

Mandatory Project Narrative

EPA Brownfields Multipurpose Grant

Target Area: Michelle Village – Fisherman St / Sabur Ln / NW 37th Ave

Applicant: Time Machine Laundromat LLC

Location: Miami-Dade County, Florida

1. Project Overview

Time Machine Laundromat LLC proposes an EPA Brownfields Assessment Grant to address environmental conditions affecting the Michelle Village area of Miami-Dade County, Florida. The target area is a residential corridor bounded by Fisherman Street (South), Sabur Lane (North), NW 37th Avenue (West), and adjacent multifamily housing to the East.

The project will focus on environmental site assessment activities to identify, document, and evaluate suspected contamination associated with historical land use and documented illegal dumping. The goal of this assessment is to protect public health, support environmental justice, and prepare the site for future cleanup and safe redevelopment.

The assessment activities funded by this grant will generate the data needed to inform cleanup decisions, reduce environmental uncertainty, and enable community-serving reuse of the site.

2. Community Need & Environmental Justice

Michelle Village is a residential neighborhood with a high concentration of low-income households, families, seniors, and residents who may be disproportionately impacted by environmental hazards. The presence of illegal dumping and suspected soil contamination poses ongoing health and safety concerns, particularly given the site's proximity to occupied housing and pedestrian areas.

Residents in this area face environmental justice challenges including:

Proximity to potentially contaminated land

Limited access to environmental remediation resources

Increased risk of exposure to unknown contaminants

Reduced neighborhood safety and quality of life

The proposed assessment will directly address these concerns by identifying environmental risks, informing residents, and creating a pathway toward remediation and revitalization. This project aligns with EPA's commitment to advancing environmental justice by prioritizing communities that have historically experienced environmental burdens and limited investment.

3. Site Description – Michelle Village

The target site includes parcels within the Michelle Village area that have experienced documented illegal dumping activity. The site is located east of major logistics and industrial operations but is not directly adjacent to them. The area is bordered by residential apartments and multifamily housing, increasing the urgency of understanding environmental conditions.

Key site characteristics include:

Documented illegal dumping of debris and unknown materials

Suspected soil contamination

Close proximity to residential housing and community activity

Vacant or underutilized parcels contributing to blight and safety concerns

The site's location within a residential corridor makes assessment activities critical to protecting public health and supporting informed land use planning.

4. Environmental Concerns & Eligibility

Based on site history and visual observations, the following environmental concerns are suspected:

Potential soil contamination from illegal dumping

Possible petroleum or chemical residues

Unknown hazardous materials associated with dumped debris

The site meets EPA Brownfields eligibility requirements as it is suspected to be contaminated, underutilized, and not currently addressed through other federal or state remediation programs. No cleanup activities are proposed under this application; the scope is strictly limited to assessment activities.

5. Assessment Activities & Tasks

EPA Brownfields Assessment funding will support the following activities:

Phase I Environmental Site Assessments (ESAs)

Phase II Environmental Site Assessments, if warranted

Sampling and laboratory analysis of soil and other media

Environmental data review and documentation

Identification of contamination sources and extent

Preparation of assessment reports suitable for future cleanup planning

These activities will be conducted in accordance with EPA standards and applicable regulations. No construction or cleanup work will be performed under this grant.

6. Community Engagement Plan

Community engagement is a core component of this project. The applicant will:

Notify residents of assessment activities

Provide accessible information regarding findings

Engage with community members to explain risks and next steps

Coordinate with local stakeholders and neighborhood representatives

Information will be shared in plain language and made accessible to residents with varying levels of environmental literacy. Engagement efforts will be designed to build trust and ensure transparency throughout the assessment process.

7. Project Readiness

Time Machine Laundromat LLC is prepared to initiate assessment activities upon award.

The applicant has:

Identified the target area and site boundaries

Established project goals consistent with EPA Brownfields objectives

Completed all required administrative, budgetary, and compliance forms

Demonstrated capacity to manage the assessment phase responsibly

The applicant is committed to meeting all EPA reporting, compliance, and oversight requirements.

8. Anticipated Outcomes

Expected outcomes of the assessment grant include:

Clear identification of environmental conditions at the site

Reduced uncertainty regarding contamination risks

Improved community awareness and safety

Readiness for future cleanup funding applications

Enhanced potential for safe, community-serving redevelopment

These outcomes will directly support long-term neighborhood stabilization and environmental health.

9. Programmatic Capability

Time Machine Laundromat LLC is a locally based entity committed to responsible community development. While the company is a new business, its leadership brings experience in administration, compliance, planning, and coordination. The applicant will work with qualified environmental professionals as needed to ensure assessments are conducted properly and efficiently.

The applicant is fully registered in SAM.gov and capable of meeting all federal grant management requirements.

10. Redevelopment & Reuse Plan (Outcome)

Following assessment and future cleanup activities, the site is envisioned for a community-serving reuse that meets local needs. One potential outcome is a modern, accessible laundromat facility designed to serve residents with dignity, convenience, and environmental responsibility.

This redevelopment concept is presented solely as a future reuse outcome and not as the purpose of this assessment grant. The assessment phase is intended to determine site conditions and inform appropriate next steps before any redevelopment decisions are finalized.

Conclusion

The proposed EPA Brownfields Assessment Project at Michelle Village will address critical environmental justice concerns, protect public health, and lay the groundwork for future cleanup and revitalization. EPA funding will enable informed decision-making, community engagement, and responsible planning for a neighborhood that deserves safe and sustainable investment.

Mandatory Other Attachment – Not Applicable

This application is submitted in response to EPA-OLEM-OBLR-25-05
(Brownfields Assessment Grant).

Per the Notice of Funding Opportunity, no additional mandatory attachments are required beyond the Project Narrative and standard application forms.

This file is provided to satisfy the Grants.gov system requirement for a Mandatory Other Attachment.

Applicant:

Time Machine Laundromat LLC
DBA TML Community Services LLC

Project:

Michelle Village Brownfields Assessment

Date: December 30,2025