



📍 40 East Adams St., Ste 320, Jacksonville, FL 32202
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Proudly serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam, and St. Johns Counties

R04-26-A-055

1. Applicant Identification

Northeast Florida Regional Council (NEFRC)
40 East Adams Street, Suite 320
Jacksonville, FL 32202-3357

2. Website URL

NEFRC- www.nefrc.org
City of Palatka – www.palatka-fl.gov
Nassau County – www.nassaucountyfl.com

3. Funding Requested

- a. Assessment Grant Type: Assessment Coalition
- b. Federal Funds Requested: \$1,500,000

4. Locations

Non-lead members:

City of Palatka

- a) City: Palatka
- b) County: Putnam
- c) State: Florida

Nassau County

- a) Cities: Callahan, Fernandina Beach, Hilliard
- b) County: Nassau
- c) State: Florida

All geographic boundaries:

- a) Cities: Atlantic Beach, Baldwin, Beverly Beach, Bunnell, Callahan, Crescent City, Fernandina Beach, Flagler Beach, Glen St. Mary, Green Cove Springs, Hilliard, Interlachen, Jacksonville Beach, Keystone Heights, Macclenny, Marineland, Neptune Beach, Orange Park, Palatka, Palm Coast, Penney Farms, Pomona Park, St. Augustine, St. Augustine Beach, and Welaka
- b) Counties: Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns Counties
- c) State: Florida

5. Coalition Members' Target Areas and Priority Site Information

Target areas do not overlap, and are in at least three distinct municipalities or jurisdictions.

Target Areas:

NEFRC (lead), City of Bunnell (Flagler County)
City of Palatka (non-lead), City of Palatka (Putnam County)
Nassau County (non-lead), Yulee Business District (Nassau County)



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Priority Sites:

NEFRC

Priority Site 1 (City of Bunnell Target Area):

Old Bacher St. Hospital
207 South Bacher St.
Bunnell, FL 32110

City of Palatka

Priority Site 2 (City of Palatka Target Area):

Cypress Mill Complex
722 River St.
Palatka, FL 32177

Priority Site 3 (City of Palatka Target Area):

Johns Metals
1819 Madison St.
Palatka, FL 32177

Nassau County

Priority Site 4 (Yulee Business District Target Area):

Former Gas Station
463152 FL-200
Yulee, FL 32097

6. Contacts

a. Project Director

Jack Shad, Economic Development Project Manager
904-699-5694
jshad@nefrc.org
40 East Adams Street, Suite 320, Jacksonville, FL 32202

b. Chief Executive/Highest Ranking Elected Official

Elizabeth Payne, AICP, Chief Executive Officer
904-233-0423
epayne@nefrc.org
40 East Adams Street, Suite 320, Jacksonville, FL 32202

7. Population

City of Bunnell: 3,511
City of Palatka: 10,558
Yulee (unincorporated), Nassau County: 15,521





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8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	2
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).	3
The priority site(s) is in a federally designated flood plain.	3, 4, 5
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	5
The reuse of the priority site(s) will incorporate energy efficiency measures.	5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	5
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.	1

9. Letter from the State or Tribal Environmental Authority

See 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

December 29, 2025

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

Dear Ms. Kuhn:

The Florida Department of Environmental Protection (Department) acknowledges and supports the Northeast Florida Regional Council's (NEFRC) Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Coalition Assessment Grant. The coalition consists of the NERPC, Nassau County, and the City of Palatka. 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 Darrin McKeehen, P.G., the Northeast District Brownfields Coordinator, at (904) 256-1545 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

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

Scott Sweeney, Environmental Manager
Brownfields and CERCLA Site Screening Section

SS/jc
cc:

Jack Shad, NEFRC – jshad@nefrc.org
Darrin McKeehen, P.G., DEP Northeast District – darrin.mckeehen@floridadep.gov

1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION, a. Coalition Members. Non leads: The coalition consists of three members led by the Northeast Florida Regional Council (NEFRC) as applicant and fiscal agent, with Nassau County and the City of Palatka (in Putnam County) as non-lead members. Both non-lead members are general-purpose units of local government eligible to participate in an EPA Brownfields Assessment Coalition. Nassau County has never received an EPA Brownfields grant, meeting the requirement that at least one coalition member be new to the EPA Brownfields Program. Capacity: Nassau County and the City of Palatka were selected due to documented brownfield challenges within their jurisdictions and limited capacity to independently apply for and manage an EPA Brownfields grant. Neither entity maintains dedicated brownfields staff or sufficient administrative infrastructure to manage a federal EPA cooperative agreement, including consultant procurement, EPA reporting, and continuous coordination with EPA. Access: Both non-lead members also lack access to Brownfield Grant resources. Neither non-lead has an open grant, and neither NEFRC nor Putnam County, where Palatka is located, holds an open grant. No non-profits in the non-leads' jurisdictions hold open grants to address sites. NEFRC-led coalition participation provides the technical and administrative capacity required to initiate assessment activities and address long-standing brownfield conditions that constrain redevelopment. A Brownfields Advisory Committee (BAC) will support coordinated site identification and prioritization across coalition members.

1.b. Overview of Brownfield Challenges and Description of Target Areas. Geographic boundary: The geographic boundary for the proposed grant activities is the jurisdiction of the Northeast Florida Regional Council (NEFRC), which serves Baker, Clay, Duval, Flagler, Nassau, Putnam, and St. Johns Counties. The region spans approximately 4,428 square miles, includes 25 municipalities, and is home to about 1.8 million residents along Florida's northeast Atlantic coast. While nearly half of the population resides in Jacksonville (Duval County), the surrounding counties are largely rural, with economies historically centered on agriculture, timber, manufacturing, and small commercial activity. In these rural communities, brownfields are not distant industrial zones. They are former mills, service stations, warehouses, hospitals, and commercial properties located along main streets, riverfronts, and primary corridors such as US-17, US-301, and US-1; sites residents pass every day. As national transportation investments, interstate development, and broader economic shifts redirected growth toward interstate corridors, and coastal destinations, many locally anchored facilities were left behind. These changes, shaped by decisions made well beyond the local level, resulted in the abandonment or underutilization of legacy properties without environmental assessment, creating persistent barriers to reinvestment in communities with few alternative redevelopment opportunities.

Impacts of brownfield challenges (Demographics statistics source: US Census ACS 5-year estimates): The impacts of brownfields are magnified in rural areas with constrained tax bases and fewer development-ready sites with existing infrastructure. In NEFRC's rural counties, brownfields are often located in the only downtown, riverfront, or primary commercial corridor serving an entire community. In places such as Bunnell, Yulee, Palatka, and smaller unincorporated towns along US-1, US-17, US-90, and US-301, long-vacant properties, including former hospitals, mills, service stations, and industrial facilities, occupy highly visible locations where redevelopment would otherwise anchor local recovery. These sites are not isolated; they sit next to housing, schools, parks, and civic facilities that residents live beside or pass by daily, shaping perceptions of safety, economic opportunity, and community investment. Many of these properties have remained vacant for decades, with deteriorating structures and unresolved environmental conditions that local governments lack the resources to evaluate and private companies are unwilling to take a risk on. In Putnam and Nassau Counties, for example, brownfield sites along historic riverfronts and corridor gateways continue to limit reinvestment even where adopted redevelopment plans, infrastructure improvements, and market interest are in place. Without EPA Brownfields funding to define site conditions and establish levels of risk, local governments are unable to advance acquisition, financing, or reuse, leaving visible gaps in otherwise ready-to-move revitalization efforts and reinforcing cycles of disinvestment in communities with few alternative redevelopment sites. These conditions have contributed to long-term economic decline in parts of the region. For example, Putnam County has not fully recovered from the loss of major employers during the 1990s and 2000s and now ranks 64th out of 67 Florida counties in per-capita poverty. Its labor force declined by nearly 20 percent between 2009 and 2020. Lingering contamination at brownfield sites also pose health and welfare risks to sensitive populations in communities with limited access to healthcare, education, and technical resources. In Nassau County, 24.3% of residents are disabled, compared to 13.5% statewide, which can increase sensitivity to environmental stressors and reduce the ability to avoid hazards associated with vacant or underutilized properties. The pattern of economic decline and health impacts due to brownfields has also included the 2018 closure of the St. Johns River Power Park, a coal plant in northeast Jacksonville near the Nassau County line, which resulted in the loss of 204 jobs throughout the region and left more large industrial properties with legacy environmental conditions requiring evaluation.

How this grant helps: Despite these challenges, the coalition's rural communities demonstrate reinvestment readiness through adopted revitalization plans, and active infrastructure and economic development initiatives. Flagler County is advancing an inland port project expected to generate \$17 million in revenues through impact fees; Nassau County is leveraging roughly \$1.5 million in grant funding alongside \$31.4 million in public and private investment for corridor improvements; and Putnam County is assembling funding for a \$15.2 million port

revitalization to support a regional cargo hub along the St. Johns River. While these efforts reflect strong momentum, progress at priority sites within and adjacent to key corridors remains constrained by undefined environmental conditions at legacy industrial and commercial properties. Environmental uncertainty limits site acquisition, financing, and design decisions, slowing visible progress of adopted plans. This Assessment Coalition Grant addresses that critical gap by conducting Environmental Site Assessments (ESAs) and related cleanup and reuse planning at strategically located brownfield sites within defined Target Areas. These activities will reduce environmental uncertainty, support informed investment decisions, and position sites for cleanup funding and redevelopment consistent with adopted local plans, helping communities move from stalled potential to visible renewal.

Description of target areas: Within the NEFRC geographic boundary, the coalition has identified target areas in the jurisdictions of the lead and non-lead members where brownfield challenges and redevelopment constraints are most acute. These target areas include rural downtowns, commercial corridors, and riverfront districts with concentrations of underutilized or potentially contaminated properties. By focusing assessment resources within these defined areas, the coalition will concentrate limited funding where it can have the greatest catalytic impact on local revitalization. Socioeconomic data in table below are sourced from US Census ACS 5-year estimates.

Target Area 1: City of Bunnell (Flagler County)	Chosen by NEFRC (Lead)
<p>As the region’s designated planning council and lead applicant, NEFRC is authorized to conduct assessment activities within all member counties, including Flagler County. The <i>City of Bunnell Target Area (TA:1 Bunnell)</i> encompasses the City limits (140 square miles; population 3,511). Regional growth patterns highlight missed reinvestment opportunity. Nearby Palm Coast nearly tripled its population from about 32,800 in 2000 to more than 89,000 in 2020, while Bunnell grew by only about 1,500 residents. Socioeconomic data show limited local capacity to address redevelopment barriers without federal support: median household income (\$52,564) is well below Flagler County’s (\$72,923), and the City’s poverty rate (16.8%) exceeds county (8.9%) and state (12.4%) levels. Long-term vacancy, underuse, blight, and safety concerns persist near the downtown core. Adult asthma prevalence, chronic respiratory disease, cancer, and disability rates are higher than state averages, reinforcing the need to evaluate potential exposure risks from aging buildings and legacy uses. Environmental assessment is the critical missing step to reduce uncertainty and enable infill redevelopment that leverages existing infrastructure and recent housing investment.</p>	
Target Area 2: Yulee Business District (Nassau County)	Chosen by Nassau County (Non-Lead)
<p>The <i>Yulee Business District Target Area (TA:2 Yulee)</i> has a population of 1,124, and covers 5.23 square miles bounded by Rayonier Rd. and Lofton Creek to the north, Blounts Branch to the east, Cardinal Rd. to the south, and the CSX rail line to the west. The area is a commercial corridor near the intersection of US-17 and SR A1A, serving as a gateway between I-95 and the nearby Amelia Island coastline. Despite this strategic location, reinvestment has lagged. Environmental uncertainty centered around adjoining abandoned motel, retail and gas station sites continues to constrain redevelopment, despite the area’s Qualified Opportunity Zone (QOZ) status and adopted county plans that prioritize higher-density reinvestment within existing corridors. Assessment funded through this grant will remove environmental uncertainty as a barrier to reinvestment by clearing site conditions and enabling decisions consistent with adopted plans. Income data illustrate the corridor challenge: Fernandina Beach, just a few miles away on Amelia Island, reports a per capita income of \$63,640, compared to \$33,441 in the Yulee Target Area, highlighting contrasts between coastal reinvestment capacity and stalled inland corridor locations burdened by legacy sites.</p>	
Target Area 3: City of Palatka (Putnam County)	Chosen by City of Palatka (Non-Lead)
<p>The <i>City of Palatka Target Area (TA3: Palatka)</i> has a population of 10,558 and covers 9.85 square miles. It includes a historic downtown and riverfront corridor along the St. Johns River, shaped by more than a century of industrial, maritime, and commercial activity. These conditions have left brownfields that constrained reinvestment despite the area’s strategic location, access to US-17, proximity to regional natural assets, and adopted downtown and riverfront revitalization plans. An environmental assessment is needed to reduce uncertainty and enable plan implementation. Palatka’s median household income (\$33,628) is less than half the state median (\$71,711), and its poverty rate (34.1%) far exceeds county (21.1%), state (12.0%), and national (10.6%) levels, underscoring the need for assessment to unlock reinvestment along the City’s primary corridors and riverfront. The area is also in a Qualified Opportunity Zone.</p>	

1.c. Description of the Priority Brownfield Sites. Sites per coalition member: At least one priority site was identified in each member’s target area. At least two sites will be assessed in each member’s geographic boundary.

NEFRC’s Target Area – TA1: Bunell
<p>Brownfield sites overview: TA1: Bunnell contains 12 brownfield sites, including a former hospital; an industrial warehouse and distribution center with catalytic downtown potential; multiple auto repair facilities; a marine motor repair shop; a machine shop; and at least five additional sites designated by the Florida Department of Environmental Protection (FDEP), including a 44-acre former paper mill along US-1. Based on current FDEP records, there are 96 registered storage tanks and 38 petroleum discharges in the target area, creating environmental uncertainty that constrains reinvestment.</p>
<p>Priority Site 1: Old Bacher St. Hospital (200 South Bacher St, Bunnell, FL 32110). The priority site is a 1.7-acre former hospital in central Bunnell, one block east of the City’s primary downtown corridor. The site includes a vacant 32,166-square-foot, one-story brick building built in 1955 and closed in 1987, with a partially collapsed roof, unsecured access, water intrusion, mold, and advanced structural deterioration. The site is bordered to the north and east by the Carver Village public housing community and lies immediately adjacent to a property previously assessed with a Flagler County EPA Brownfields grant and redeveloped into a professional office complex serving state and regional agencies,</p>

demonstrating redevelopment viability and leveraging prior EPA investment. Portions of the site are fenced; however, the fencing is non-contiguous and ineffective, allowing unauthorized entry and creating ongoing safety risks for nearby residents. The site has a long history of local code enforcement actions and documented public complaints related to unsafe conditions. Phase I and II ESAs conducted by FDEP in 2013 identified recognized environmental conditions (RECs), including petroleum and diesel impacts from neighboring properties and an onsite aboveground storage tank; polychlorinated biphenyls (PCBs); lead and mercury from medical waste disposal; asbestos-containing materials (ACM); lead-based paint (LBP); and mold and fungal spores. Because prior ESAs are more than a decade old and site conditions have changed, updated assessment is needed to confirm current conditions and support reuse. **Why selected:** The **Old Bacher St. Hospital** was selected due to documented environmental conditions, severe deterioration, and public safety risks at a centrally located site near downtown and within a sensitive residential setting. The site was identified by the community as a top redevelopment priority in a survey of more than 300 residents and serves as a banner project for the coalition's brownfields program. Assessment is the next step needed to reduce uncertainty and enable reuse consistent with Community Redevelopment Agency (CRA)-designated multifamily land use and adjacent Section 8 multifamily housing redevelopment.

Nassau County's Target Area – TA2: Yulee

Brownfield sites overview: TA2: Yulee contains 10 brownfield sites, including former gas stations, commercial properties, a former hotel, and an approximately 11-acre publicly owned parcel with a concrete pad. Based on current FDEP records, there are 87 registered storage tanks and 41 petroleum discharges in the area, creating environmental uncertainty that constrains corridor reinvestment.

Priority Site 2: Yulee Gas Station (46315 FL-200, Yulee, FL 32097). The priority site is a 0.94-acre former gas station and mini-mart on the US-17 corridor at the intersection with FL-200, the primary east-west route to coastal communities, which is also in a QOZ. The site includes a vacant 5,760-square-foot concrete building and is bordered by highways on two sides, a healthcare provider to the southwest, a 2.34-acre former motel brownfield to the south, and an abandoned commercial brownfield site to the west. The fuel dispenser island remains onsite, and underground storage tanks (USTs) appear to be in place. Contaminants of concern (COCs) include petroleum in soil and groundwater at a highly visible location with frequent public access. **Why selected:** The site was selected due to petroleum COCs associated with remaining USTs at a high-profile corner parcel along a major regional corridor. Assessment is the critical step needed to define site conditions, address potential exposure risks, and enable reuse of a gateway property whose redevelopment is expected to catalyze reinvestment at adjacent brownfield sites and leverage market momentum from the nearby Wildlight mixed-use development, located 0.75 miles east along FL-200.

City of Palatka's Target Area – TA3: Palatka

Brownfield sites overview: TA3: Palatka contains legacy brownfield sites linked to former manufacturing, processing, transportation, auto service, dry cleaning, scrap, and recycling uses. While many sites are small, several larger properties reflect Palatka's historic role as a regional manufacturing center. Based on current FDEP records, there are 266 registered storage tanks, 159 petroleum discharges, 17 petroleum cleanups, and 8 waste cleanup projects within the target area, demonstrating the persistence of brownfield conditions that constrain reinvestment.

Priority Site 3: Cypress Mill Complex (722 River Street, Palatka, FL 32177). The priority site is three parcels totaling 70.34 acres within Palatka's South Historic District and within a QOZ. The site is organized into two functionally distinct areas: a North Complex, consisting of two adjoining parcels totaling 21.31 acres with direct access to State Road 20 (SR-20), and a South Complex, a 49.03-acre parcel located across a local street that directly adjoins Ravine Gardens State Park. The complex includes demolished or vacant former mill and manufacturing structures, debris from a 2021 fire, and overgrown areas. The site operated as the Wilson Cypress Mill beginning in the late nineteenth century and later supported furniture manufacturing as well before closing in 1989. It is adjacent to residential buildings, some within 50 feet, and adjoins the St. John's River and an 82-acre undeveloped portion of Ravine Gardens State Park, creating heightened sensitivity for residents and natural resources. Phase I (2016) and Phase II (2017) ESAs completed under a prior City of Palatka EPA Brownfields grant identified arsenic, polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), and other metals as RECs. The site lies partly within a floodplain along the river and has been subject to code enforcement actions due to debris and unsafe conditions. Because prior assessments are outdated and site conditions changed following the 2021 fire, updated assessment is required to define current conditions and support reuse planning. **Why selected:** The site was selected due to known and suspected contamination at a large, long-vacant industrial complex adjacent to residences, the St. Johns River, and Ravine Gardens State Park. Assessment is the next step needed to reduce uncertainty and enable reuse of a large, historically significant riverfront complex identified in Palatka's CRA plans, supporting the City's riverfront ecotourism development strategy, planned port investment north of downtown, and future public access to the currently inaccessible northern portion of Ravine Gardens State Park.

Priority Site 4: Johns Metals (1819 Madison Street, Palatka, FL 32177). The priority site is a 1.48-acre scrap metal and recycling facility comprising four contiguous parcels, occupying two-thirds of a city block on Palatka's north side. The site is located one block north of the US-17 corridor beside a restaurant and offices and is adjacent to low-income residential neighborhoods. It lies within a QOZ and is bordered along its southern edge by a natural drainage feature that extends several blocks through the surrounding area. The facility has operated for several decades and has a long history of local code enforcement actions, including current fire safety violations related to excessive crushed vehicle stacking. Environmental concerns include potential soil and groundwater impacts from petroleum hydrocarbons, heavy metals, PAHs, and VOCs associated with vehicle fluids, metal storage, and dismantling activities. The nearest residence is located approximately 50 feet from the site, increasing sensitivity to potential environmental and safety impacts. **Why selected:** Johns Metals was selected as a priority site due to persistent code enforcement and fire safety violations at a long-operating scrap facility located directly adjacent to residences and near a major corridor. Assessment is the next step

needed to define site conditions and support transition of the property to a compatible reuse, such as offices, townhomes, or other transitional development, consistent with adopted redevelopment goals for Palatka’s north side.

1.d. Identifying Additional Sites. Sites per coalition member: The coalition will assess at least two sites per coalition member. Process: NEFRC will lead an ongoing site identification process in coordination with Nassau County, the City of Palatka, and the BAC. Potential sites will be identified through multiple mechanisms, including: 1) direct referrals from coalition member staff, including planning, economic development, public works, code enforcement, and redevelopment departments; 2) site nominations from BAC members; 3) review of local comprehensive plans, CRA plans, corridor studies, and capital improvement programs to identify redevelopment areas where environmental uncertainty remains a barrier; 4) analysis of local, state and federal databases, including real estate listings, FDEP cleanup records and storage tank registries; and 5) input received through public meetings, stakeholder outreach, and inquiries from property owners and developers seeking to clarify environmental conditions prior to reinvestment. All candidate sites will be screened by NEFRC, in consultation with coalition partners, for basic eligibility, including brownfield status, ownership and access considerations, and consistency with EPA Brownfields assessment requirements. NEFRC will maintain an inventory of candidate sites within each coalition member’s jurisdiction and will coordinate with EPA to confirm eligibility prior to initiating assessment activities. Prioritizing criteria: Additional sites will be prioritized using a consistent set of criteria informed by EPA Brownfields eligibility criteria and recommendations from coalition partners and the BAC. Priority will be given to sites that: 1) present known or suspected contamination that limits reuse due to environmental uncertainty; 2) are located in rural, small, or distressed areas; 3) are situated along key corridors, downtowns, riverfronts, or other areas targeted for reinvestment in adopted local plans; 4) pose public safety, environmental, or land-use compatibility concerns due to proximity to residences, public access, or sensitive receptors; 5) offer strong potential for catalytic reuse or support adjacent redevelopment; and 6) demonstrate local readiness, including property owner cooperation, partner capacity, and alignment with near-term redevelopment initiatives. Through this coordinated process, the coalition and BAC will ensure that assessment resources are directed to sites where EPA investment can effectively reduce uncertainty, support informed decision-making, and advance reuse consistent with community plans.

1.e. Reuse Strategy and Alignment with Revitalization Plans.

PS1: Old Bacher St. Hospital – NEFRC (lead)
Reuse: The projected reuse is multifamily residential housing. The site is directly adjacent to Carver Village, a public housing neighborhood operated by the Flagler County Housing Authority that is planned for redevelopment into 272 Section 8 apartments, including an 80-unit senior housing building, through a public-private partnership with a secured private developer. With this adjacent redevelopment anticipated in the near term, assessment of the Old Bacher St. Hospital represents a timely opportunity to remove environmental uncertainty and position the property for coordinated infill redevelopment that complements the planned housing investment. A Site Disposition Strategy will be conducted to help with reuse. Planning alignment: Reuse plans align with adopted City and CRA plans and recent public-private investment activity next to the site. The <i>Bunnell CRA Vision Report</i> identifies the Old Bacher St. Hospital as a priority redevelopment site and designates multifamily residential as the future land use. Community visioning held September -October 2025 and the <i>2050 Vision Plan Survey</i> (with input from <i>local residents</i>), identified site redevelopment as one of the community’s top priorities. The project also advances the <i>2035 City of Bunnell Comprehensive Plan</i> by promoting infill redevelopment, discouraging outward expansion, and maximizing use of existing infrastructure.
PS2: Yulee Gas Station – Nassau County (non-lead)
Reuse: The projected reuse is commercial retail, consistent with the site’s prominence at the intersection of US-17 and SR 200 and the adopted <i>Nassau County SR 200/A1A Corridor Master Plan</i> . A Brownfields Revitalization Plan will be developed to help with reuse of the site and immediately adjoining brownfields. Planning alignment: The <i>Corridor Master Plan</i> designates this location as a primary corridor character node and calls for coordinated redevelopment of underutilized and brownfield properties to support corridor revitalization. Planned reuse concepts include a retail storefront that supports a mixed-use corridor vision, including small-business space and community-oriented commercial uses, consistent with Plan goals to create active commercial centers, support local businesses, generate jobs, and encourage compact, walkable development patterns.
PS3: Cypress Mill Complex – City of Palatka (non-lead)
Reuse: The projected reuse is a mixed-use redevelopment. The North Complex with roadway connection to the highway will be reused for commercial and retail uses, including associated access, parking, and internal roadway infrastructure. Within the South Complex, the southernmost approximately eight acres are planned for park-related access, circulation, and supporting infrastructure that improve public connectivity to Ravine Gardens State Park. The remaining part of the South Complex will be reused for multifamily residential redevelopment, taking advantage of the parcel’s size, separation from highway traffic, and adjacency to parkland to support a compatible residential use. Because the site is partly within the mapped floodplain, reuse will be guided by a Resilient Brownfields Plan that directs higher-intensity uses to areas outside flood-risk zones and prioritizes flood-adapted design, drainage, and green infrastructure where flood exposure remains. Planning alignment: The projected reuse of the Cypress Mill Complex aligns with adopted City of Palatka planning documents, including the <i>City of Palatka Vision Plan</i> and the <i>Community Redevelopment Plan</i> , by advancing reinvestment in underutilized industrial areas, supporting mixed-use and infill development, expanding multifamily housing options, directing commercial activity to the SR-20 corridor, and improving public access to parks and recreational assets such as Ravine Gardens State Park.

PS4: Johns Metals – City of Palatka (non-lead)

Reuse: The projected reuse is professional office development that serves as a transitional use between US-17 and the adjoining residential neighborhood. Redevelopment will repurpose an underutilized property into an employment-generating use that reduces land use conflicts, improves corridor aesthetics, and provides an appropriate buffer between highway-oriented activity and nearby homes. **Planning alignment:** Reuse of the Johns Metals site is consistent with adopted City of Palatka planning priorities that emphasize infill redevelopment, corridor revitalization, and neighborhood protection. The *City of Palatka Vision Plan* identifies US-17 as a key gateway corridor and calls for reinvestment in underutilized and legacy industrial properties to improve visual character, support economic activity, and enhance transitions to adjacent residential areas.

Zoning alignment: Reuse strategies for all Priority Sites are consistent with their respective future land use and zoning frameworks, ensuring seamless integration with existing community planning efforts.

1.f. Outcomes and Benefits of Reuse Strategy. In the coalition’s rural communities, where there are limited employment nodes, fewer housing options, and little redundancy in infrastructure, redevelopment of a small number of centrally located brownfield sites can generate community-wide economic, public, and resilience benefits that would be diffused or diluted in larger urban markets. **Economic:** Reuse of the **Old Bacher St. Hospital** is estimated to create up to 50 multifamily housing units, expanding the availability of affordable and senior housing. The **Yulee Gas Station** proposed reuse is estimated to create 12 jobs,¹ supporting local employment and small-business activity. Proposed reuse at the **Cypress Mill Complex** is estimated to create up to 130 jobs² and 300 multi-family housing units, supporting workforce housing needs and economic revitalization of a large abandoned industrial site. The **Johns Metals** proposed reuse is estimated to create up to 30 jobs,³ providing employment opportunities while serving as a compatible transition between highway-oriented uses and nearby residential areas. Assessment and reuse planning will position 74.5 acres for productive reuse. **Public benefit:** The **Cypress Mill Complex** proposed reuse would provide new public access to the northern end of Ravine Gardens State Park, making approximately 82 acres that are currently inaccessible available to residents and visitors, and enhancing recreational and community amenities. This will create new public access to recreational space in a community with limited parkland and few riverfront access points. **Resilience:** Assessment and redevelopment of the sites will support long-term durability by replacing old structures with modern uses designed to current building standards and site conditions. Proposed reuse at the **Yulee Gas Station** includes landscaping features as part of the mixed-use campus on the image corridor. Their use will implement low-impact stormwater management to improve resiliency, including rainwater catchment, stormwater infiltration gardens, and low irrigation landscapes. The proposed reuse will also incorporate bioswales to capture water from the roads. Because the **Cypress Mill Complex** lies within a floodplain, site assessment and a Resilient Brownfield Plan will prioritize flood-adapted layouts, improved drainage, permeable surfaces, and green infrastructure that reduce exposure and improve site performance during extreme weather events compared to current unmanaged conditions. Redevelopment will replace deteriorated impervious surfaces with designs compatible with periodic flooding, improving long-term durability while reducing runoff impacts on surrounding neighborhoods. **Energy use:** Reuse of priority sites will enable compliance with current energy codes and create physical conditions suitable for future solar installations, which are often infeasible on legacy industrial structures. Larger redevelopment sites are also well-suited for future incorporation of solar energy features, such as rooftop or parking-area installations, subject to final site design and market feasibility. NEFRC will encourage the use of renewable energy, and energy-efficient appliances and fixtures in all redevelopment.

1.g. Resources Needed for Site Reuse. **Other funding resources and stimulating additional funds:** EPA-funded environmental assessments will serve as the initial phase of a sequenced financing approach for the priority sites. Completion of these assessments is necessary to establish eligibility for state cleanup programs, federal housing and infrastructure resources, and private financing, and to reduce environmental uncertainty that constrains redevelopment interest. While the funding sources are not yet secured, the reuse scenarios for the priority sites align with eligibility requirements for these programs. EPA Brownfields funding will therefore stimulate additional public and private investment by positioning sites to competitively pursue cleanup funding, redevelopment incentives, and private equity needed to advance remediation and support reuse consistent with adopted plans.

Site/Reuse	Funding Source – Phase	Eligibility and Likelihood to Obtain
PS1: Old Bacher St. Hospital/ Section 8 housing	US Housing and Urban Development (HUD) Community Development Block Grant (CDBG) 108 Loan & Section 8 Rental Assistance – Supports redevelopment after assessment/remediation	Eligible and highly likely due to projected section 8 housing reuse
	FDEP Voluntary Cleanup Tax Credit Program & FDEP Targeted Brownfields Assessment Funding – Supports assessment/remediation	Eligible and highly likely due to location in a designated FDEP brownfield
PS2: Yulee Gas Station/Retail	Qualified Opportunity Funds and QOZ tax incentives – Supports redevelopment after assessment/remediation	Eligible and highly likely due to location in a QOZ

¹ DeChiara. Planning & Design Criteria. Calculated: Retail/Service employees: 450 SF per employee. 5,760 SF space.

² DeChiara. Planning & Design Criteria. Calculated: Retail/Service employees: 450 SF per employee. 60,000 SF space.

³ DeChiara. Planning & Design Criteria. Calculated: Office employees: 500 SF per employee. 15,000 SF space.

PS3: Cypress Mill Complex/ Mixed commercial/ multifamily housing	Tax Increment Financing – Supports assessment/remediation and redevelopment	Eligible and likely due to location in a TIF eligible area
	Outdoor Recreation Legacy Partnership Program – Supports redevelopment after assessment/remediation	Eligible and likely due to reuse plan creating access to Ravine State Park
	HUD CDBG 108 Loan – Supports redevelopment after assessment/remediation	Eligible and highly likely due to projected reuse
	Qualified Opportunity Funds and QOZ tax incentives – Supports redevelopment after assessment/remediation	Eligible and highly likely due to location in a QOZ
PS4: Johns Metals/ Commercial office	Tax Increment Financing – Supports assessment/remediation and redevelopment	Eligible and likely due to location in a TIF eligible area
	Qualified Opportunity Funds and QOZ tax incentives – Supports redevelopment after assessment/remediation	Eligible and highly likely due to location in a QOZ

Non-duplicate sources: These resources are identified as potential post-assessment or complementary funding sources and do not duplicate activities proposed under the project Description of Tasks/Activities and Outputs.

1.h. Use of Existing Infrastructure. What exists: The priority sites are located within developed areas served by existing sewer, water, electrical, and roadway infrastructure suitable for redevelopment. Infrastructure at the **Old Bacher St. Hospital, Yulee Gas Station, and Johns Metals** priority sites is sufficient to support the proposed reuses without major off-site expansion, allowing for near-term redevelopment. For improvements: At the **Cypress Mill Complex**, existing infrastructure provides a foundation for reuse, though targeted upgrades may be needed to support large-scale multifamily development, extreme weather resiliency, and improve roadway access to Ravine Gardens State Park, particularly for park access and internal circulation. These site-specific improvements are anticipated to be implemented by private developers as part of redevelopment activities. Any additional or unforeseen infrastructure needs could be addressed through a combination of private investment, HUD CDBG funding, and local tax-supported infrastructure resources, as appropriate.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT. For the following sections, population, housing, and income data are from US Census Bureau ACS 5-year estimates. Health indicators are based on CDC PLACES, FL Health Charts, and County Health Rankings. Crime data are from Office of Juvenile Justice and Delinquency Department Reports. When target-area-level data were not available, city-level data were used; when city-level data were not available, county-level data were used.

	Population Density ¹	Rural Population	Per Capita Income
Baker County	48	61.5%	\$29,167
Clay County	370	14.4%	\$39,165
Duval County	1,321	2.7%	\$38,827
Flagler County	250	7.7%	\$43,100
Nassau County	146	43.8%	\$46,462
Putnam County	102	72.7%	\$26,908
St. Johns County	487	14.8%	\$54,822
Florida	409	8.5%	\$41,054

¹ Persons per square mile

2.a. The Community's Need for Funding. Geographic boundary need: Across NEFRC's geographic boundary, communities face structural barriers to funding environmental assessment, cleanup, and subsequent reuse due to small population size, rural conditions, and low income levels. Of the seven counties within NEFRC's service area, five have lower population densities, five have higher rural population shares, and four have lower per capita incomes than Florida averages, showing much of the region consists of small, low-income communities with limited fiscal capacity. Target areas need: Target areas focus on communities experiencing the greatest constraints. **TA1: Bunnell** has a population of 3,511, limiting the local tax base available to support

municipal budgets, and **TA2: Yulee** includes 1,118 residents in an incorporated area that lacks dedicated municipal revenue for brownfield assessment or cleanup. **TA3: Palatka** also has a small population (10,558), and faces substantial economic challenges being located within Putnam County, a Persistent Poverty County. Poverty rates in Bunnell (16.8%) exceed Florida (12.4%) and US (12.5%) averages, while Palatka's poverty rate (34.1%) is nearly three times state and national levels. Median household income in Palatka (\$33,628) and per capita income (\$19,216) are less than half of Florida and US averages. Limited income levels constrain public budgets. Median home values in Bunnell (\$247,800), Yulee (\$184,800), and Palatka (\$112,300) are below the Florida (\$325,000) and US (\$303,400) medians, restricting property tax revenues that fund environmental and reuse activities. In Palatka, high commercial vacancy rates (11.1%, compared to 8% statewide) further weaken the local tax base.

Ability to carry out assessment, cleanup and reuse: As a direct result of small population size and low household income, these communities lack discretionary local revenue sources to fund environmental assessment and remediation, leaving no viable alternative to federal assistance for addressing brownfield conditions. Local governments, nonprofit organizations, and property owners are unable to absorb upfront assessment costs, while private developers and lenders are unwilling to invest in cleanups and/or reuse without resolved environmental uncertainty. EPA Brownfields funding is therefore essential to provide the initial catalytic resources needed to assess site conditions, reduce redevelopment risk, and position priority sites for reuse in communities with limited ability to draw on other funding sources.

	TA1: Bunnell	TA2: Yulee	TA3: Palatka	Florida	US
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2.b. Health or Welfare of Sensitive Populations. NEFRC’s target areas have higher concentrations of sensitive populations whose health and welfare increase vulnerability to unmanaged environmental conditions at legacy industrial, institutional, and petroleum-related

<5 years old	4.3%	5.3%	6.9%	5.1%	5.7%
>65 years old	33.2%	19.3%	22.4%	21.1%	16.8%
Disabled	18.9%	24.3%	18.9%	13.5%	13.0%
Women 15-44 Indicator of Pregnant Women	22.6%	22.0%	22.7%	20.2%	-
Multiple Chronic Conditions	75.5%	73.1%	74.0%	-	68.9%
Juvenile delinquency Rate per 1000 juveniles	17.01	8.31	29.86	15.99	13.88

properties. Children under age five are 5.3% of the population in **TA2: Yulee** and 6.9% of the population in **TA3: Palatka**, exceeding Florida (5.1%) and U.S. (5.7%) levels, while seniors 65 and over are more prevalent in **all Target Areas** (19.3% to 33.2%) compared to 16.8% nationally. These age-related populations are more susceptible to potential exposure pathways. Persons with disabilities account for 18.9% to 24.3% of residents across **all Target Areas**, substantially higher than state and national rates (13.5% and 13.0%). Physical, respiratory, and mobility limitations can increase sensitivity to environmental stressors and reduce the ability to avoid hazards associated with vacant or underutilized properties. Women of childbearing age 15–44 represent 22.0% to 22.7% of the population in **all Target Areas**, which is higher than the Florida rate of 20.2%, indicating a consistent presence of pregnant women and households with infants, for whom uncertainty regarding environmental conditions presents heightened concern. Underlying health burdens further compound vulnerability. Between 73.1% and 75.5% of residents in **all Target Areas** report multiple chronic conditions, exceeding national levels (68.9%). Welfare indicators also reflect stress associated with the physical environment. Juvenile delinquency rates in **TA1: Bunnell** and **TA:3 Palatka** range from 17.01 to 29.86 per 1,000 juveniles, exceeding state (15.99) and national (13.88) levels. Unsecured and deteriorated properties can increase trespass risk and other illegal activity, as well as physical hazards, and emergency response needs due to the absence of site controls and active management. How this grant helps: These health, welfare, and sensitive population conditions underscore the importance of clarifying environmental conditions in the Target Areas. EPA-funded assessments will identify whether contaminants commonly associated with legacy sites such as former hospitals, fuel stations, and industrial properties, where contaminants including metals, petroleum hydrocarbons, solvents, PCBs, and asbestos may be present. By reducing environmental uncertainty, informing mitigation measures, and supporting site stabilization and reuse planning, this grant will help reduce the likelihood of ongoing exposure and physical hazards in communities with elevated health and welfare vulnerability.

	TA1: Bunnell	TA2: Yulee	TA3: Palatka	Florida	US
Cancer per 100,000 population	523.1	541.8	499.9	464.0	444.4
Asthma	9.7%	9.6%	10.8%	9.4%	9.8%
Chronic bronchitis COPD	8.6%	7.6%	13%	7.1%	6.2%
Low birth weight	8.2%	8.4%	10.9%	8.9%	8.4%
ER room utilization	548.5	561.3	678.9	612.5	583.2

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions. Across NEFRC’s target areas, residents experience a greater-than-normal burden of adverse health conditions compared to Florida and US averages, indicating heightened baseline

vulnerability to unmanaged environmental conditions at legacy industrial, institutional, and petroleum-related properties. Cancer incidence rates in **all Target Areas** exceed statewide and national levels, ranging from 499.9 to 541.8 cases per 100,000 population, compared to 464.0 statewide and 444.4 nationally. Respiratory disease burden is also elevated. Asthma prevalence ranges from 9.6% to 10.8% across **all Target Areas**, while chronic bronchitis/Chronic Obstructive Pulmonary Disease (COPD) prevalence ranges from 7.6% to 13.0%, exceeding statewide (7.1%) and national (6.2%) levels. Respiratory conditions may increase sensitivity to airborne contaminants, vapor intrusion, deteriorating building materials, and flood-related mobilization of residual contamination at vacant and underutilized sites. Adverse birth outcomes further indicate heightened vulnerability of pregnant women and young children. Low birth weight rates in **TA3: Palatka** are 10.9%, exceeding state (8.9%) and national (8.4%) levels. Emergency room utilization rates are also elevated, particularly in **TA3: Palatka** at 678.9 visits per 100,000 population, compared to 612.5 statewide and 583.2 nationally, reflecting broader stressors associated with unmanaged physical environments, including vacant structures, unsecured sites, and potential exposure or injury risks. While no causal link is asserted, these elevated health condition rates underscore the importance of clarifying whether contaminants commonly associated with former hospitals, fuel stations, and industrial sites, including metals, petroleum hydrocarbons, solvents, PCBs, and asbestos, present potential exposure pathways in nearby neighborhoods. How this grant helps: EPA-funded assessments will clarify the presence, extent, and potential pathways of hazardous substances and petroleum contamination, reducing uncertainty and guiding cleanup and reuse decisions that help address unmanaged environmental conditions and long-term exposure risks in communities with elevated health burdens.

	TA1: Bunnell	TA2: Yulee	TA3: Palatka	Florida	US
Poverty	16.8%	9.5%	34.1%	12.4%	12.5%

2.d. Economically Impoverished/Disproportionately Impacted Populations. Across the coalition’s Target Areas, economic hardship and housing stress heighten vulnerability to the effects of unmanaged brownfield conditions.

Median Household Income	\$52,564	\$47,893	\$33,628	\$71,711	\$78,538
Median Home Value	\$247,800	\$184,800	\$112,300	\$325,000	\$303,400
Housing Cost Burden	34.8%	24.4%	48.0%	34.1%	29.3%
Unemployment	5.4%	4.2%	5.3%	4.2%	4.3%
Labor Force Participation	45.8%	55.1%	42.9%	59.6%	63.5%

Poverty rates exceed Florida (12.4%) and U.S. (12.5%) levels in **TA1: Bunnell** (16.8%) and **TA3: Palatka** (34.1%). Median household incomes in **all Target Areas** (\$33,628–\$52,564) are substantially below state (\$71,711) and national (\$78,538) medians, and median home values (\$112,300–\$247,800) lag well behind Florida (\$325,000) and U.S. (\$303,400) levels, indicating limited household wealth and constrained housing choice. Housing cost burdens exceed 30% of income for 34.8% of households in **TA1: Bunnell** and 48.0% in **TA3: Palatka**, compared to 34.1% statewide and 29.3% nationally. Labor force participation is lower across **all Target Areas** (42.9%–55.1%) than Florida (59.6%) and the U.S. (63.5%), reflecting fewer accessible employment opportunities. In these communities, legacy industrial, institutional, and petroleum-related properties are often centrally located near housing and commercial corridors yet remain underutilized due to environmental uncertainty. This condition concentrates vacancy and blight in areas with limited housing options and few alternative sites for job-supportive land uses. How this grant helps: EPA-funded assessments will reduce environmental uncertainty at priority sites and support reuse planning that enables housing, commercial, and mixed-use redevelopment aligned with local needs, including low-income and senior housing, neighborhood-serving retail, and office or service-oriented uses. By clarifying site conditions and informing cleanup and reuse decisions, this grant will remove environmental barriers that constrain reinvestment and support durable, plan-aligned redevelopment outcomes in communities with limited market capacity.

2.e. Project Involvement, 2.f. Project Roles. NEFRC will engage local governments, community-based organizations, economic development entities, and other stakeholders to support site identification, assessment planning, and reuse coordination across the coalition’s target areas. Engagement will occur early and throughout implementation, with clearly defined roles structured around site identification, prioritization, assessment sequencing, and reuse considerations. Non-lead coalition members will serve as the primary local points of contact within their respective jurisdictions and will coordinate outreach with established organizations from their jurisdictions representing residents, businesses, and civic stakeholders. Prior to application submission, NEFRC conducted early outreach through a regional webinar in October 2025 to introduce the planned Brownfields Program, solicit input on potential brownfield sites, and expand awareness among municipal planning, economic development, and environmental staff, as well as nonprofit and foundation partners. Feedback from this outreach informed initial site identification and the formation of the BAC. NEFRC will convene and manage the BAC, which will include coalition members, local government representatives, economic development organizations, and community stakeholders. The BAC will serve in an advisory capacity under a *Roles and Responsibilities Framework*, which NEFRC has already developed. The BAC will provide input on site prioritization, assessment criteria, review of environmental findings, and reuse considerations, while NEFRC retains responsibility for overall program management, decision-making, and EPA compliance. Non-lead members will coordinate ongoing local outreach and ensure community priorities from their target areas are communicated to NEFRC and incorporated into project implementation. Community partners, such as those in the table below, include neighborhood-based organizations, economic development entities, and regional nonprofit organizations with demonstrated experience in stakeholder engagement and redevelopment support. They will participate in the project through clearly defined advisory, coordination, and outreach roles that support NEFRC’s implementation of brownfield assessment and reuse planning activities.

Organization	Mission	Point of Contact	Specific Involvement in the Project
North Florida Economic Development Partnership (All TAs)	Coordinate regional economic development and market analysis across North Florida.	Jordan Askew nfedp@iog.fsu.edu	Serve as a BAC member; provide regional market insight to inform site selection/prioritization, cleanup planning, and reuse planning.
Northeast Florida Community Action Agency (All TAs)	Collaborate with community partners to support household stability and workforce readiness.	Emanuel Roberts roberts@nfcaa.org	Assist with outreach to local households; gather community input for site selection and reuse priorities; coordinate feedback to NEFRC.
Career Source NEFL (All TAs)	Connect workers to jobs and businesses to the talent they need to thrive.	Cheryl Taylor ctaylor@careerso-urceneff.com	Coordinate local workforce to jobs associated with site reuse; assist with reuse planning.
Palm Coast–Flagler Regional Chamber of Commerce (TA1:Bunnell)	Support business growth through advocacy, education, and business connection.	John Phillips info@PCFchamber.com	Serve as a BAC member; assist with site identification of underutilized commercial properties; provide input on reuse feasibility and coordination with business stakeholders.
Flagler County Association of Realtors	Advance real property interests and professional standards for	Cassandra Pittman info@flaglercount	Provide insight on property conditions, market considerations, and redevelopment constraints

(TA1:Bunnell) George Washington Carver Center (TA1:Bunnell)	realtors. Support educational, recreational, and community services through partnerships and programming.	yrealtors.com Bonita Robinson robinsonb@flagler-schools.com	to inform site prioritization and reuse planning. Assist with community outreach; gather local input on reuse priorities; support dissemination of project information.
Nassau County Economic Development Board (TA2: Yulee)	Support business expansion, redevelopment, and economic development initiatives.	Sherri Mitchell, Executive Director sherri@nassauflorida.com	Serve as a BAC member; identify business needs and potential redevelopment partners; participate in site selection/prioritization, cleanup planning, and reuse planning.
Community Foundation of Northeast Florida (TA2: Yulee)	Support community investment and philanthropic coordination.	Wanda Willis wwillis@jaxcf.org	Assist with outreach and site selection; provide input on reuse planning and coordination with local initiatives.
Revitalize Historic Palatka, Inc. (TA3: Palatka)	Promote downtown revitalization and historic preservation.	Kathy Griffin [REDACTED]	Serve as a BAC member; provide input on site selection/prioritization, cleanup planning, and reuse; assist with outreach to downtown stakeholders and property owners.
South Historic Neighborhood Association (TA3: Palatka)	Support neighborhood improvement and community engagement within south Palatka.	Vito Russo [REDACTED]	Assist with site selection and reuse; gather neighborhood perspectives to inform prioritization and planning decisions.

2.g. Incorporating Community Input. NEFRC will use multiple, accessible methods to communicate project progress and meaningfully solicit, document, and respond to community input throughout the grant period. Community input will be gathered through coordination with community partners, public meetings held within the target areas, and online tools hosted on NEFRC’s website and social media. These methods are designed to reach residents, businesses, and property owners directly affected by project activities. Public meetings will be held at ADA-accessible locations within the target areas prior to the initiation of assessment activities and at least annually thereafter. If in-person meetings are not feasible, NEFRC will shift to fully virtual meetings to ensure uninterrupted community engagement. Meetings will include opportunities for questions, discussion, and written comment submission, with translation services provided as needed. To ensure participation by individuals unable to attend in person, NEFRC will offer alternative engagement options, including livestreamed meetings, recorded presentations, and online surveys. Outreach will be tailored to reflect the characteristics of each target area. In **TA1: Bunnell**, outreach will emphasize direct, household-level communication methods in recognition of the substantial population of older residents. Previous outreach included two in-person community meetings and a one-month online survey, with notices distributed through City stakeholder lists, social media, and inserts in municipal water utility bills to ensure broad participation regardless of Internet access. This approach will continue for future brownfields activities in Bunnell. In **TA2: Yulee**, outreach will be coordinated with County staff and economic development partners to reach residents and businesses across a more dispersed geographic area through email networks, public notices, and online updates. **TA3: Palatka** outreach will build upon established relationships with neighborhood associations, downtown organizations, and civic groups to distribute information through trusted communication networks. Community partners will collect feedback from their members and constituencies and relay it to NEFRC to share with the BAC. All community input will be documented, reviewed, and considered during site selection, assessment sequencing, and reuse planning. NEFRC will provide responses to community input within five business days, either through direct communication or by posting responses to its website for anonymous submissions. Community input and corresponding responses will be shared with the BAC and the NEFRC Board of Directors for transparency and coordinated decision-making. Community input will inform site prioritization decisions, assessment sequencing, and reuse planning ideas presented to the BAC and NEFRC for consideration.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS, a. Project Implementation. NEFRC has reviewed the project tasks described in the table below to ensure they are eligible, site-specific, and aligned with the coalition’s goals to address the priority sites. All priority sites will be addressed before any additional sites. No subawards will be made, and no community liaison or participant support costs are proposed. Non-EPA grant resources: In addition to EPA-funded activities, NEFRC, non-lead coalition members, and BAC members will provide in-kind staff time and advisory support. NEFRC will contribute coordination, oversight, and reporting support, while non-lead members will assist with site identification, outreach, and local coordination. BAC members will provide voluntary advisory input to inform NEFRC’s decision-making through meetings and review of assessment findings. The project implementation period of performance is four years.

Task 1. Program Management	
a. Project Implementation	b. Anticipated Project Schedule
Cooperative Agreement oversight. Review and monitor the workplan. Consistent communication with EPA.	Ongoing
Procure and oversee a Qualified Environmental Professional (QEP).	Quarter (Q)1, biweekly meetings
Prepare quarterly reports including budget analysis.	End of each quarter

Prepare annual reports including financial and Disadvantaged Business Enterprise (DBE) usage reports.	End of Q4, Q8, Q12
Prepare final report.	Q16
Two people attend 4 brownfield conferences.	Q1, Q8
Update ACRES.	Quarterly, and as needed
Non-EPA grant resources needed to carry out tasks/activities, if applicable: Not applicable.	
c. Task/Activity Lead: NEFRC Project Director Jack Shad	
d. Outputs: Workplan, 16 quarterly reports, 4 annual financial and DBE reports, 1 final report, 4 conferences x 2 people, 16 ACRES updates	
Task 2. Community Outreach and Site Selection	
a. Project Implementation	b. Anticipated Project Schedule
Develop a Community Involvement Plan (CIP).	Q1, updates as needed
Website and social media work.	Created Q1, quarterly updates, and additional updates as needed
Organize and attend community meetings.	Q1, Q4, Q8, Q12, and as needed
Create outreach materials.	Q1
Manage community feedback.	Ongoing
Form and meet with the BAC.	Formed Q1, quarterly meetings
Create site inventory, research sites, site prioritization and selection.	Initial inventory and prioritization Q1-Q2, ongoing
Non-EPA grant resources needed to carry out tasks/activities, if applicable: Meeting spaces.	
c. Task/Activity Lead: NEFRC Project Director Jack Shad	
d. Outputs: CIP, project website, social media posts, at least 7 community meetings, flyers/handouts, site inventory, site prioritization/selection criteria	
Task 3. Environmental Site Assessments (ESAs) and Cleanup Planning	
a. Project Implementation	b. Anticipated Project Schedule
Create a generic Quality Assurance Project Plan (QAPP).	Q1
Conduct 31 Phase I ESAs.	Priority sites begin Q1. Additional sites ongoing, after priority sites are addressed.
Conduct 13 Phase II ESAs including site-specific Sampling and Analysis Plans (SAP), LBP and ACM surveys (as needed), and ground penetrating radar (GPR) surveys.	Priority sites begin Q2. Additional sites ongoing, after priority sites are addressed.
Conduct 6 Phase III ESAs.	Priority sites begin after Phase II ESAs. Additional sites ongoing, after priority sites are addressed.
Prepare 6 Analysis for Brownfields Cleanup Activities (ABCAs) reports.	Priority sites begin after ESAs are completed. Additional sites ongoing, after priority sites are addressed.
Non-EPA grant resources needed to carry out tasks/activities, if applicable: Not applicable.	
c. Task/Activity Lead: QEP, with close oversight from NEFRC Project Director Jack Shad, due to the technical expertise required to complete the task.	
d. Outputs: 1 Generic QAPP, 31 Phase I ESA reports, 12 Phase II ESA reports (includes SAPs, LBP and ACM surveys, and GPR), 6 Phase III ESA reports, 6 ABCA reports	
Task 4. Planning for Cleanup and Other Activities	
a. Project Implementation	b. Anticipated Project Schedule
Create Site Reuse Visions for 2 key properties. Create a Site Disposition Strategy.	Begin Q9, ongoing
Create a Brownfield Revitalization Plan and Resilient Brownfield Plan.	Begin Q11
Conduct a Market Study.	Begin Q13
Create a Resource Roadmap.	Begin Q1, ongoing
Non-EPA grant resources needed to carry out tasks/activities, if applicable: Not applicable.	
c. Task/Activity Lead: NEFRC Project Director Jack Shad, with QEP support.	
d. Outputs: 2 Site Reuse Vision Plans, 1 Brownfield Revitalization Plan, 1 Resilient Brownfield Plan, 1 Market Study Plan, 1 Resource Roadmap	

3.e. Cost Estimates. NEFRC requests \$1,500,000 to implement this grant project. Cost estimates were developed based on NEFRC's experience administering federal grant programs, review of recent grant budgets from peer regional councils, and EPA budget development guidance. The budget allocates \$1,005,380 (67%) to assessment and cleanup planning. Personnel costs support programmatic activities, including program management, site selection, community outreach, reporting, and coordination with coalition members. NEFRC will contribute additional in-kind labor. Indirect costs are calculated at NEFRC's federally negotiated rate (33.69%) of programmatic labor costs and support allowable administrative functions, including accounting and financial auditing. Administrative costs total 4.57% of requested funds and do not exceed EPA limits of 5%.

Task 1, Program Management (\$134,280)

Personnel: 960 hrs for EPA communication, ACRES/other reporting & programmatic support; 192 hrs for QEP mgmt; 1,152 hrs total x \$65/hr = **\$74,880**. Travel: 2 staff @ 2 state & 2 national conferences (Per conference: flight-\$1,000, hotel-\$300/night for 4 nights, per diem-\$125/day for 4 days) = \$2,700 x 8 = **\$21,600**. Contractual: 175 hrs for reporting & communication x \$200/hr = **\$35,000**; Other: 2 staff @ 4 conferences (registration-\$350) = **\$2,800**.

Budget Categories	Project Tasks (\$)					Total
	Prog Mgmt	Comm Outreach & Site Selection	ESAs/Cleanup Planning	Other Planning	Total Admin Costs	
Personnel	\$74,880	\$68,640	\$17,550	\$42,380		\$203,450
Fringe Benefits						
Travel	\$21,600					\$21,600
Equipment						
Supplies		\$407.69				\$407.69
Contractual	\$35,000	\$35,000	\$980,700	\$152,500		\$1,203,200
Construction						
Other	\$2,800					\$2,800
Total Direct Costs	\$134,280	\$104,017.69	\$998,250	\$194,880		\$1,431,457.69
Indirect Costs					\$68,542.31	\$68,542.31
Total Budget	\$134,280	\$104,017.69	\$998,250	\$194,880	\$68,542.31	\$1,500,000

Task 2, Community Outreach & Site Selection (\$104,017.69)

Personnel: 192 hrs for website/social media updates & flyers; 48 hrs for community awareness, updates & inputs; 48 hrs for coalition & BAC meetings; 768 hrs for site inventory & prioritization; 1056 hours total x \$65/hr = **\$68,640**. Supplies: online meeting streaming service (alternative to in-person) = **\$407.69**. Contractual: 175 hrs for outreach & site support x \$200/hr = **\$35,000**.

Task 3, ESAs/Cleanup Planning (\$998,250)

Personnel: 62 hrs for site access support; 208 hours for report reviews; 270 hrs total x \$65/hr = **\$17,550**. Contractual: Generic QAPP = \$6,500; 31 Phase I (includes ASTM-compliant Environmental Lien Search) @ \$7,000 each = \$217,000; 12 Phase II ESAs (includes SAP, LBP/ACM Surveys, and GPR) @ \$45,000 each = \$540,000; 6 Phase III ESAs @ \$30,000 each = \$180,000; 6 ABCAs @ \$6,200 each = \$37,200. Total = **\$980,700**.

Task 4, Other Planning (\$194,880)

Personnel: 380 hrs for 2 Site Reuse Vision Plans; 240 hrs for planning support; 32 hrs for plan reviews; 652 hrs total x \$65/hr = **\$42,380**. Contractual: Brownfield Revitalization Plan @ \$55,000; Site Disposition Strategy @ \$25,000; Resilient Brownfields Plan @12,500; Market Study @ \$55,000; Resource Roadmap @ \$5,000. Total = **\$152,500**.

Administrative Costs (\$68,452.31)

Indirect Costs: Personnel Costs @ \$203,450 x 33.69% = **\$68,542.31**.

3.f. Plan to Measure and Evaluate Environmental Progress and Results. Expected project results will be defined by the approved EPA workplan. Project progress will be reviewed monthly, and at key milestones, to ensure tasks, schedules, and budgets are progressing as planned and to identify potential issues early. Tracking information will be maintained by NEFRC and shared with coalition members through SharePoint to support coordination and oversight. Tracking will include a list of sites addressed, each site’s stage of assessment or planning, approved site reports, and grant-funded activities completed. Budget spreadsheets will be used to track funds expended and remaining by site, by task, and in total. NEFRC will prepare quarterly progress reports for EPA and coalition members summarizing outputs, outcomes, budget status, and site-level progress. If issues arise, NEFRC will promptly notify EPA and relevant partners (such as FDEP and QEP) and work collaboratively to implement corrective actions. Required performance data will be entered into EPA’s ACRES system throughout the period of performance and beyond, as required, to document outputs, overall results, and longer-term outcomes. Project outputs will include the number of Phase I, Phase II, and Phase III ESAs completed; ABCAs prepared; sites inventoried and prioritized; and community meetings held. Outcomes will include the number of sites with clarified environmental conditions, acres positioned for cleanup or reuse, and sites advanced toward redevelopment readiness. NEFRC recognizes that many outcomes may occur after the grant period and will continue to track and report them in ACRES, as appropriate.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE, 4.a. Organizational Capacity, b. Organizational Structure, c. Description of Key Staff. Established in 1977, NEFRC is the region’s designated planning and coordination organization and has administered state and federal public funds for decades on behalf of its member governments. NEFRC has successfully administered multiple state and federal grants with environmental, infrastructure, and planning components, demonstrating capacity to manage EPA cooperative agreements. Additionally, NEFRC has the organizational capacity, staffing expertise, and internal controls necessary to successfully manage the programmatic, administrative, and financial requirements of this Assessment Coalition Grant. NEFRC employs 18 professional staff with expertise in community and urban planning, economic development, environmental and resiliency planning, emergency management, and healthcare planning, and is supported by a 35-member Board of Directors composed of elected officials and regional stakeholders that provides governance oversight and fiscal accountability. NEFRC

will serve as the lead coalition member and fiscal agent and will be responsible for project oversight, grant administration, financial management, procurement, reporting, and all formal communications with EPA. Financial management will be conducted by NEFRC's accounting staff using internal controls consistent with 2 CFR Part 200, including budget tracking, drawdowns, financial reporting, and segregation of duties. Technical assessment and planning activities will be conducted by a competitively procured QEP under NEFRC's direction. Coalition members will support implementation by identifying and prioritizing sites within their target areas, facilitating property access and local coordination, participating in BAC deliberations, and leading community outreach. NEFRC will work closely with coalition members through regular coordination meetings, shared project platforms, and ongoing communication to ensure alignment across the coalition. Coalition governance and stakeholder input will be supported through a BAC that includes coalition members and additional community stakeholders. The BAC will advise on site selection, review progress, and provide input on cleanup and reuse strategies, while final administrative and fiscal authority remains with NEFRC. Coalition roles and decision-making procedures will be formalized through a Memorandum of Agreement executed upon grant award. NEFRC's brownfields activities will be led by a Project Director, who will provide strategic oversight and serve as the primary EPA contact, and an internal team who will conduct day-to-day implementation, consultant coordination, and schedule management. Jack Shad, AICP, Economic Development Project Manager, will serve as **Brownfields Project Director**. He has more than 25 years of experience in planning, development, municipal services, and program administration and has served in his current role at NEFRC for six years. **Cassidy Taylor**, Senior Regional Planner, who holds a master's degree in urban and regional planning with experience in community engagement and project coordination will serve as **backup Project Director**. **Donna Starling**, Chief Financial Officer, will serve as Financial Operations Manager and has over 30 years of experience overseeing NEFRC's financial services and federal grant management.

4.d. Acquiring Additional Resources. NEFRC has a strong history of accountability and proper expenditure of federal funds, and maintains established procurement procedures consistent with EPA requirements. Additional expertise, including Qualified Environmental Professionals, will be acquired through competitive Requests for Qualifications or Requests for Proposals in accordance with 2 CFR Part 200 and applicable EPA procurement regulations. Solicitations will be widely advertised, evaluated using published criteria, and cost will be a significant factor. NEFRC will promote local participation where feasible and will connect community members to redevelopment-related employment opportunities through outreach and project updates.

4.f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements, (1) Purpose and Accomplishments. NEFRC has not previously received an EPA Brownfields Grant but has successfully managed multiple federal and state financial assistance agreements comparable in scope, complexity, and accountability requirements. **1. Florida Department of Commerce / HUD (\$700,000)** Purpose: Improve healthcare facility resilience through climate exposure and vulnerability analysis. Accomplishments: completion of mitigation strategies, updates to regional transportation and supply chain plans, identification of future funding opportunities, adoption of the North Florida Resiliency Plan, and three public workshops. **2. Office of Local Defense Community Cooperation / DOD (\$1,009,099).** Purpose: Identify and address vulnerabilities affecting four Northeast Florida military installations and surrounding communities. Accomplishments: Convened 60 military and community stakeholders across four meetings, established and directed a 20-member Steering Committee and 40-member Technical Advisory Committee, evaluated priority hazards and infrastructure risks, and developed and prioritized actionable solutions to improve installation and community readiness. **3. Florida Department of Health / HHS (\$1,497,424).** Purpose: Manage a regional Healthcare Coalition Program. Accomplishments: Successfully administered multiple multi-year agreements, coordinated monthly meeting for 900 members across 500 agencies, and stepped up to help significantly more (18 total) than our normal seven counties when two other regional councils were unable or unwilling. **(2) Compliance with Grant Requirements.** All terms, conditions, and committed deliverables of the awarding agencies were met on prior federal and non-federal grants in a timely manner and in accordance with the designated workplan. No corrective measures were necessary. Reports and financials were submitted on time, and the completed grants have been closed. Mr. Shad and the Brownfield Team have the experience necessary to ensure the successful and timely results of this grant project.

Threshold Criteria
FY26 Brownfield Assessment Grant (Assessment Coalition Grant)

NORTHEAST FLORIDA REGIONAL COUNCIL

1. Eligibility of Lead and Non-Lead Coalition Members

a. *Lead Coalition Member:* The Northeast Florida Regional Council (NEFRC) is a Regional Council established under governmental authority. It was formed in 1977 by an interlocal agreement pursuant to and authorized by Chapter 163 Intergovernmental Programs and Chapter 186.504 Regional Planning Councils. NEFRC is a dynamic network of local governance serving seven counties (Baker, Clay, Duval, Flagler, Putnam, Nassau, and St. Johns). Eligibility documentation is included as Attachment A.

Non-lead Coalition Members:

- City of Palatka, Florida – The City is eligible for funding as a General Purpose Unit of Local Government.
- Nassau County, Florida – The County is eligible for funding as a County government.

b. NEFRC, the City of Palatka, and Nassau County are not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

No non-lead member is an agency or instrumentality of or affiliated with the lead member.

No non-lead member is an agency or instrumentality of or affiliated with another non-lead member. All non-lead members are separate legal entities.

2. Target Areas

Target areas are identified in the narrative for each coalition member. Target areas do not overlap, and are in at least three distinct municipalities or jurisdictions. Target areas for the lead member and both non-lead members are identified on the Application Information Sheet as a response to Section 4.B.(5).

3. Non-lead Member(s) that have Never Received an EPA MARC Grant

Nassau County, a non-lead member, has never been awarded an EPA Brownfields MARC Grant.

4. Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members

- a. NEFRC, lead member, has legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.
- b. Not applicable.

5. Coalition Agreement

Letters of interest in being part of the coalition from the City of Palatka and Nassau County are included as Attachment B.

6. Community Involvement

NEFRC will engage local governments, community-based organizations, economic development entities, and other stakeholders to support site identification, assessment planning, and reuse coordination across the coalition’s target areas. Engagement will occur early and throughout implementation, with clearly defined roles structured around site identification, prioritization, assessment sequencing, and reuse considerations. Non-lead coalition members will serve as the primary local points of contact within their respective jurisdictions and will coordinate outreach with established organizations from their jurisdictions representing residents, businesses, and civic stakeholders.

Prior to application submission, NEFRC conducted early outreach through a regional webinar in October 2025 to introduce the planned Brownfields Program, solicit input on potential brownfield sites, and expand awareness among municipal planning, economic development, and environmental staff, as well as nonprofit and foundation partners. Feedback from this outreach informed initial site identification and the formation of the Brownfields Action Committee (BAC). NEFRC will convene and manage the BAC, which will include coalition members, local government representatives, economic development organizations, and community stakeholders. The BAC will serve in an advisory capacity under a *Roles and Responsibilities Framework*, which NEFRC has already developed. The BAC will provide input on site prioritization, assessment criteria, review of environmental findings, and reuse considerations, while NEFRC retains responsibility for overall program management, decision-making, and EPA compliance.

Non-lead members will coordinate ongoing local outreach and ensure community priorities from their target areas are communicated to NEFRC and incorporated into project implementation. Community partners, such as those in the table below, include neighborhood-based organizations, economic development entities, and regional nonprofit organizations with demonstrated experience in stakeholder engagement and redevelopment support. They will participate in the project through clearly defined advisory, coordination, and outreach roles that support NEFRC’s implementation of brownfield assessment and reuse planning activities.

Organization	Mission	Point of Contact	Specific Involvement in the Project
North Florida Economic Development Partnership (All TAs)	Coordinate regional economic development and market analysis across North Florida.	Jordan Askew nfedp@iog.fsu.edu	Serve as a BAC member; provide regional market insight to inform site selection/prioritization, cleanup planning, and reuse planning.
Northeast Florida Community Action Agency (All TAs)	Collaborate with community partners to support household stability and workforce readiness.	Emanuel Roberts roberts@nfcaa.org	Assist with outreach to local households; gather community input for site selection and reuse priorities; coordinate feedback to NEFRC.
Career Source NEFL (All TAs)	Connect workers to jobs and businesses to the talent they need to thrive.	Cheryl Taylor ctaylor@careersourcenefl.com	Coordinate local workforce to jobs associated with site reuse; assist with reuse planning.

Organization	Mission	Point of Contact	Specific Involvement in the Project
Palm Coast–Flagler Regional Chamber of Commerce (TA1:Bunnell)	Support business growth through advocacy, education, and business connection.	John Phillips info@PCFchamber.com	Serve as a BAC member; assist with site identification of underutilized commercial properties; provide input on reuse feasibility and coordination with business stakeholders.
Flagler County Association of Realtors (TA1:Bunnell)	Advance real property interests and professional standards for realtors.	Cassandra Pittman info@flaglercountyrealtors.com	Provide insight on property conditions, market considerations, and redevelopment constraints to inform site prioritization and reuse planning.
George Washington Carver Center (TA1:Bunnell)	Support educational, recreational, and community services through partnerships and programming.	Bonita Robinson robinsonb@flaglerschools.com	Assist with community outreach; gather local input on reuse priorities; support dissemination of project information.
Nassau County Economic Development Board (TA2: Yulee)	Support business expansion, redevelopment, and economic development initiatives.	Sherri Mitchell, Executive Director sherri@nassauflorida.com	Serve as a BAC member; identify business needs and potential redevelopment partners; participate in site selection/prioritization, cleanup planning, and reuse planning.
Community Foundation of Northeast Florida (TA2: Yulee)	Support community investment and philanthropic coordination.	Wanda Willis wwillis@jaxcf.org	Assist with outreach and site selection; provide input on reuse planning and coordination with local initiatives.
Revitalize Historic Palatka, Inc. (TA3: Palatka)	Promote downtown revitalization and historic preservation.	Kathy Griffin kmg15@at.net	Serve as a BAC member; provide input on site selection/prioritization, cleanup planning, and reuse; assist with outreach to downtown stakeholders and property owners.
South Historic Neighborhood Association (TA3: Palatka)	Support neighborhood improvement and community engagement within south Palatka.	Vito Russo Vbiz3@yahoo.com	Assist with site selection and reuse; gather neighborhood perspectives to inform prioritization and planning decisions.

NEFRC will use multiple, accessible methods to communicate project progress and meaningfully solicit, document, and respond to community input throughout the grant period. Community input will be gathered through coordination with community partners, public meetings held within the target areas, and online tools hosted on NEFRC’s website and social media. These methods are designed to reach residents, businesses, and property owners directly affected by project activities.

Public meetings will be held at ADA-accessible locations within the target areas prior to the initiation of assessment activities and at least annually thereafter. If in-person meetings are not feasible, NEFRC will shift to fully virtual meetings to ensure uninterrupted community engagement. Meetings will include opportunities for questions, discussion, and written comment submission, with translation services provided as needed. To

ensure participation by individuals unable to attend in person, NEFRC will offer alternative engagement options, including livestreamed meetings, recorded presentations, and online surveys. Outreach will be tailored to reflect the characteristics of each target area.

In **TA1: Bunnell**, outreach will emphasize direct, household-level communication methods in recognition of the substantial population of older residents. Previous outreach included two in-person community meetings and a one-month online survey, with notices distributed through City stakeholder lists, social media, and inserts in municipal water utility bills to ensure broad participation regardless of Internet access. This approach will continue for future brownfields activities in Bunnell. In **TA2: Yulee**, outreach will be coordinated with County staff and economic development partners to reach residents and businesses across a more dispersed geographic area through email networks, public notices, and online updates. **TA3: Palatka** outreach will build upon established relationships with neighborhood associations, downtown organizations, and civic groups to distribute information through trusted communication networks.

Community partners will collect feedback from their members and constituencies and relay it to NEFRC to share with the BAC. All community input will be documented, reviewed, and considered during site selection, assessment sequencing, and reuse planning. NEFRC will provide responses to community input within one week, either through direct communication or by posting responses to its website for anonymous submissions. Community input and corresponding responses will be shared with the BAC and the NEFRC Board of Directors for transparency and coordinated decision-making. Community input will inform site prioritization decisions, assessment sequencing, and reuse planning ideas presented to the BAC and NEFRC for consideration.

7. Expenditure of Existing Grant Funds

No coalition member (NEFRC, the City of Palatka, or Nassau County) has an open EPA Brownfields Assessment Grant or Multipurpose Grant.

8. Contractors and Named Subrecipients

Contractors

NEFRC has not procured a contractor.

Named Subrecipients

No subrecipients will be named during the grant period.