



RE: FY2026 EPA Brownfields Assessment Coalition Grant Application

The City of Perry is pleased to submit this proposal for \$1.5M of FY2026 Brownfields Assessment Coalition Grant funding. Below we provide the information requested.

1. Applicant Identification:

The City of Perry
 224 S. Jefferson St.
 Perry, FL-32347

2. Website URL:

- (a) Website URL for Lead Applicant (LCPC): <https://cityorperry.net>
- (b) Website URL for Coalition Members:
 - Taylor County Development Authority: <https://tcdaperry.com>
 - Rebuilding the American Dream: <https://theamericandream.house/>

3. Funding Requested:

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

4. Location:

- (a) City: City of Perry, Former Town of Foley, and Steinhatchee CDP
- (b) County: Taylor
- (c) State or Reservation: Florida

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

A figure depicting the target areas in the table below is attached.

Coalition Member	Associated Target Area	Priority Site Address(es)
City of Perry (lead applicant)	City of Perry	Old Taylor County Hospital 407 E. Ash St, Perry
		Vacant Building 231 N. Jefferson St, Perry
		Former West Fraser Sawmill 1509 S. Byron Butler Pkwy, Perry
Taylor County Development Authority (TCDA)	Former Town of Foley	Former Foley Cellulose Mill 1 Buckeye Drive, Foley
		City of Perry's Foley Property 3410 Foley Rd/C.R. 30, Foley
Rebuilding the American Dream	Steinhatchee CPD	Former Roy's Restaurant 108 1 st Ave SE, Steinhatchee
		Former Crabbie Dad's Restaurant 101 1 st Ave SE, Steinhatchee
		Former Bubsie's Bait Shop 7 1 st Ave SE, Steinhatchee
		Former Maddies' Market/Gas Station 815 1 st Ave SE, Steinhatchee

John R. Hart II, City Manager

Ward Ketring, Mayor

Hope Demps, City Attorney



6. Contacts:

(a) Project Director:

Name: John Hart, City Manager
 Phone: (850) 843-2211 | Email: jhart@cityofperry.net
 Mailing Address: 224 S. Jefferson St., FL 32437

(b) Chief Executive/Highest Ranking Elected Official:

Name :Ward Ketring, Mayor
 Phone: (850) 584-7161 | Email: wketring@cityofperry.net
 Mailing Address: 224 S. Jefferson St., FL 32437

7. Population:

- Population of Target Areas:
 - City of Perry: 6,965
 - Unincorporated Town of Foley: 1,309
 - Steinhatchee CDP: 770
- Population of Taylor County: 21,422

8. Other Factors:

Other Factors Criteria	Page #
Community population is 15,000 or less.	6*
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
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).	2**
The priority site(s) is in a federally designated flood plain.	2**
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	NA
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	1-4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority sites within the target areas.	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2015 or later) or is closing.	NA

*NA = Not applicable; *The combined populations of the Target Areas are less than 15,000; **The 100 1st Ave SE property in Steinhatchee is at the mouth of the Steinhatchee River & Gulf.*

John R. Hart II, City Manager

Ward Ketring, Mayor

Hope Demps, City Attorney



9. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Florida Department of Environmental Protection is attached.

10. Releasing Copies of Applications: We request the following information be redacted prior to releasing the grant application:

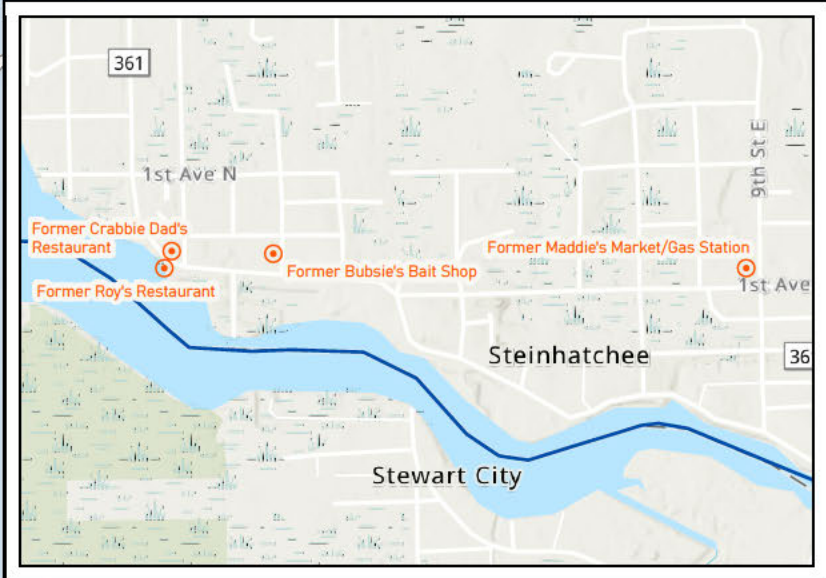
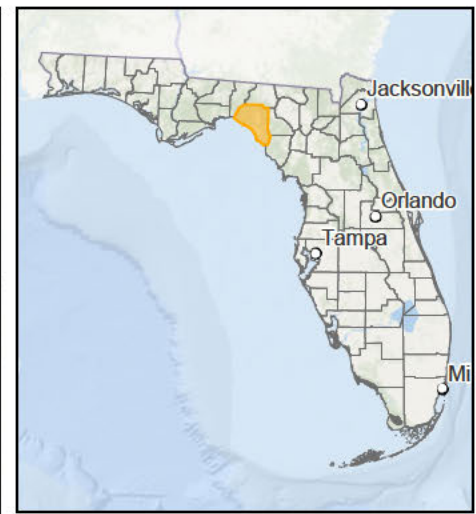
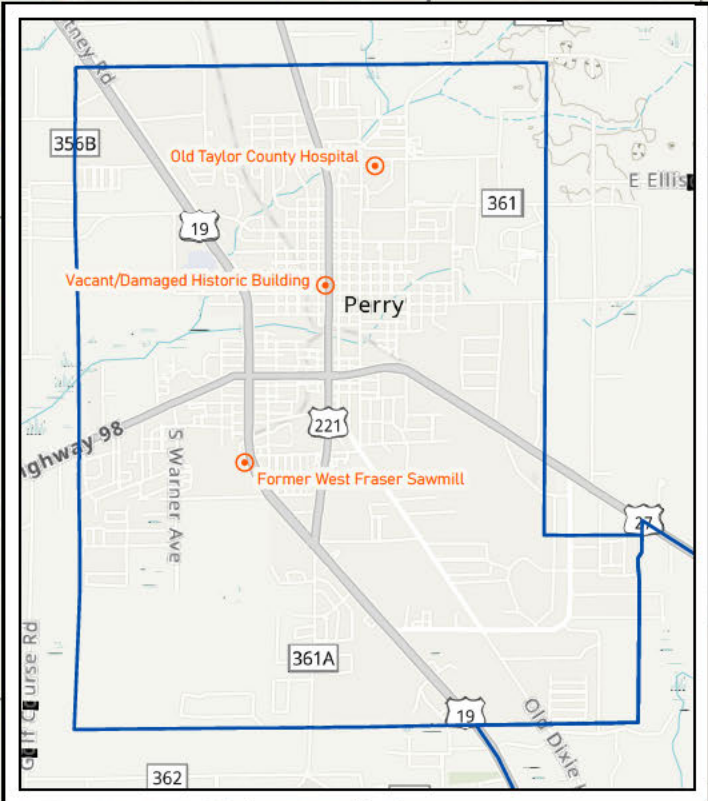
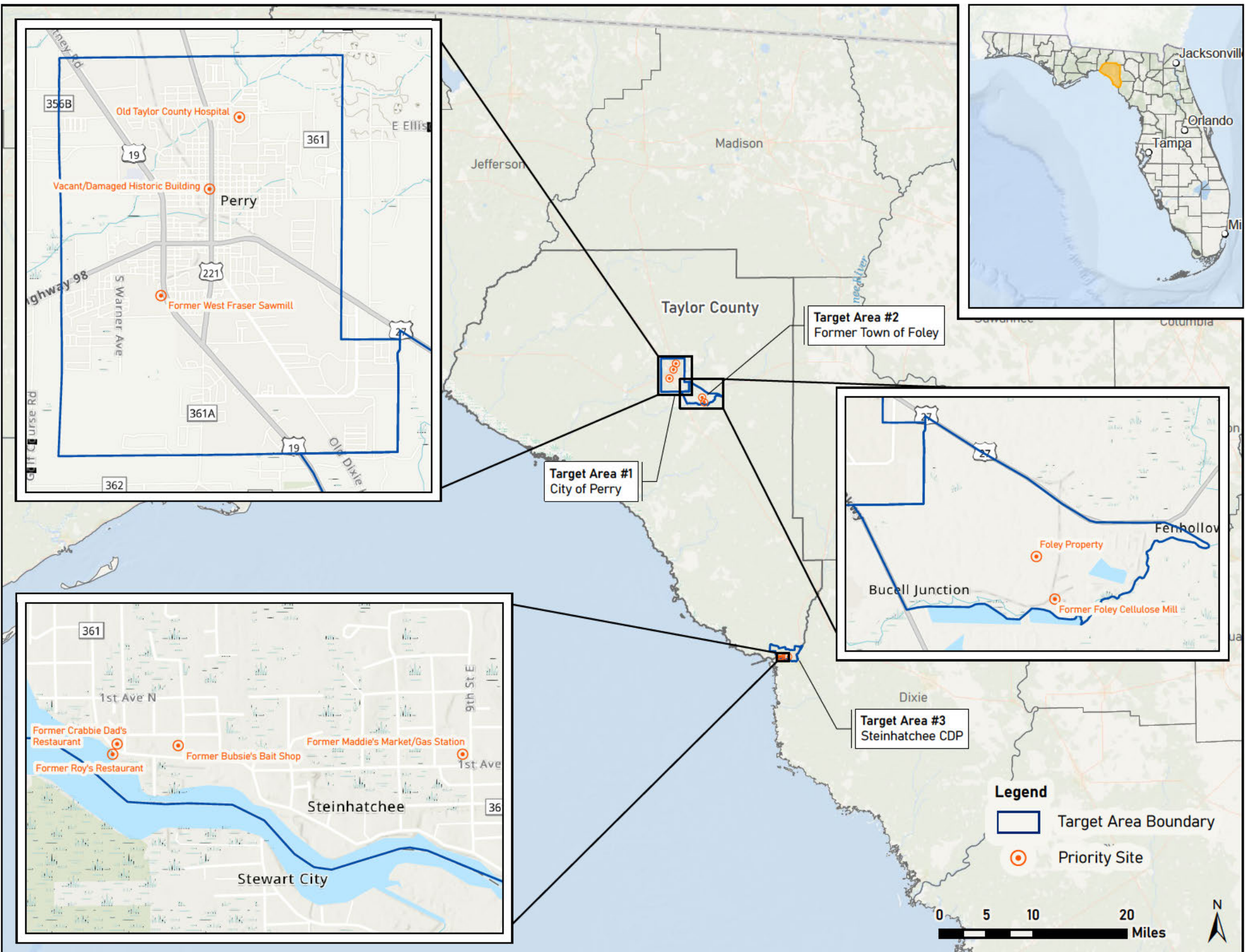
- The table in Sections 2.e-2.f of the narrative contains contact information for our project partners. Names, phone numbers and email addresses should be redacted prior to release of this grant application.

John R. Hart II, City Manager

Ward Ketring, Mayor

Hope Demps, City Attorney

224 S. Jefferson St., Perry, FL 32347
(850)584-7161 www.cityofperry.net



Legend

- Target Area Boundary
- Priority Site

0 5 10 20 Miles



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 23, 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 City of Perry's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Coalition Assessment Grant. The coalition consists of the City of Perry, Taylor County Development Authority (TCDA), and Rebuilding the American Dream (RTAD). 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:

John Hart, City of Perry – jhart@cityofperry.net
Darrin McKeehen, P.G., DEP Northeast District – darrin.mckeehen@floridadep.gov

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

Coalition Members, Target Areas, & Brownfields:

1.a. Coalition Members: Located along the Gulf Coast in the Big Bend Region of Northern Florida, the City of Perry (pop. 6,965), is the county seat and only incorporated community in Taylor County (population 21,422). Despite the area's scenic beaches and diverse forests, which offer an abundance of outdoor recreational opportunities, the community is struggling to recover from a combination of devastating mill closures and natural disasters, resulting in a catastrophic loss of jobs and the destruction of countless homes and businesses. To combat these challenges, the City has formed a Coalition with representatives from the Taylor County Development Authority (TCDA) and Rebuilding the American Dream (RTAD), neither of which have previously received an EPA Brownfield Grant, and presently lack the capacity to successfully apply for and manage one on their own. Without the City of Perry's leadership and support, as the Coalition lead, these organizations would otherwise lack access to critical funding to address a growing list of priority brownfields in the Target Areas (TAs):

- **TCDA:** Created in 1959 by the Florida Legislature, the TCDA's purpose is to promote and increase quality economic development while preserving community values. The closure of the Former Foley Cellulose Mill (2023) has had an immediate and devastating impact on the economy, including the loss of over 10% of all jobs in Taylor County. However, given the community's access to multi-modal transportation solutions and skilled workforce, there is reason for optimism. With a commitment to thoughtful, planned growth and responsible land stewardship, TCDA and its partners are poised to diversify the regional economy, with a primary focus on revitalization of the **Former Town of Foley TA**.
- **RTAD:** Taylor County has experienced significant damage from recent severe weather events, including Hurricanes Idalia (2023) & Helene (2024), which caused up to \$100M in estimated damages. RTAD, a 501(c)3 non-profit organization, was started by local realtors to provide financial aid and resources to help residents with recovery, while supporting broader restoration efforts aimed at economic growth and resiliency. EPA funding will be leveraged to support revitalization of the **Steinhatchee Census-Designated Place (CDP) TA** and other coastal areas impacted by the disasters.

As a result of the devastating mill closures and hurricane damage, Taylor County experiences some of the highest rates of unemployment and poverty in Florida. The City will work closely with the TCDA and RTAD to develop a sustainable program focused on economic development, recovery, and resiliency.

1.b. Overview of Brownfield Challenges & Description of Target Areas (TAs): Taylor County, the geographic boundary for the proposed grant activities, is famous for its once booming timber industry. However, since its peak in the 1980s, the community has experienced a prolonged period of decline, culminating with the closure of the last two mills in 2023 and 2024. Compounded by the destruction caused by the recent hurricanes, there are many brownfields in the struggling TA communities:

- **City of Perry TA:** Located in the heart of Taylor County, the City of Perry grew up around the railroad and an early log courthouse. Its history is deeply tied to logging and lumber processing, earning it the title of "Tree Capital of the South." For over 100 years, the regional economy was fueled by an abundance of timber and several large mills. However, the 2024 closure of the West Fraser Sawmill mark the end of that era. Along with impacts from two major hurricanes, there are a growing list of vacant and underutilized commercial and industrial sites in disrepair throughout the community.
- **Former Town of Foley (TCDA's TA):** Located five miles southeast of the City of Perry, in unincorporated Taylor County, Foley was founded in 1929 as a company town centered on a large lumber mill. In its prime the Town included over 1,300 residents, 600 homes, and tree-lined streets with a post office, a school, a church, athletic fields, and movie theater. Today, Foley persists as a relic of Florida's logging era. With the closure of the Foley Cellulose Mill, the City and County are working to establish modern commercial and industrial parks that can replace as many lost jobs as possible
- **Steinhatchee CDP (RTAD's TA):** Located at the mouth of the Steinhatchee River and the Gulf of America, this TA is a small, low-income community of only 770 residents on the southern edge of the County. It experienced devastating high winds and storm surge as Hurricanes Idalia and Helene made landfall in 2023 & 2024, respectively. Dozens of homes & local businesses, including the only grocery store, were severely damaged or destroyed, as the storm surge reached up to 9.63 feet (2.94 m) and caused widespread flooding. Today, residents continue the long and challenging process of recovery,

restoration, and revitalization, with 74.5% of TA homes still reported as being vacant. EPA funding will provide critical resources to plan for and begin rebuilding a stronger and more resilient community.

1.c. Description of Priority Brownfield Sites: The Coalition members have completed a preliminary inventory of brownfields, including the review of historic data, evaluation of current site conditions (through research and reconnaissance), and engaging with key stakeholders to prioritize sites in the TAs with the greatest potential to meet the communities’ most critical needs:

- **City of Perry TA:** In addition to the former West Fraser Sawmill properties, brownfields in Perry include several vacant commercial buildings throughout the downtown core, many of which have been damaged by the hurricanes or have otherwise fallen into disrepair. Additionally, there are several former auto-related businesses, including former gas stations and auto repair facilities, clustered along the S Byron Butler Pkwy/U.S. 19 corridor & otherwise scattered on other major thoroughfares.
- **Former Town of Foley TA:** In addition to the sprawling former Foley Cellulose Mill complex, which is still undergoing decommissioning activities, brownfields in this rural area include a mix of former agricultural properties and several former commercial/industrial sites that can be restored and positioned take advantage of their industrial infrastructure and attract new businesses.
- **Steinhatchee CDP TA:** The recent hurricanes severely damaged or destroyed dozens of homes and businesses, creating many empty lots, debris piles, and structures in various stages of disrepair. Many of these were former businesses that catered to both locals and tourists, including restaurants, bait shops, a gas station, and the only grocery store in this food desert community.

Throughout Taylor County, decades of decline and disinvestment and extreme weather events have damaged and/or destroyed countless homes, commercial buildings, and industrial facilities, resulting in a substantial number of structures in disrepair filled with regulated building materials (RBM), including asbestos-containing materials (ACM) & lead-based paint (LBP). Priority brownfields in the TAs include:

Target Areas	Address/ Location	Size - Acres	Former Use; Present Condition	Potential Env. Concerns (PECs) & Anticipated Funding Needs (AFN)	Potential Reuse
City of Perry (City's TA)	407 E. Ash St	5.7	Old Taylor County Hospital (Structure in Disrepair)	PECs: RBM (ACM & LBP) AFN: RBM Survey; Abatement/Demo/Reuse	Commercial/ Office
	231 N. Jefferson St	0.3	Vacant Historic Building (Storm Damage)	PECs: RBM (ACM & LBP) AFN: RBM Survey; Abatement/Reuse Plan	Adaptive Mixed-Reuse
	1509 S Byron Butler Pkwy	36	Former West Fraser Sawmill; Closed in 2024; Underutilized	PECs: Petroleum & hazardous substances from former mill; RBM in older structures AFN: Phase I/II ESAs; Cleanup/Reuse Plans	Commercial/ Industrial
Former Town of Foley (TCDA's TA)	1 Buckeye Drive	1,864	Former Foley Cellulose Mill; Closed in 2023; (Being Decommissioned)	PECs: Petroleum & hazardous substances from former mill; RBM in older structures. AFN: Phase I/II ESAs; Cleanup/Reuse Plans.	Industrial
	3410 Foley Rd/C.R. 30	51	Perry's Foley Property; Vacant; Former Agricultural (4 Buildings)	PECs: Pesticides; herbicides; petroleum AFN: Phase I/II ESA; Cleanup/Reuse Plan	Industrial
Steinhatchee CDP (RTAD's TA)	100 1 st Ave SE	1.0	Former Roy's Restaurant; Vacant (Structure Destroyed)	PECs: RBM (ACM & LBP); storm debris AFN: Phase I/II ESA; Cleanup/Reuse Plan	Mixed-use
	118 1 st Ave SE	0.4	Former Crabbie Dad's Café; Vacant (Structure Destroyed)	PECs: RBM (ACM & LBP); storm debris AFN: Phase I/II ESA; Cleanup/Reuse Plan	Commercial
	7 1 st Ave SE	0.3	Former Bubsie's Bait Shop; Vacant (Structure Destroyed).	PECs: RBM (ACM & LBP); storm debris AFN: Phase I/II ESA; Cleanup/Reuse Plan	Commercial
	815 1 st Ave SE	1.0	Former Maddie's Market/Gas Station; Vacant (Storm Damage)	PECs: RBM & petroleum (former gas station). AFN: Phase I/II ESA; Cleanup/Reuse Plan	Commercial (Grocery)

1.d. Identifying Additional Sites: As noted above, the Coalition members have completed a preliminary brownfield inventory and initiated stakeholder engagement activities within their respective TAs. As a result of these and other recent/ongoing revitalization planning activities, dozens of additional sites throughout the geographic boundaries have been identified that could benefit from assessment and

cleanup/reuse planning activities. In addition to regular Coalition member meetings, the Coalition will establish a Brownfield Advisory Committee (BAC) that is inclusive of diverse interests within the TAs and throughout the county. The Coalition members will work closely with the BAC to identify, prioritize, and select brownfields that could benefit from EPA funding. The City will also hold public meetings to solicit additional input into the site selection process. Prioritization criteria are anticipated to include site eligibility (pass/fail); willing property owner/prospective purchaser (pass/fail); location in a TA; alignment of funding needs with available resources; extent of contamination; feasibility of cleanup/reuse; anticipated economic & non-economic benefits; & ability to address immediate needs.

Revitalization of the Target Areas: 1.e. Reuse Strategy & Alignment with Revitalization Plans: The reuse plans & strategies for priority sites (see table below), align with locally adopted community plans and economic development initiatives. City/County priorities aim to implement the *North Central Florida Comprehensive Economic Development Strategy (CEDS)* by creating economic opportunity for its residents and addressing blight through strategic property reuse; the *CEDS* focuses on developing industrial parks (for jobs), creating quality places (for people to live), guarding against natural hazards, and redeveloping abandoned sites. The local *Comprehensive Plans* aim to direct growth and recruit new industries to established urban areas as a strategy to guard against sprawl and impacts to the Florida Aquifer; redevelopment is an essential strategy for these adopted policies.

Target Area	Address	Site Name	Site-Specific Reuse Plans & Strategies
City of Perry	407 E. Ash St	Old Taylor County Hospital	Reuse plans include a new office for medical services. Reuse strategies include evaluating RBMs to plan for safe building demolition, environmental investigations, and site-specific reuse planning to define the project's spatial layout and infrastructure needs to attract commercial/healthcare tenants.
	231 N. Jefferson St (Perry)	Vacant Mixed-Use Building	Plans include adaptive reuse/retrofitting of a two-story historic downtown building as quality commercial space and upper floor housing. Reuse strategies include an RBM Survey (to inform interior improvements), a structural evaluation, reuse planning (to identify building/site enhancements) & realtor outreach.
	1509 S. Byron Butler Pkwy	Former Fraser Sawmill	Reuse plans include redevelopment as a new light-manufacturing/industrial subdivision for new business startups OR recruiting a large industrial enterprise that provides living-wage jobs. Reuse strategies include supporting the owner's efforts to dismantle the legacy facility and positioning the land for new tenants. EPA funding will help with assessment and cleanup/abatement plans, reuse planning, realtor/potential tenant outreach, and an infrastructure evaluation.
Former Town of Foley (TCDA's TA in Unincorporated Taylor County)	1 Buckeye Drive	Former Foley Cellulose Mill	Reuse plans include supporting ongoing decommissioning of the former mill, followed by restoration to support redevelopment as a new industrial park (w/ accessory commercial). The new park will include flexibility to support a wide variety of lots for both large & small enterprises, while leveraging the site's access to the regional rail and highway networks. Reuse strategies include assisting with assessment and cleanup/restoration; creating a redevelopment master plan; & leveraging industrial infrastructure and tax/funding incentive.
	Foley Rd/C.R. 30	Perry's "Foley Property"	Reuse plans include redevelopment of city-owned land as an industrial park. Reuse strategies include leveraging EPA funding to complete Phase I/II ESA and cleanup planning (if necessary), utility/access analysis, and promotion (to potential tenants). Continue partnership with Duke Energy to attract major employer.
Steinhatchee CDP (RAD's TA)	100 1 st Ave SE	Roy's Restaurant	Reuse plans include supporting local restoration & revitalization efforts to rebuild a more resilient Steinhatchee 1 st Ave Commercial District (following wide-spread devastation caused by recent hurricanes). Reuse strategies include working with local property/business owners to assess/cleanup environmental impacts and support redevelopment planning activities; conduct feasibility studies/reuse planning for each priority site & provide on-going technical assistance to owners.
	118 1 st Ave SE	Crabbie Dads Café	
	7 1 st Ave SE	Bubsie's Bait Shop	
	815 1 st Ave SE	Maddie's Market /Gas Station	

City of Perry TA: The City is prioritizing downtown revitalization and bringing manufacturing/professional services to the community by focusing on redeveloping three prominent brownfields. The 5.7-ac. former *Taylor Co. Hospital* building is vacant and has significant structural defects; a regulated building materials survey (RBM), an abatement plan, and reuse planning activities will support building demolition to make way for the property to be redeveloped for potential new medical services providers. The 9,052-sf legacy building at *231 N. Jefferson St.* has fallen into disrepair following severe storm damage, but its prominent downtown location presents opportunities to adaptively reuse the structure for quality commercial tenant space and potential housing on the upper floor; the initiative will add vibrancy and address a blighted site. And the former *West Fraser Sawmill* site occupies 36

acres along the City’s primary corridor; the owner is dismantling the facility with the goal to redevelop the site for several new small-scale manufacturing, warehousing, and other job-creating industries. These sites align with the **Comprehensive Plan’s** objectives to “identify/designate blighted areas which are feasible for renewal” and “request federal and state funds to redevelop and renew blighted areas.”

Former Town of Foley TA: Pursuant to the **Vision 2060 Plan**, Foley is a designated “**Regional Employment Center**” and the City and County intend to leverage two large legacy agricultural & industrial properties for new manufacturing, warehousing, and logistical centers aimed to bring back jobs and prosperity to the region. The 1,864-ac. former **Foley Cellulose Mill** is a huge economic void and is being dismantled so the land can be redeveloped as a large-scale industrial park with direct access to HWY 27 (which connects into I-10/I-75). Located across from the mill, the 51-ac city-owned “**Foley Property**” presents another opportunity for a light manufacturing park. Site investigations and cleanup/reuse planning will define the investments needed to position for new job-creating industries.

Steinhatchee CDP TA: **Vision 2060** designates this unincorporated community as a “Coastal Settlement” allowing for small-scale infill development projects to replace destroyed and damaged buildings from recent hurricanes and to complement the County’s planned **Steinhatchee Coastal Park project**. Located in the historic “town center” along the riverfront, the former **Roy’s Restaurant**, **Crabbie Dads Café**, and **Bubsie’s Bait Shop** buildings were destroyed in recent storms; there are opportunities for new commercial/mixed-use projects to reoccupy 1.63-ac. of land and to achieve a concentration of commercial services/tourism accommodations in a walkable destination. Nestled amongst residential neighborhoods at a key intersection, the former **Maddie’s Market** building was also destroyed, creating an immediate need to reconstruct a food market to serve both locals and tourists. These properties were covered with building materials, impaired waters, and other storm debris, and environmental investigations and cleanup/reuse planning activities will support local small business owners with restoring and redeveloping their land while safeguarding against future storms.

1.f. Outcomes & Benefits of Reuse Strategy:

Economic Benefits: The table (right) summarizes the planned development scale and the anticipated number of permanent jobs that could be generated by reuse/redevelopment activities on priority brownfields in the TAs. These projects will also generate substantial sales/property tax revenue on otherwise inactive properties, which will fund capital improvements and essential community services that will improve quality of life for sensitive populations. Redevelopment plans will accommodate both small- and large-scale commercial/industrial enterprises to start operation in the County.

Priority Sites	Commercial	Industrial	Jobs ^a
Old Taylor County Hospital	147,668	–	350
Vacant Mixed-Use Building	9,052	–	8
Former Fraser Sawmill	–	473,846	350
Former Foley Cellulose Mill	100,000	1,000,000	800
Perry’s “Foley Property”	–	660,000	500
Former Roy’s Restaurant	43,124	–	36
Former Crabbie Dads Restaurant	5,946	–	5
Former Bubsie’s Bait Shop	3,812	–	3
Former Maddie’s Market/ Gas Station	15,856	–	13
Totals	325,458 SF	2.134M SF	2,065
SF = Square Feet; Commercial includes retail, personal service, & office uses. Jobs include leasing, trade, & manufacturing (as applicable) yet excludes temporary construction jobs associated with development.			

Non-Economic: Reuse of priority brownfields will also include an array of other benefits:

- **Combating Urban Sprawl:** The priority sites are located within established communities and will reactivate dormant sites with new community-serving uses, lessening the demand to develop “greenfields” (forests and natural areas) on the urban fringe while providing employment/commercial services closer to current residential areas. Those projects will capitalize on existing infrastructure (i.e., roads, utilities) and reduce the need for public infrastructure expansions and maintenance obligations.
- **Blight Removal/Community Revitalization:** Each priority site is inactive, represent voids in the community, and project negative economic/quality of life perceptions. Redevelopment projects will enhance area appearance, detour potential illegal dumping/squatting, create jobs/commercial activity, and improve the community’s ability to attract and retain residents, businesses, and tourists.

^a Based on data from U.S. Energy Information Administration. *Table B2. Total & medians of floorspace & # of workers, Revised 2016.*

- **Access to Fresh Food:** Reuse plans for the vacant mixed-use building in downtown Perry, and the former market/gas station in Steinhatchee aim to recruit new commercial tenants to sell fresh food to residents and visitors alike. This will help eliminate two designated food deserts.
- **Resilience and Community Healing:** Redevelopment on the priority sites will address (and potentially heal) the psychological impacts from recent mill/plant closures and hurricanes – those events left voids in the landscape and a multitude of abandoned properties. As sites redevelop, they will follow current building codes and stormwater management requirements to make communities more resilient to storm events, flooding, power grid impacts, and aquifer recharge functions.

Strategy for Leveraging Resources: 1.g. Resources Needed for Site Reuse: The Coalition members and project partners will leverage EPA funding with their other collective resources, including:

- **Supplemental Assessment & Cleanup Support:** The Coalition members will seek technical and/or funding support from the EPA and Florida Dept. of Environmental Protection (FDEP) for supplemental assessment and cleanup activities, including:

1) FDEP offers brownfields assistance, including assessments, cleanup oversight, redevelopment planning, technical support, liability protections via Brownfield Site Rehabilitation Agreements (BSRA), and incentives like Voluntary Cleanup Tax Credits (VCTC); & 2) EPA Targeted Brownfield Assessments (TBAs) & EPA Multipurpose, Assessment, Revolving Loan Fund (RLF), and Cleanup (MARC) Grants.

- **Redevelopment Incentives:** Developers of brownfields in the TAs can leverage several incentives:

City of Perry: The City of Perry offers redevelopment support by leveraging its Community Development Block Grant (CDBG) to provide grants for rehabilitation projects, façade/streetscape enhancements, and new business infrastructure improvements.

TCDA: TCDA offers a range of incentives to attract and expand businesses that will create jobs:

- **Tax Credits:** Including jobs creation, new technology, investment & small business tax credits.
- **Local Incentives:** Including streamlined regulatory/permitting processes, grant/loan application support, discounts on land for job creating businesses, and technical support.

Brownfield Redevelopment Bonus (BRB): Offers tax refunds for businesses creating jobs in Taylor County’s Brownfield Designated Area (including portions of the TAs).

Rural Development: As a rural county, Taylor County benefits from state incentives that increase job tax credits for companies looking to relocate or expand, potentially offering \$6,000 per new job.

Opportunity Zone (OZ): The southern portion of the City of Perry TA and the Former Town of Foley TA are located with a designated OZ, enacted as part of the 2017 federal Tax Cuts & Jobs Act, and was designated to drive long-term capital investments into low-income communities. This federal capital gains tax incentive encourages private investors to support investments via Qualified OZ Funds.

1.h. Use of Existing Infrastructure: The TAs are located within fully developed urban areas, and the priority sites can utilize the established street network and utility lines adjacent thereto (lessening the need for costly extensions or off-site improvements). Local Comprehensive Plans designate these areas for revitalization efforts and local zoning laws afford land use and development flexibility therein. Planned industrial sites in Perry and Foley will capitalize on existing rail lines and the HWY 27 corridor (and connections to the interstate system) for freight delivery. The other sites are platted lots on an established street grid & adjacent to residential enclaves. Additionally, to support site reuse plans, both the City and County have initiated several capital improvements in the TAs to attract more private investment.

TAs	Project	Summary	Status
City of Perry	Downtown Streetscapes	The City completed streetscape enhancements (i.e., pavers, lighting, furniture).	Completed
	Byron Butler / Alt US 27	Existing four-lane arterial; directly connects to HWY 27 to the north and east.	Existing
Former Town of Foley	Foley Rd Improvements	FDOT/Taylor Co. plan to upgrade Foley Rd. to US 27 for freight access.	Planned
	Rail Lines	Existing rail spurs (associated with former Cellulose Mill) with connections to statewide rail system; the <i>Florida Rail System Plan</i> includes capital projects to strengthen rail connections to Ports and employment centers.	Planned
Steinhatchee	1 st Avenue Corridor	Existing two-lane thoroughfare that meanders through the commercial district(s); each priority site abuts this roadway to leverage passerby traffic.	Existing
	Steinhatchee Coastal Park	Design drainage & amenities for a new public open space at the mouth of the river & Gulf; serving as a tourism attractor that benefits local businesses.	Planned

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

Community Need: 2.a. The Community’s Need for Funding: Taylor County is struggling to recover from a combination of devastating mill closures and natural disasters, resulting in a catastrophic loss of jobs and the destruction of countless homes and businesses. The economic impacts of these events include the loss of >1,000 direct and indirect jobs (>10% of all county jobs), an estimated \$77.5M in annual labor revenue, >\$300M in business (output) revenue, \$1.66M of annual county taxes, and nearly \$100M in damages to property, timberlands, and critical infrastructure. Economic distress is exacerbated in the Target Areas (TAs), which have received the brunt of these impacts, and suffer from a combination of higher unemployment and poverty rates, and lower median household and per capita incomes than state/federal averages. Due to these and other factors, these small, rural and low-income communities have an inability to draw on other sources of funding and would otherwise lack critical resources necessary to carry out environmental assessment & cleanup/reuse planning activities on their own. Infill development of priority brownfields in the TAs will help alleviate economic and other distress factors in these communities. The Coalition and its partners will leverage EPA funding with other grants and local incentives to fuel public-private partnerships that will attract new businesses, create living wage jobs & tax-based revenue, and repair/replace damaged housing for sensitive populations.

Table 1 – Demographic Data for the Target Areas (TA), Taylor County, Florida, and the U.S.

Data Type	Target Areas (TAs)			Taylor County	Florida	United States
	City of Perry	Former Town of Foley (CBG 503.023)	Steinhatchee CDP			
Total Population	6,965	1,309	770	21,422	21.9M	332.4M
Unemployment - September 2025	n/a			7.6%	4.2%	4.4%
Not in Labor Force	42.8%	43.7%	54.3%	59.7%	40.4%	36.5%
Poverty Rates	16.6%	21.4%	9.7%	17.3%	12.6%	12.4%
Median Household Income	\$44,815	\$55,938	\$48,208	\$44,985	\$71,711	\$78,538
Per Capita Income	\$22,975	\$34,808	\$54,897	\$26,808	\$41,055	\$43,289
Households with Food Stamps/SNAP	25.9%	11.8%	3.8%	18.0%	12.6%	11.8%
Cost Burdened Homes (rent >30% income)	60.5%	39.0%	100.0%	57.0%	58.7%	50.4%
Houses built prior to 1980	52.8%	59.8%	17.8%	38.7%	34.9%	50.5%
Vacant Housing Units	18.6%	11.0%	74.5%	32.3%	15.2%	10.4%
Minority	44.5%	14.3%	0.6%	28.0%	48.6%	41.8%
Black (one or more races)	39.8%	14.0%	0.0%	20.4%	17.8%	14.4%
Median Age (years)	34.8	45.2	63.0	43.8	42.6	38.7
Under 18	28.9%	16.0%	4.5%	20.1%	19.6%	22.2%
Over 65	15.9%	17.8%	47.1%	20.9%	21.1%	16.8%
% Bachelor's Degree or Higher	18.6%	23.5%	24.9%	15.1%	33.2%	35.0%
Veterans	7.8%	10.5%	12.7%	10.1%	7.7%	6.4%
Persons with Disabilities	20.2%	n/a	34.2%	19.8%	13.5%	13.0%
Land Area (Square miles)	9.4	5.5	6.8	1,043.3	53,652.2	3,533M

2019-2023 5YR American Community Survey. Shading/**bold** indicates results that exceed or are less than FL & U.S., respectively. n/a = not available; SNAP = Supplemental Nutrition Assistance Program. CBG = Census Block Group; CDP = Census-Designated Place.

2.b. Health or Welfare of Sensitive Populations: Sensitive populations in the TAs include the unemployed, those living in poverty, seniors, children/youth veterans, and the disabled. Persistent poverty and welfare issues make it difficult to attain employment and obtain higher education:

- **Unemployment:** The closing of the last two operating mills combined with two catastrophic hurricanes have devastated the economy, with overall unemployment soaring to 7.6% county-wide.
- **Hurricane Disaster Recovery & Housing Crisis:** Many residents remain homeless or in damaged structures, with delays in insurance and Federal Emergency Management Agency (FEMA) assistance. As noted in **Table 1** (above), 74.5% of Steinhatchee homes remain vacant due to severe damage.
- **Access to Transportation:** According to geospatial mapping tools, each of the TAs are transportation advantaged, with residents who lack affordable, accessible, or reliable ways to get to essential services like work, healthcare, education, and groceries, due to low income, age, or disability.
- **Food Insecurity:** The TAs are designated as food deserts and Hurricane Helene compounded these issues, destroying the only operating grocery store in Steinhatchee and overwhelming area food banks.

The Coalition members are working closely with the collective goals of revitalizing the priority brownfields to combat unemployment stemming from the closure of Taylor County’s last two mills and replacing damaged/destroyed homes, businesses, and infrastructure in the wake of the hurricanes. Revitalization of priority brownfields in the TAs will bring much needed relief by helping to rebuild a more resilient community with a sustainable and diversified economy. As described in Section 1.f., reuse of the priority brownfields alone are anticipated to generate a transformative 325,458-SF of new commercial space, over 2M-SF of new industrial space and up to 2,065 much needed jobs.

2.c. Greater Than Normal Incidence of Disease & Adverse Health Conditions: While no specific data is available for TAs alone, health data for Taylor County indicates the following adverse health conditions:

- **Overall:** According to the 2022 Community Health Needs Assessment (CHNA), Taylor County ranks as one of the worst (59th/67) counties in Florida in terms of health factors and outcomes. As a rural county, there is limited access to healthcare facilities, which can compound chronic conditions. The CHNA report indicated that life expectancy in Taylor County is only 74.3 yrs, compared to the state average of 79.7 yrs.
- **Asthma:** The 2022 CHNA indicated that 13.5% of adults in Taylor County are reported as having asthma, which is higher than the overall Florida state average of 11%.
- **Cancer:** Taylor County experiences much higher cancer mortality rates, with particularly elevated lung cancer rates. For example, the CHNA reported that (between 2014-18), the lung cancer rate for males in Taylor County was 99.6/100K population vs. the overall Florida and U.S. rates of 65.2 & 65.7, respectively. Additionally, the overall age adjusted death rate for all cancers was 275.1/100K population for Taylor County, which was double the state average of 136.3/100K population.

The Coalition members play a vital role in reducing these health inequities. As noted in Section 1.f., restoration/reuse of the priority brownfields in the TAs will address the needs of sensitive populations by providing access to better employment opportunities and generate tax-based revenue that will help ease unemployment and poverty and fund essential services. Additionally, redevelopment of the old Taylor County Hospital in the City of Perry provides an opportunity to attract new healthcare providers in a community that lacks sufficient resources. Health impacts will also be reduced as contaminated media are identified and exposure pathways are eliminated. For example, asbestos abatement can reduce the effects of asthma and other respiratory diseases, and with a focus on promoting infill, the project will reduce vehicle emissions which contribute to air pollution.

2.d. Economically Impoverished/ Disproportionately Impacted Populations: The TAs are economically impoverished communities with a history of development practices and policies that have led to a disproportionate share of pollution:

- **Air Pollution:** Sensitive populations in the Perry and Foley TAs have increased risks from exposure to toxic releases.
- **Hazardous Substances:** Sensitive populations in all three TAs rank between the 72nd to 80th percentiles for elevated risks for potential exposure to lead-based paint compared to all of Florida. As summarized in **Table 1** (Section 2.a.), over 50% of homes in the Perry and Foley TAs were built before the 1980s and may contain asbestos, and other materials.
- **Water:** Taylor County residents face a multitude of water quality issues. Each of the TAs are designated as having impaired waters, and some areas (like Steinhatchee) are at constant risk for flooding. Additionally, the Perry and Foley TAs rank in the 91st and 82nd percentiles in Florida for drinking water failing to meet health guidelines, being non-compliant with applicable standards. Including high levels of arsenic and cancer-linked disinfectant by-products (trihalomethanes) and perfluoro octane sulfonate (PFOS), which can pose risks.

Type	Pollution Sources Impacting Sensitive Populations in TAs	Percentile in Florida		
		City of Perry	Town of Foley	Steinhatchee CDP
Air	Toxic Releases	87	88	39
Hazardous Substances	Lead Paint	80	77	72
Water	Wastewater Discharge	85	80	n/a
	Drinking Water (Non-Compliance)	91	87	n/a
	Impaired Waters	Yes	Yes	Yes
	Flood Risk	Yes	Yes	Yes

Bold factors are ≥ 70th %tile. **Shaded** factors are ≥ 80th %tile.
 n/a = data not available.

To combat these issues, the Coalition members are making significant investments to reactive shuttered industrial facilities and rebuild damaged homes, business, and infrastructure. This includes identifying and abating hazardous building materials in older structures and removing sources of soil and water pollution stemming from the area’s legacy timber production/processing facilities.

Community Engagement:

2.e. Project Involvement/2.f. Project Roles: The City, serving as the lead coalition member, has a long, successful history of community engagement throughout Taylor County. To ensure the Coalition members provide meaningful input into the project and stay engaged and informed, the City will host bi-monthly Coalition member meetings during the first year of the project and quarterly meetings thereafter. Each Coalition member will assist with engagement activities in the priority brownfield TAs:

- **City of Perry TA:** The City will lead engagement with key stakeholders to solicit input that will guide site selection and cleanup/reuse plans and strategies, inclusive of the diversity of local interests.
- **Former Town of Foley TA:** The City will work closely with the TCDA to engage with a diverse range of TA stakeholders to guide revitalization plans and strategies, inclusive of the diversity of local interests.
- **Steinhatchee TA:** The City will work closely with RTAD & the TCDA to engage with key stakeholders in the Steinhatchee TA to solicit input that will guide site selection and cleanup/reuse planning in the TA.

Furthermore, each of the project partners listed below have committed to participating as Brownfield Advisory Committee (BAC) members. The BAC will establish site prioritization criteria, provide input for cleanup/reuse planning activities, and be kept informed of grant funded activities. Each partner has committed to assisting with community engagement activities within their established networks.

Partner Name	Point of Contact	Organization Mission and Project Role
Taylor County Development Authority (TCDA) (Coalition Member)	[REDACTED]	Mission: Provide environment for new & existing business success. Role: Coalition Member. Advise on site prioritization, cleanup/reuse, & support economic development throughout Taylor County.
Rebuilding the American Dream (RTAD) (Coalition Member)	[REDACTED]	Mission: Provide resources to communities impacted by disasters. Role: Coalition member. Support recovery efforts in Steinhatchee TA.
N Florida Econ. Dev. Partnership (Economic Development)	[REDACTED]	Mission: Fostering economic growth and sustainable development. Role: Advise on site selection, reuse plans & resources for reuse.
NC Florida Regional Planning Council (Regional Planning)	[REDACTED]	Mission: Provide planning and technical support to communities. Role: Advise on site selection, and support reuse planning activities.
Taylor Chamber of Commerce (Economic Development)	[REDACTED]	Mission: Enhance quality of life and promote business opportunities. Role: Engage with businesses to support brownfield redevelopment.
Doctors Memorial Hospital (Healthcare)	[REDACTED]	Mission: Provide medical services to the community. Role: Support community outreach; advise on health issues.
Suwannee River Water Management District (Utilities/Infrastructure)	[REDACTED]	Mission: Manage water and related natural resources in NC Florida. Role: Support community outreach; advise on infrastructure related issues; support reuse efforts to improve resiliency in the TAs.
Taylor County Habitat for Humanity (Non-Profit Housing)	[REDACTED]	Mission: Build homes, community, and hope. Role: Support community outreach; represent housing interests.
Taylor County Health Department (Public Health)	[REDACTED]	Mission: Deliver quality medical and environmental healthcare. Role: Support community outreach; advise on health-related issues.
Career Source North Florida (Workforce Development)	[REDACTED]	Mission: Support career and workforce development. Role: Support community outreach; represent workforce development interests & identify opportunities for local participation.
Taylor County Strong Long Term Recovery Group (Non-Profit Disaster Recovery)	[REDACTED]	Mission: Provide recovery assistance for homes and businesses. Role: Support community outreach; inform site reuse related to recovery, restoration, & resiliency efforts throughout Taylor County.

2.g. Incorporating Community Input: The City understands that effective engagement is imperative to the success of this project and will leverage its existing channels of communication, stakeholder relationships, and proven strategies to ensure meaningful input is infused into all activities:

- **Public Participation Plan (PPP):** The City will develop a project-specific PPP, which will outline policies, guidelines, tools, & strategies for engaging with & soliciting input from diverse community interests.
- **BAC:** The City’s Coalition members and other project partners have committed to serving on the BAC, which will meet quarterly during the first year of the project and semi-annually thereafter. The BAC will establish site prioritization criteria, provide input into cleanup/reuse planning, and support community outreach activities throughout the TAs.
- **Fact Sheets & Project Webpage:** Fact sheets, site nomination forms, and regular project updates will be available via a brownfields webpage that will be hosted on the City’s website. The webpage will be linked to project partner websites to ensure information is readily accessible to key stakeholders.

- **Social Media:** The City and its partners will utilize online platforms for those unable to meet in-person. The Coalition members have effective social media outlets that can be utilized to provide regular updates and ensure that residents stay informed and are included in the decision-making process.
 - **Communications with Key Stakeholders:** The Coalition members and project partners regularly communicate with residents, community-based organizations, property/business owners, and developers. The City will host public meetings and open houses to solicit input from a diversity of stakeholders, and the Coalition will promote the program at regional/national conferences/workshops.
- This menu of engagement methods will enable a wide range of stakeholders to provide meaningful input. Sustained outreach will ensure that cleanup and reuse projects receive strong community backing.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:

Description of Tasks [a. Implementation (Activities); b. Anticipated Schedule; c. Task/Activity Lead; & d. Outputs]: The City is requesting \$1,500,000 of EPA Brownfield Assessment Coalition Grant funding. The scope is organized into four tasks. We anticipate the project will be substantially completed in **three years**.

Task 1 – Project Management, Reporting & Other Eligible Activities
<p>a. Implementation (Activities): The City will oversee a contracted Qualified Environmental Professional (“QEP” or “consultant”) and manage the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with EPA. At the City’s direction, the consultant will assist with compliance reporting (including quarterly reports, Assessment, Cleanup and Redevelopment Exchange System [ACRES] updates, and annual/final Federal Financial Reports) and other eligible activities identified in the CA Work Plan. Monthly check-in meetings will be held with the Coalition members and/or EPA Project Officer to ensure the project is progressing as planned. Four Coalition members will attend one regional and one national conference.</p>
<p>b. Schedule: Activities will be ongoing throughout the project period.</p>
<p>c. Task/Activity Lead: The City will lead this task with support from the consultants.</p>
<p>d. Outputs: Quarterly Progress Reports; Final Performance Report; Annual & Final Federal Financial Reports; prompt ACRES updates; 2 conferences attended by 4 coalition staff; and monthly meetings.</p>
Task 2 – Community Engagement & Site Selection
<p>a. Implementation (Activities): The City’s will prepare a project-specific Public Participation Plan (PPP), which will be leveraged to engage as many community members as practical. As described in Sections 2.e-2.g., the City will establish a BAC comprised of the Coalition members and other project partners. The BAC will meet quarterly over the first year, and semi-annually thereafter, to help prioritize sites, inform reuse planning activities, and assist with outreach in the TAs. The City will facilitate stakeholder meetings and open houses as opportunities arise. An EPA Brownfield Assessment Coalition Grant webpage will be created on the City’s website to feature information about the program, solicit meaningful input, and provide key updates. An inventory of sites will be utilized to create a list of potential priority brownfields in each TA. Inventory data, combined with Area-wide Plans (AWPs; see Task 4 below), will be leveraged to identify catalyst projects that are most likely to spur reinvestment in the TAs. The inventory will be linked to the City’s and County’s geographic information systems (GIS) to maximize its value as a long-term planning resource.</p>
<p>b. Schedule: The project webpage and fact sheets will be created during the first and second quarters. The BAC will be convened quarterly during the first year and semi-annually thereafter. Inventory activities will be completed during the first year and updated as needed over the course of the project.</p>
<p>c. Task/Activity Lead: The City will lead outreach activities with support from the Coalition members and project partners. The consultants will assist with facilitating meetings with the BAC, key stakeholders, and the public. The Coalition will prioritize sites with input from the BAC and maintain the list of TA brownfields.</p>
<p>d. Outputs: Project webpage, project fact sheets, and site nomination forms; ~8 BAC meetings; ~20 other stakeholder/public meetings/events; inventory potential/priority brownfields identified in each of the TAs.</p>
Task 3 – Environmental Site Assessments (ESAs) & Cleanup Planning
<p>a. Implementation (Activities): The City estimates ~20 sites will be assessed (the final total will depend on the number of sites for which more than one type of activity is performed). The City will prepare site Eligibility Determination (ED) requests (with support from the QEP). The consultant will conduct Phase I ESAs for ~20 sites in accordance with the All-Appropriate Inquiries (AAI) Final Rule and the ASTM International (ASTM) E1527-21 Phase I ESA Process. The consultant will complete Phase II ESAs for ~14 sites and RBM Surveys for ~six sites. Prior to initiating sampling or other field investigation activities, the consultant will develop a Master Quality Assurance Project Plan (QAPP) for EPA and FDEP approval. The consultant will also prepare Sampling and</p>

Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for each site selected for a Phase II ESA and/or RBM Survey. The SAPs will be submitted to EPA for approval prior to fieldwork. The consultant will prepare Cleanup Plans [including Analysis of Brownfield Cleanup Alternatives (ABCAs)] for ~six sites.

b. Schedule: We anticipate the following activities will be completed in 3 years: Year 1: Master QAPP, 6 Phase I ESAs, 4 Phase II ESAs, 2 RBM Surveys, 2 Cleanup Plans; Year 2: 8 Phase I ESAs, 6 Phase II ESAs, 2 RBM Surveys, 2 Cleanup Plans; Year 3: 6 Phase I ESAs, 4 Phase II ESAs, 2 RBM Surveys; 2 Cleanup Plans.

c. Task/Activity Lead: The consultants will lead technical activities at the direction of the City. Site Access will be supported by the City and its Coalition members. An Access Agreement will be developed by the City for this project. The City will prepare ED requests with assistance from the consultants.

d. Outputs: 20 ED requests; 1 Master QAPP; 20 Phase I ESAs; 14 Phase II ESAs; 6 RBM Surveys; 6 Cleanup Plans

Task 4 – Reuse Planning

a. Implementation (Activities): The consultant will develop six site-specific reuse plans and three Area-Wide Plans (AWPs), one for each TA – the City of Perry, Former Town of Foley, & Steinhatchee Census-Designated Place (CDP). Each AWP is anticipated to include market studies, infrastructure evaluations, feasibility studies, conceptual reuse plans, and revitalization strategies.

b. Schedule: We anticipate the following activities will be completed in 3 years: Year 1: Initiate AWP; 2 Site-Specific Reuse Plans; Year 2: Complete AWP; 2 Site-Specific Reuse Plans; Year 3: 2 Site-Specific Reuse Plans.

c. Task/Activity Lead: The City will lead reuse planning activities with support from the consultants.

3.e. Cost Estimate: A budget summary is provided below. ~61% (\$912,000) is allocated to site-specific activities.

Budget Category	Task 1 Grant Mgmt., Reporting & Other Activities	Task 2 Community Engagement & Site Selection	Task 3 ESAs & Cleanup Planning	Task 4 Reuse Planning	Totals
Personnel	\$14,000	\$14,000	\$14,000	\$14,000	\$56,000
Fringe Benefits	\$8,000	\$8,000	\$8,000	\$8,000	\$32,000
Travel	\$17,600	\$0	\$0	\$0	\$17,600
Contractual	\$35,000	\$35,000	\$917,000	\$330,000	\$1,317,000
Other	\$2,400	\$0	\$0	\$0	\$2,400
Total Direct Costs	\$77,000	\$57,000	\$939,000	\$352,000	\$1,425,000
Total Indirect Costs	\$18,750	\$18,750	\$18,750	\$18,750	\$75,000
TOTAL BUDGET	\$95,750	\$75,750	\$957,750	\$370,750	\$1,500,000

The following table provides a breakdown of the estimated costs for activities by task and budget category.

Task 1 - Grant Management, Reporting & Other Eligible Activities: Total Budget = \$95,750
Includes <u>City Personnel + Fringe Costs</u> of \$22,000 (400 hrs @ \$55/hr ¹ ; \$14,000 personnel/\$8,000 fringe) to complete grant management and reporting activities. <u>Travel Costs</u> of \$17,600 are budgeted for expenses for up to two City staff and one staff from each Coalition member to each attend two conferences. Costs are estimated at \$2,200/person/event (\$750 airfare, \$850 hotel, and \$600 incidentals). <u>Other Costs</u> of \$2,400 are budgeted for conference registration fees (\$300/person/event). <u>Contractual Costs</u> of \$35,000 are budgeted (200 hrs at \$175/hr ²) for the QEP to assist with reporting and other activities. <u>Indirect Costs</u> of \$18,750³ are budgeted.
Task 2 – Community Engagement & Site Selection: Total Budget = \$75,750
Includes <u>City Personnel + Fringe Costs</u> of \$22,000 (400 hrs @ \$55/hr ¹ ; \$14,000 personnel/\$8,000 fringe) to facilitate community engagement and site selection activities. <u>Contractual Costs</u> of \$35,000 are budgeted (200 hrs @ \$175/hr ²) for the QEP to assist with engagement & site inventory. <u>Indirect Costs</u> of \$18,750³ are budgeted.
Task 3 – ESAs & Cleanup Planning: Total Budget = \$957,750
Includes <u>City Personnel + Fringe Costs</u> of \$22,000 (400 hrs @ \$55/hr ¹ ; \$14,000 personnel/\$8,000 fringe) to oversee/help coordinate ESAs & cleanup plans. <u>Contractual Costs</u> of \$917,000 include costs for the QEP to complete a Master QAPP (\$5,000); 20 Phase I ESAs (\$6,000 each=\$120,000); 14 Phase II ESAs (\$49,500 each=\$693,000); six RBM surveys (\$6,500 each=\$39,000); & six Cleanup Plans (\$10,000 each = \$60,000). Costs for HASPs, SAPs, & Section 7/106 consultations included in unit costs. <u>Indirect Costs</u> of \$18,750³ are budgeted.
Task 4 – Reuse Planning: Total Budget = \$370,750
Includes <u>City Personnel + Fringe Costs</u> of \$22,000 (400 hrs @ \$55/hr ¹ ; \$14,000 personnel/\$8,000 fringe) to oversee planning activities. <u>Contractual Costs</u> of \$330,000 include six site-specific reuse plans (\$15,000 each=\$90,000) and three Area-Wide Plans (\$80,000 each = \$240,000). <u>Indirect Costs</u> of \$18,750³ are budgeted.

¹City Personnel (avg. \$35/hr) + Fringe (avg. \$20/hour) = avg. \$55/hr (total combined cost); ²Avg. QEP cost = \$175/hr; ³ The City is requesting 5% of the total budget (= \$75,000) for indirect costs, split evenly between each of Tasks 1-4 (= \$18,750/task).

3.f. Plan to Measure & Evaluate Environmental Progress & Results: The status and estimated completion dates for outputs will be tracked and reported to EPA via Quarterly Reports and ACRES updates. Between meetings and reports, the following outputs will be tracked on a spreadsheet maintained by the City and its consultants: (1) # of sites nominated; (2) # of sites prioritized for funding; (3) # of Phase I ESAs; (4) # of Phase II ESAs; (5) # of RBM Surveys; (6) # of ABCAs/CAPs; (7) # of site reuse plans; & (8) stakeholder engagement activities. The anticipated short- & long-term outcomes identified in Section 1.f. will also be tracked and reported to EPA. The City will update ACRES property profiles beyond the life of the grant to fully capture long-term outcomes, including: (1) # of sites cleaned up & No Further Action (NFA) determinations from FDEP; (2) # of sites for which property title transfers are facilitated; (3) # of adaptive reuse projects; (4) # of sites and acres redeveloped; (5) # of acres of parks/greenspace created; (6) private investment and leveraged funding; (7) # of housing units creating; and (8) # of jobs created. By using these mechanisms, the City will confirm the project is progressing as planned, and monitoring of key performance indicators will ensure EPA and community goals are met.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

Programmatic Capability:

4.a. Organizational Capacity/4.b. Organizational Structure/4.c. Description of Key Staff: As the County Seat, and the largest and only incorporated community in Taylor County, the City of Perry is well qualified to lead a successful EPA Brownfield Assessment Coalition Grant. Having led a diversity of complex local projects and played a lead in many successful county-wide and regional initiatives, the City has the requisite organizational capacity, structure, experience, and partnerships to direct and oversee EPA grant funded activities throughout Taylor County. The City has proven itself to be an effective and efficient steward of public funds and its key staff have substantial experience successfully executing grant-funded projects. Specific recent/relevant examples are included in Section 4.f. below. The City will use its established project/grant management and administration structure to lead this project and ensure that project roles and responsibilities are clearly defined from the start. The City's experienced Project Director/Manager, John Hart, and Project Support Lead, Danielle Ondash, will direct and manage grant activities. John & Danielle will receive support from City staff & the Coalition:

- **Project Director/Manager – John Hart, City Manager, City of Perry:** John graduated from the University of Florida with bachelor's and master's degrees in mechanical/industrial engineering. He began his career at the Georgia-Pacific Paper Mill in Perry. In 2023, he became City Manager, bringing a strong background in engineering, operations, and business leadership. He is deeply committed to rebuilding the community following the devastating mill closures and hurricanes, with a focus on economic development and strengthening critical infrastructure. His technical and project management experience will ensure effective expenditure of EPA funding in support of the community's established goals.

- **Project Support Lead – Danielle Ondash, Assistant Director, City of Perry:** Danielle has dedicated 32 years of service to the City, working across several key departments. Throughout her career, she has held positions including Public Works Secretary, Utility Clerk, Accounts Analyst, and assisted the Building and Zoning department. She currently serves as General Services Superintendent. In addition to her administrative and leadership roles, she has been instrumental in training new employees, contributing extensive institutional knowledge and a strong commitment to public service. Danielle will support the day-to-day coordination of the project and timely/effective grant management.

- **Grant/Financial Support – Carley Beck, Finance Director, City of Perry:** Carley oversees budgeting, financial reporting, and utility billing functions for the City. She holds a bachelor's degree in accounting from Florida State University, and has significant experience in governmental finance, including her prior role with the Taylor County Clerk of Court's financial office. Carley has managed several grant-funded financial projects, including financial reporting and reimbursement requests. This includes managing FEMA-related reimbursements for Hurricanes Idalia and Helene. Carley's experience will ensure EPA funding is administered in compliance with the terms of the Cooperative Agreement.

- **Non-Lead Coalition Members:** The Coalition members have assigned qualified staff as points of contact:

- **Bob Cate, Executive Director, TCDA:** Bob has served as the Executive Director for TCDA for 18 months, following a 44-year career in the Forest Products industry, where he served in key leadership roles at local mills and corporate headquarters. A team builder and problem solver, Bob has developed close working relationships with Florida Commerce and Select Florida as the TCDA works to help local industries grow and attract new businesses to Taylor County. Bob will help guide activities in the Former Town of Foley TA, and elsewhere throughout Taylor County.
- **Hope Harvey Webb, Founder, RTAD:** A lifelong Taylor County resident, Hope is deeply committed to her community's recovery and long-term growth. Following the devastation of Hurricane Helene, she founded RTAD, a nonprofit focused on helping local families rebuild and regain stability. Her leadership is guided by a belief in sustainable growth, community resilience, and creating opportunities that allow Taylor County to thrive for generations to come. Hope is also a full-service real estate broker serving buyers and sellers across Taylor County and will prioritize funding for revitalization of the Steinhatchee TA.

Additionally, a BAC consisting of a diverse group of project partners has been established to guide site selection/prioritization, inform cleanup/reuse planning, and assist with community outreach/engagement activities in the TAs.

4.d. Acquiring Additional Resources: The City has substantial resources, including additional technical and support staff to assist with grant managing, administration, and implementation activities. The City also has proactive succession planning should staff changes be required. Succession plans will eliminate project delays and ensure staff who are reassigned to the project have appropriate qualifications and experience. Furthermore, the City will have the support of its Coalition members, project partners, contractors and consultants, including real estate advisors, community engagement specialists, and QEPs. The City will use a qualifications-based process in conformance with 2 CFR 200.317–200.326 to select a QEP consultant team to assist with grant-funded assessment and cleanup/reuse planning activities. Where allowable, preference may be granted to local contractors that support local workforce development programs and otherwise employ residents.

Past Performance & Accomplishments:

4.f. Has Not Received an EPA Brownfields Grant but Has Received Other Assistance Agreements.

(1) Purpose & Accomplishments: While the City has not directly received EPA Brownfield Grant funding, it has an established record for managing large grants & loans, including the following examples:

1) FY2023 - Florida Department of Environmental Protection (FDEP) – Drinking Water State Revolving Fund – Construction Grant/Loan (\$3,802,000): The City received funding (80% grant/20% loan) from FDEP (via the EPA) to install Granulated Active Carbon (GAC) filters at Well #7 to remove Disinfection Byproducts (DBPs). This project was completed on schedule/budget and achieved the desired goals.

2) FY2023 – Florida Dept. of Commerce – Small Cities Community Development Block Grant (CDBG; \$2,150,785): The City received CDBG funding from the U.S. Department of Housing and Urban Development (HUD) to repave the Downtown Business District. The project is in progress and is currently on schedule and on budget. The City anticipates achieving the desired outcomes by the agreement end date of November 30, 2027.

3) FY2024 – Florida Dept. of Commerce - Rural Infrastructure Fund (\$4,737,809): The City received funding from Commerce to replace an old asbestos-cement water main running from the treatment plant to the water tower. The project is in progress and is currently on schedule and on budget. The City anticipates achieving the desired outcomes well before the agreement end date of June 30, 2027.

(2) Compliance with Grant Requirements: The City has an established record for managing grants and the oversight of federally funded projects. The City has the technical, legal, and financial capacity to carry out the work for activities requested in those grant agreements. City staff have demonstrated competency with project management/administration and will use the same inter-agency coordination approach to successfully complete and manage the EPA Brownfield Assessment Coalition Grant. The City has always submitted required grant-funded project and financial reports in a timely manner to the granting agency. Any perceived project delays are immediately coordinated with the agency. Whenever required, the City is adept at preparing written budget revisions or amendments to the assistance agreements as instructed by the granting agency, which advises and approves any such revisions.

ATTACHMENT A

Threshold Criteria Responses

1. APPLICANT ELIGIBILITY:

1.a. Applicant Type:

- **Eligibility of Lead Coalition Member:** The City of Perry is a local unit of government established in 1903. The City of Perry is the County seat for Taylor County.
 1. Applicant Type: Local Government.
 2. Eligibility Confirmation: As a local government, the City of Perry is eligible to receive and administer federal funding.
- **Eligibility of Non-Lead Coalition Members:** Below we provide the information requested for the non-lead coalition members.
 - **Taylor County Development Authority (TCDA)**
 1. Participant Type: Regional Council established under Government Authority.
 2. Eligibility Confirmation: TCDA's Bylaws and the Governmental Code confirming their authority are provided as Attachment B. As a Florida statutory public instrumentality created under Chapter 159, Florida Statutes, TCDA is an eligible coalition member.
 - **Rebuilding the American Dream (RTAD)**
 1. Participant Type: Community-based nonprofit with 501(c)(3) status.
 2. Eligibility Confirmation: Documentation of tax-exempt status under section 501(c)(3) of the Internal Revenue Code (IRC) is provided as Attachment B. As a 501(c)(3) nonprofit organization, RTAD is an eligible coalition member.

1.b. Federal Taxation Exemption Status: Not applicable. As a local unit of government (City of Perry), regional council (TCDA), and a 501(c)(3) non-profit (RTAD), the City of Perry nor its coalition members have 501(c)(4) status.

2. TARGET AREAS: The Target Area (TA) for each Coalition member represents a distinct area where brownfield revitalization efforts will be focused. The TAs are described in Part 5 of the Application Information Sheet. Per EPA requirements, the TAs do not overlap and include at least three distinct municipalities (City of Perry, Former Town of Foley - Unincorporated Taylor County, and Steinhatchee CDP).

3. NON-LEAD MEMBER(S) THAT NEVER RECEIVED AN EPA MARC GRANT: The City of Perry, TCDA, and RTAD have never received an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund or Cleanup (MARC) Grant.

4. LEGAL AUTHORITY TO EXPEND GRANT FUNDS ON BEHALF OF NON-LEAD COALITION MEMBERS:

4.a. Legal Authority of Lead Member: The City of Perry's attests it has legal authority to expend grant funds on behalf of non-lead members to conduct the proposed grant activities as provided in Attachment C.

4.b. Geographic Boundary Limitations of Lead Member: The City of Perry's attorney attests it has legal authority to administer and expend grant funds outside its municipal boundaries as provided in Attachment C.

5. COALITION AGREEMENT: Letters of commitment confirming the membership of TCDA and RTAD in the Coalition are provided as Attachment D. Following grant award, The City of Perry will prepare a Memorandum of Agreement (MOA) for the Coalition members to execute in accordance with the terms and conditions issued by EPA for the FY26 Grant.

6. COMMUNITY INVOLVEMENT: The City has a successful history of community engagement throughout Taylor County. To ensure the Coalition members provide meaningful input into the project and stay engaged and informed, the City will host bi-monthly Coalition member meetings. Each Coalition member will assist with engagement activities in the TAs. Furthermore, several project partners have committed to participating as Brownfield Advisory Committee (BAC) members. The BAC will establish site prioritization criteria, provide input for cleanup/reuse planning activities, and be kept informed of grant funded activities. Effective engagement is imperative to the success of this project and will leverage its existing channels of communication, relationships, and proven strategies to ensure meaningful input is infused into all activities, including the development of a project-specific Public Participation Plan (PPP).

7. EXPENDITURE OF EXISTING GRANT FUNDS: Not Applicable.

8. CONTRACTORS AND NAMED SUBRECIPIENTS: Not Applicable.