\$640.** Other: Compensation for community liaisons⁸ (\$26/hr * 10 hrs/week * 200 weeks * 3 liaisons = \$156,000), support costs for workshop participants (\$75 * 20 participants * 8 workshops = \$12,000), and light refreshments during workshops (\$145 * 8 workshops = \$1,160) = **\$169,160.** Indirect: **\$10,741.** *Funds requested for stipends under this application will be used solely for the activities described herein and will not be used for costs or matching requirements funded by any other federal or non-federal program in the current or prior period.

Task 3: Site Assessment: \$900,312 (60.0%). Personnel: 5hrs/month * 48months * \$50/hr = **\$12,000.** Fringe: 0.37 * \$12,000 = **\$4,440.** Contractual: Site Inventory (200hrs * \$175/hr = \$35,000), Generic QAPP (\$6,000), 27 Phase I ESAs (\$5,000 each = \$135,000), and 19 Phase II ESAs and SAPs (\$35,000 each = \$665,000) = **\$841,000.** Indirect: **\$42,872.**

Task 4: Cleanup/Reuse Planning: \$276,532 (18.4%). Personnel: 2 Community Health Assessments (\$25,000 each = \$50,000) and plan reviews (3hrs/month * 48months * \$50/hr = \$7,200) = **\$57,200.** Fringe: 0.37 * \$57,200 = **\$21,164.** Contractual: 4 Site Reuse Assessments (\$20,000 each = \$80,000), 4 Infrastructure Evaluations (\$10,000 each = \$40,000), 4 ABCAs (\$5,000 each = \$20,000), 1 Brownfields Area-Wide Plan (\$45,000) = **\$185,000.** Indirect: **\$13,168.**

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The TBRPC will track and evaluate progress through measurable outputs and outcomes in all TAs. Using project management software, Monday.com, milestones and due dates will be tracked in accordance with the Workplan developed with EPA at the beginning of the grant cycle. Tasks will be assigned to TBRPC staff, including coordination with QEP, liaisons, and PBAC to ensure deadlines are met, and to track spending. ACRES will be used to track project progress. Diverse stakeholder input, including members of the PBAC and liaisons, will help assess effectiveness and satisfaction. Anticipated outputs include number of brownfield sites identified, development of an area-wide plan, number of Phase I and Phase II environmental site assessments, number of community meetings held, and number of Analysis of Brownfields Cleanup Alternatives (ABCA) completed. These outputs will contribute to several outcomes: improved community education and engagement on brownfields, redevelopment of strategic sites, leveraged dollars for brownfield redevelopment, improved habitats through reduced contaminants, and reduced flood risk. The TBRPC will monitor outcomes past the grant period through qualitative surveys and continued conversations with partners and liaisons to assess the long-term impact of the work completed through this grant.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Organizational Capacity: The TBRPC has extensive experience coordinating multi-jurisdictional and multi-disciplinary planning projects among local governments, businesses, nonprofits, universities, and advocacy

⁷ Per Florida Statute (https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0112/Sections/0112.061.html) and TBRPC organizational standards.

⁸ Calculated from Bureau of Labor Statistics median pay for community service specialists at \$54,940 annually, which is calculated to equal \$26/hr. <https://www.bls.gov/ooh/about/data-for-occupations-not-covered-in-detail.htm#211099>



organizations through intergovernmental and community collaboration making TBRPC well equipped to manage the grant’s programmatic, administrative, and financial requirements on the coalition’s behalf. Examples include the Tampa Bay Regional Resiliency Coalition which developed a Regional Resiliency Action Plan with strategies to increase resiliency measures across county lines and the Tampa Bay Local Emergency Planning Committee (LEPC) which assists facilities in complying with regulations and coordinates annual multi-jurisdictional full-scale hazmat exercises to increase capacity among emergency personnel. The TBRPC also provides technical services such as economic impact analyses, 3D visualizations, and hazard vulnerability assessments. **4.b. Organizational Structure:** TBRPC’s organizational capacity includes policies, procedures, and data and project management systems to track funds, expenses, deadlines, and deliverables. Additionally, TBRPC staff are experienced in facilitation and community engagement. These skills will foster collaboration and impactful discussions among coalition members and their respective communities to ensure grant funds benefit their unique needs while also exploring cross-jurisdictional opportunities that can have a larger impact across the coalition’s region. Lastly, the staff’s technical expertise with geographic information systems and visualization software can increase member involvement with site selection, scoping, and communicating concepts to the public. **4.c. Description of Key Staff:** TBRPC’s **Charity Franks**, Hazard Mitigation Planner & Local Emergency Planning Committee (LEPC) Coordinator will serve as the **Project Director** for this grant. Charity’s expertise includes emergency management, public safety, vulnerability assessments, and hazards analyses. She is also experienced in grant management, securing funding for mitigation projects, and fostering partnerships between government agencies and local organizations. **Mesly Mata Omele**, Senior Planner at the TBRPC, will assist Charity Franks in administering the grant. Her expertise includes community engagement, resilience, and science communication. She is experienced in geographic information systems, grant management, and stakeholder facilitation and coordination. **Cara Woods Serra**, Planning Director and Deputy Executive Director, has been with the TBRPC for 7 years and assisted with the administration of two EPA grants at the organization. Cara is a certified floodplain manager and certified planner with over ten years of local government experience. She provides critical leadership for effective grant management to TBRPC staff including project compliance, regional collaboration, and timeline monitoring. The key staff’s experience with contamination and environmental hazards, grant management, group facilitation, geographical information systems, and planning, ensure successful administration of the grant.

4.d. Acquiring Additional Resources: TBRPC has not procured a contractor yet. TBRPC procurement policies strive to conserve funds by reducing costs, maintaining accurate records and controls, disclosing conflicts of interest, and promoting free and open competition. Purchases over \$20,001 require formal and competitive public solicitation, professional service agreements, and written specifications. Subcontractor procurement shall rely on either Sealed Invitation to Bid (ITB) or Request for Proposals (RFP) processes. The TBRPC will procure a QEP in accordance with 2 CFR 200 or higher procurement standard. Proposals will be evaluated using a point scoring system administered by a committee of 3-5 staff members and the Executive Director. Awards will be given to the lowest, most responsible, and responsive Proposer whose offer best meets specifications, scope, and requirements. Professional service agreements shall be approved by the General Counsel.

4.f. Past Performance and Accomplishments – Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements. The TBRPC has over 20 years of experience in managing federal grants and completing grant deliverables. The TBRPC has managed over \$4.5 million in grants, including federal and state awards (see three recent examples below).

Title: Creating a Coastal Master Plan for Tampa Bay, Florida	
Awarded By: National Fish and Wildlife Foundation	Amount: \$2,169,055.69
Purpose: To create a plan that identifies flood-vulnerable communities across a seven-county region (Citrus, Hernando, Hillsborough, Manatee, Pasco, Pinellas, and Sarasota) that prioritizes flood reduction projects to advance implementation and adaptation.	



<p>Recent Accomplishments: More than 550 people across different stakeholder groups including local government, private sector, nonprofit, and public, have been engaged in the project. Currently, 26 local, regional, and federal government agencies are participating in the project, which surpassed the target value. Two workgroups, a Community and Technical workgroup, were created to help guide phases of the plan. In collaboration with the workgroups, a draft Outreach and Engagement and Technical Strategy have been developed to document best practices and methodologies to support future replication.</p>	
<p>Title: Clean Air Tampa Bay (Climate Pollution Reduction Grant)</p>	
<p>Awarded By: U.S. Environmental Protection Agency</p>	<p>Amount: \$998,237.00</p>
<p>Purpose: To design a Comprehensive Climate Action Plan (CCAP) for the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA) that includes a greenhouse gas (GHG) inventory, GHG projections and targets, a community benefit analysis of GHG reductions, a cost analysis, and a workforce planning analysis. These components provide a strategic roadmap for climate action for the MSA.</p>	
<p>Recent Accomplishments: The Clean Air Tampa Bay project completed the Priority Climate Action Plan (PCAP) in early 2024. In 2025, the project engaged stakeholders from 5 key sectors (transportation; water and wastewater; agriculture, forestry and land use; solid waste and goods production; and energy and industrial processes) through outreach sessions to guide the data collection, reduction measures, and target setting of the CCAP. The Regional Community Engagement Network hosts and attends events monthly to foster a space for continuous collaboration across the region.</p>	
<p>Title: EDA FY 2023 Atlanta Regional Office Partnership Planning Program</p>	
<p>Awarded By: U.S. Department of Commerce: Economic Development Administration</p>	<p>Amount: \$420,000.00</p>
<p>Purpose: To build capacity and guide the economic prosperity of the Tampa Bay six-county region through a Comprehensive Economic Development Strategy (CEDS). The CEDS is a strategy-driven plan for regional economic development that is created through extensive stakeholder engagement and a detailed planning process. By facilitating regional collaboration, the CEDS intends to drive job creation, project prioritization, and meaningful conversations about economic resilience across the region.</p>	
<p>Recent Accomplishments: The regional CEDS was developed in 2022 and has been updated annually with new data to meet grant requirements, with the most recent update in 2025. In 2025, the TBRPC completed 6 economic impact analyses to evaluate the total output or return on investment for both construction and non-construction projects in jurisdictions across the region. Other accomplishments include hosting the 2024 Hurricane Listening Session Federal Interagency Resource Exchange to increase regional collaboration; developing the first version of the TBRPC Disaster Recovery Resource Repository to increase regional information sharing and improve resource accessibility, particularly for rural and income-limited communities; and attendance of local events related to economic development.</p>	

Compliance with Grant Requirements - The TBRPC has a proven capacity for grant management, accountability, and compliance. TBRPC has consistently complied with workplans, schedules, and terms all financial assistance agreements including the three examples described above. The TBRPC has maintained timely and accurate reporting, submitting all required programmatic and financial reports in accordance with awarding agency requirements. Internal tracking systems are used to monitor milestones and deliverables to ensure communication across departments and project partners. Also, internal controls including upper-level management and accounting staff, ensure tasks are completed, submitted, and meet high quality standards and requirements.



Threshold Criteria - Tampa Bay Regional Planning Council

1. Applicant Eligibility

- a. The Tampa Bay Regional Planning Council (TBRPC) is one of 10 regional councils in the State of Florida. Florida Statutes 186.502(4)(1) (attached documentation) recognize Regional Planning Councils as Florida's only multipurpose regional entities in a position to plan for and coordinate intergovernmental solutions to growth-related problems on greater-than-local issues. This allows the TBRPC to be an eligible entity for EPA brownfield assessment grant funds.
- b. The TBRPC is not a 501(c)(4) organization and is not exempt from taxation under section 501(c)(4) of the Internal Revenue Code.

2. Number and Eligibility of Non-lead Coalition Members

- a. **Coalition Partner #1** is Pinellas County. Pinellas County is a General Purpose Unit of Local Government defined by 2 CFR 200.1, which makes them an eligible coalition member as stated in page 4 of the guidelines.
 - b. **Coalition Partner #2** is the City of Pinellas Park. The City of Pinellas Park is a General Purpose Unit of Local Government defined by 2 CFR 200.1, which makes them an eligible coalition member as stated in page 4 of the guidelines.
 - c. **Coalition Partner #3** is Kenneth City. Kenneth City is a General Purpose Unit of Local Government defined by 2 CFR 200.1, which makes them an eligible coalition member as stated in page 4 of the guidelines.
 - d. None of the non-lead members are exempt from taxation under section 501(c)(4) of the Internal Revenue Code. None of the non-lead members is an agency or instrumentality of the lead or another non-lead member.
3. **Target Areas:** As directed in the guidelines, a Target Area (TA) was identified for each coalition member in the application narrative. The TAs do not overlap and are in distinct jurisdictions.
 4. **Existing Brownfields Grants to Non-lead Members:** The TBRPC confirms that each non-lead coalition member is not the recipient of an open cooperative agreement for MARC grant funding. The City of Pinellas Park and Kenneth City have never been awarded an EPA Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant.
 5. **Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members:** The TBRPC attests that as the lead member of the Coalition, it has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.
 6. **Coalition Agreement:** Coalition member commitment letters are attached.
 7. **Community Involvement:** The Coalition will maintain the community engaged through the length of the project, primarily through a to-be-created Pinellas Brownfield Advisory Committee (PBAC) and through bi-annual community meetings, where stakeholders most affected by brownfields in the TAs will have an opportunity to participate in the planning of site assessments, inventorying, and reuse. To



Threshold Criteria - Tampa Bay Regional Planning Council

support these efforts, the Coalition has budgeted to support two community liaisons and to provide participant support to workshop attendees. The liaisons will develop a Community Engagement Plan (CEP) to guide activities throughout the length of the project. The TBRPC will develop educational materials and feedback forms to have a two-way communication with community members, especially during workshops. The TBRPC will provide Spanish translation when necessary. The TBRPC has extensive experience involving diverse stakeholders and community members and will leverage its regional network to target the communities affected by this project. The TBRPC and its partners will advertise community meetings, project updates, and educational materials, on their website and newsletters to reach as many people in the TAs as possible.

8. **Expenditure of Existing Grant Funds:** The TBRPC confirms that each coalition member is not the recipient of an open cooperative agreement for MARC grant funding.
9. **Contractors and Named Subrecipients:**
 - a. **Contractors:** Not applicable. The TBRPC has not selected a contractor for this grant.
 - b. **Subrecipients:** Not applicable.