

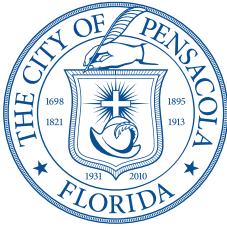
Application Information Sheet

1. Applicant Identification:
City of Pensacola, Florida
222 West Main Street
Pensacola, FL 32502
2. Website URL: City of Pensacola: <https://www.cityofpensacola.com/>
3. Funding Requested:
 - a. Grant Type: Multipurpose
 - b. Federal Funds Requested: \$1,000,000.00
4. Location:
 - a. City: Pensacola
 - b. County: Escambia County
 - c. State: Florida
5. Target Area and Priority Site Information: The **Upper Westside Target Area (TA)** is a **1,141-acre, 322-block** neighborhood located immediately west of downtown Pensacola and is synonymous with the City's Westside Community Redevelopment Area (CRA). The TA is precisely bounded by A Street, Lloyd Street Alley, and E Street on the east; Gimble and Pine Streets on the south; the L&N Railroad and City limits on the west; and the northern City limits.

| Target Area | Priority Site Name | Address |
|----------------|-----------------------|--------------------|
| Upper Westside | Baptist Legacy Campus | 1000 W. Moreno St. |
| | Gibson School | 712 N. C St. |

6. Contacts:
 - a. Project Director:
Deana Stallworth, Property Lease Manager
Phone | 850.435.1834
Email | DeStallworth@cityofpensacola.com
Address | 222 West Main Street Pensacola, FL 32502





b. Chief Executive/Highest Ranking Elected Official:

Mayor D.C. Reeves

Phone | 850.435.1625

Email | dcreeves@cityofpensacola.com

Address | 222 West Main Street Pensacola, FL 32502

7. Population:

Pensacola, Florida – 53,898 (2024, United States Census Bureau QuickFacts)

8. Other Factors:

| Sample Format for Providing Information on the Other Factors | Page # |
|---|--------|
| Community population is 15,000 or less. | 1 |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory. | - |
| The priority site(s) is impacted by mine-scarred land. | - |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | - |
| The priority site(s) is in a federally designated flood plain. | - |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | 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 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2) , for priority site(s) within the target area | - |
| The target area(s) impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing. | - |

9. Letter from the State or Tribal Environmental Authority:

FDEP-Document Attachment

10. Releasing Copies of Applications:

Not Applicable





FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

January 8, 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 Pensacola's Brownfields grant application for a Brownfield Multipurpose Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-I-OLEM-OBLR-25-03, titled "FY26 Guidelines for Brownfield Multipurpose Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.B.9. EPA Brownfields grant funding will strengthen the Agency's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the City consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Sara Hunt, the Northwest District Brownfields Coordinator, at (850) 595-0565 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,



Scott Sweeney, Environmental Manager
Brownfields and CERCLA Site Screening Section

SS/jc
cc:

Deana Stallworth, City of Pensacola – destallworth@cityofpensacola.com
Sara Hunt, DEP Northwest District – sara.j.hunt@floridadep.gov

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION; Target Area and Brownfields; 1.a. Overview of Brownfield Challenges and Description of Target Areas: The **Upper Westside Target Area (TA)** is a **1,141-acre, 322-block** neighborhood located immediately west of downtown Pensacola and is synonymous with the City's Westside Community Redevelopment Area (CRA). The TA is precisely bounded by A Street, Lloyd Street Alley, and E Street on the east; Gimble and Pine Streets on the south; the L&N Railroad and City limits on the west; and the northern City limits. Representing 7.9% of the City's land area and home to 5,906 residents, the TA is the geographic center of Pensacola's most severe concentration of environmental impairment and structural deterioration. The TA uniquely contains two **institutional** brownfields—a 40-acre former regional hospital campus and a full-block historic public school—concentrating environmental risk, blight, and loss of essential services in a single neighborhood at a scale unmatched anywhere else in the City.

The **extent of brownfield challenges** is evidenced by the fact that, although the TA is small in footprint, it faces extraordinary brownfield density, with more than 26 documented or suspected brownfield sites contained within less than 8% of the City's land area. Here, vacancy and physical decline feed each other: **more than one in eight parcels are vacant**, and major corridors such as West Cervantes (main thoroughfare in the TA) are bound with shuttered service stations, solvent-use facilities, and long-vacant commercial buildings with petroleum and Volatile Organic Compound (VOC) exposure concerns. The aging building stock worsens community-health risks—55% of homes (894 of 1,622) were built before 1960, compared with only 17.5% countywide and 10.4% statewide.¹ Deteriorated structures expose residents to asbestos, lead-based paint, mold, and vapor intrusion, complicating redevelopment and threatening residents' health.

The economic burden mirrors the environmental distress. The **impact of brownfield conditions** in the TA has created environmental burdens that are layered onto extreme economic and housing instability: 64% of residents are low-income (twice the City rate and six times the County rate); median household income is \$24,996 (roughly two-thirds below City, State, and national levels); poverty affects 37% of residents and 51% of children; and unemployment is 10%. These vulnerabilities are compounded by clear service and housing gaps. The Target Area contains no grocery stores, 17.1% of adults report housing insecurity, and 17% of households experience one or more severe housing problems. These neighborhood conditions are intensified by a citywide affordable housing crisis driven by post-pandemic population growth, Hurricane Sally recovery, and continued in-migration, while wages have failed to keep pace with housing costs. City housing-wage analysis shows that many local jobs do not pay enough to support even a modest one-bedroom rental in the TA, pricing essential workers out of the market. This crisis, driven by extreme housing cost burdens, environmental uncertainty, and long-term disinvestment, has stalled redevelopment despite strong, documented demand for housing and neighborhood services. As a result, residents live and travel daily alongside deteriorated and abandoned sites with suspected or known contamination, while the 2023 relocation of Baptist Hospital left a 40+-acre vacant campus that concentrates environmental uncertainty and eliminates access to essential services. These brownfield risks are amplified by repeated extreme weather events, such as hurricanes, intense rainfall, and even 7 inches of snow last year (the first time in over 100 years), which accelerate building deterioration and mobilize petroleum and solvent contaminants. These conditions increase the likelihood that soil, vapor, and flood-related contamination migrates from brownfield sites into nearby residences and daily travel paths used by Upper Westside residents. Along West Cervantes, the same story keeps repeating. A small business opens, the owner puts everything into it, but customers don't linger. Investment doesn't stick. Upper Westside residents have watched businesses try and fail over and over. Not because people didn't try, but because these massive brownfields made it impossible to stay. In this climate of environmental uncertainty, small businesses have lost the struggle to survive, and a once vital corridor lost its economic heartbeat, proof that the health of the community and the health of its environment are inseparable.

Extent this grant will help address these challenges and impacts: These large, institutional-scale brownfield cleanups are how the cycle of vacancy, instability, and disinvestment finally ends. They are not only a housing strategy—they are an economic stabilization strategy for Pensacola's most burdened neighborhood. EPA funding is the turning point. It will fund Phase II investigation and cleanup at the Gibson School and the Baptist Legacy Campus (priority sites to be addressed) and advance targeted work at key West Cervantes parcels to address asbestos, lead-based paint, mold, flood-related contamination, petroleum impacts, and solvent plumes that currently prevent reinvestment. Removing these environmental barriers is the prerequisite to recovery in the Target Area: it unlocks housing reuse at both priority sites, enables a long-needed full-service grocery store at the Baptist Legacy Campus, restores childcare and neighborhood-serving retail at the Gibson School, and supports corridor reinvestment that replaces vacancy with safe, productive, community-serving uses.

1.b. Description of the Priority Brownfield Site(s): The City has **documented more than 26 brownfield sites** within the TA, including a former medical facility, a school, four former service stations, two dry cleaners, one fire station, and

¹ US Census Data, American Community Survey, 5-year estimates

numerous vacant or deteriorated commercial properties ranging from **0.1 to 40 acres**. This inventory provides a **sufficient number of potential sites** to fully support the use of the requested Multipurpose Grant funding for eligible **assessment, cleanup, and reuse planning** activities. Across this site inventory, common and suspected contaminants of concern include asbestos-containing materials (ACM), lead-based paint (LBP), petroleum impacts from historic fueling and underground storage tank (UST) operations, chlorinated solvents (including perchloroethylene [PERC]), heavy metals, and legacy building-related hazards such as mold and moisture intrusion. Often compounded by long-term vacancy and storm-related deterioration, these conditions collectively demonstrate that brownfields in the TA are not isolated parcels, but a corridor- and neighborhood-scale barrier to redevelopment that requires coordinated early-phase assessment and cleanup.

From this broader inventory, the City has deliberately identified **two priority brownfield sites**—the **Baptist Legacy Campus** and the **Gibson School Property**—that combine the **greatest environmental complexity**, the most visible and consequential community impacts, and the clearest, most feasible reuse strategies that cannot proceed without environmental due diligence and remediation. These two sites were prioritized over other candidate properties because they are uniquely positioned to drive neighborhood recovery: they are the **largest and most catalytic sites in the TA**, and their redevelopment is directly tied to restoring essential services and stabilizing housing conditions through planned reuses. The City is intentionally structuring this Multipurpose Grant to advance **assessment and cleanup activities across two priority sites** rather than limiting assessment or cleanup activities to a single property. This approach reflects both the scale of brownfield challenges within the TA and is consistent with the goals and intent of the EPA Multipurpose Grant program, which is designed to support flexible use of assessment, cleanup, and reuse planning activities on one or multiple sites to achieve meaningful redevelopment outcomes. This structure maximizes near-term community benefit and implementation readiness. Below are our two priority sites, both for assessment and cleanup:

Gibson School – 712 North C Street (Assessment & Cleanup Site): The **Gibson School Property**, located at **712 North C Street**, comprises 2.08 acres developed with a two-story brick school building constructed in 1921, an addition built in 1948, four portable classroom structures installed between the early 1990s and 2005, and a shed. For more than a century (1921-2023), the property served as an educational and community-services campus. All structures are currently vacant following the cessation of operations in late 2023. A 2024 Phase I Environmental Site Assessment (ESA) conducted under the City’s existing EPA Assessment Grant confirmed that the property is a brownfield with multiple recognized environmental concerns, including deteriorated building materials containing ACM and (LBP), as well as a recognized environmental conditions (RECs) associated with a former petroleum station and auto garage located directly across North C Street. The off-site REC presents potential risks of VOCs and semi-VOCs (SVOCs) affecting groundwater or soil vapor, further reinforcing the need for subsurface investigation and possible remediation. In addition to the ESA, two building-materials environmental surveys were completed in 2024 under the City’s existing brownfield grant. These investigations identified multiple confirmed ACMs in plaster, flooring, tile mastic, window glazing, and other materials within the main school building and portable structures. Lead-based paint was also confirmed, including chipping and peeling LBP on both interior and exterior building components. Given the building’s age, condition, and water intrusion (i.e., mold growth, widespread moisture damage, and structural deterioration) documented during site reconnaissance, these materials present active exposure risks to future workers and surrounding sensitive populations unless abated. Collectively, these documented hazards constitute environmental impediments that make reuse infeasible without EPA-supported Phase II investigation and cleanup, fully justifying the site’s selection as the primary remediation focus under this Multipurpose Grant.

The Gibson School is also a priority because of its high strategic value to the surrounding community. Situated along the high-visibility West Cervantes Street corridor, the site occupies nearly an entire block within a historically underserved neighborhood grappling with vacancy, disinvestment, and the aftermath of multiple natural disasters, including damage from Hurricane Sally in 2020. As a long-standing community anchor, its abandonment has left a prominent void. The City has worked closely with residents, the Westside CRA, and neighborhood organizations to shape a realistic reuse vision for the property. Preliminary concepts include **mixed-use redevelopment with ground-floor retail and upper-floor housing**, along with the preservation and adaptive reuse of architecturally significant portions of the historic school building where feasible. These plans are contingent on the ability to complete the Phase II ESA and undertake cleanup of ACM, LBP, and any petroleum impacts, confirming that environmental remediation is the essential next step. **This Multipurpose Grant will support Phase II investigation and the full cleanup of the Gibson School Property**, advancing it from a deteriorated and potentially hazardous site into a safe, redevelopment-ready asset. Cleanup of this property will directly support community priorities—improving public health, enabling affordable housing opportunities, restoring neighborhood vitality, and eliminating a highly visible source of blight. Because the site has completed Phase I ESA and hazardous building materials assessments and is City-owned, it is fully prepared for immediate advancement into Phase II investigation and cleanup, ensuring that Multipurpose Grant funds can be deployed efficiently and without delay.

Baptist Legacy Campus - 1000 West Moreno Street (Assessment & Cleanup Site): The **Baptist Legacy Campus**, located at **1000 West Moreno Street**, is a 41-acre former regional medical center and the largest brownfield property in the TA. The campus encompasses more than 492,000 square feet of interconnected hospital towers, clinical wings, support

buildings, mechanical plants, and paved infrastructure constructed between the early 1950s and 1970s. Following the relocation of Baptist Health Care's acute-care operations to the new Brent Lane facility in 2023, the legacy campus was vacated and subsequently donated to the City of Pensacola after due diligence in September 2025 to support a public redevelopment effort. Following closure, the vacant hospital structures deteriorated rapidly, with roof failures, moisture intrusion, and visible blight underscoring the urgency of environmental assessment and cleanup. Environmental and structural evaluations conducted for the City determined that the buildings are not economically salvageable and contain substantial quantities of hazardous building materials, including asbestos-containing insulation and fireproofing, lead-based paint, and mold from long-term water intrusion. Additional recognized environmental concerns include historic fuel-storage operations for emergency generators and boilers, potential PCB-containing equipment, medical-waste handling areas, and likely PFAS contamination associated with historic helipad and firefighting-foam use. The City's demolition and remediation program—scheduled for summer 2027—includes hazardous-materials abatement, environmental remediation, and phased decommissioning.

The Baptist Legacy Campus has been **selected as the priority site for assessment and cleanup under this Multipurpose Grant** because its operational history indicates a high probability of environmental impacts, and its deteriorated conditions pose public-health and safety concerns. City leadership and many residents view this site as a "generational opportunity" to reshape the west side of Pensacola. Its redevelopment will directly enable the City's long-term plan for a mixed-income, mixed-use neighborhood including 300–500 housing units, a full-service grocery store, community facilities, parks and open space, and neighborhood-serving commercial space. Completing the required Phase II characterization and environmental cleanup at this property is essential to unlocking these reuse outcomes, restoring stability in the TA, and ensuring that the site can safely support future development. As the largest brownfield in the TA, the Baptist Legacy Campus represents a **single-site opportunity to advance multiple EPA priorities simultaneously**, including housing, food access, and the removal of large-scale environmental barriers.

1.c. Identifying Additional Sites: Once Phase II assessments and cleanup activities have advanced at the two priority sites, the City will direct any remaining Multipurpose Grant resources to assess additional brownfield properties within the TA. To support this work, the City will expand its existing Brownfield Advisory Committee (BAC) to include additional community leaders from the TA, neighborhood associations, and stakeholders, ensuring that the identification process reflects the priorities of residents who are most affected by environmental conditions. The BAC will meet quarterly to review new information, consider site nominations, and recommend priorities to the City. **This clearly defined, structured process for identifying additional sites** will draw on multiple sources of information, including neighborhood engagement sessions, an online and paper-based nomination form, targeted outreach to owners of vacant or underutilized parcels, and systematic review of code-enforcement records, storm-damage reports, and known building deterioration. The City will also incorporate GIS-based analysis to evaluate historic land uses, potential contaminant pathways, and proximity to homes, schools, parks, and other sensitive land uses. All candidate sites will be entered into the City's existing GIS brownfield inventory and evaluated with a standardized scoring rubric to ensure decisions are transparent and consistent. To ensure that grant resources are prioritized effectively, the City will apply **clearly articulated criteria for prioritizing additional sites**, including a property's location within the Target Area and its proximity to sensitive receptors; the degree to which site reuse aligns with adopted plans such as the Westside CRA Plan and the Strategic Plan; the presence of documented or suspected environmental concerns; the potential benefits to sensitive or underserved populations; landowner willingness to participate; site readiness and redevelopment feasibility; infrastructure access; and the potential for catalytic neighborhood impact. This process ensures that EPA funds are directed to sites where assessment and cleanup will produce **the greatest human-health and community benefit**, consistent with EPA selection criteria. These **explicitly defined prioritization criteria** will enable the City and BAC to prepare an annually updated, ranked list of candidate properties.

Revitalization of the Target Area; 1.d Overall Plan for Revitalization: The City's **overall plan for revitalization** of brownfield sites in the TA already exists and is **clearly identified** as the Westside CRA Plan Update, adopted June 12, 2025 (Westside CRA Plan Update, cover; p. iii). The Plan was developed between May 2024 and January 2025 and explicitly frames its recommendations as a 20-year roadmap for reinvestment across the Westside CRA (Westside CRA Plan Update, p. iii). The Plan establishes a roadmap to reverse vacancy, disinvestment, and environmental barriers in the TA by coordinating land use, housing, economic development, transportation, public space, historic preservation, and environmental cleanup. It is explicitly designed to guide reinvestment on underutilized and brownfield-affected properties, with a clear vision for post-cleanup reuse, not just planning. The Westside CRA Plan is not speculative; it is an adopted implementation framework that identifies specific brownfield sites, reuse outcomes, and the environmental actions required to make those outcomes feasible. Reuse strategies for priority sites, plan alignment and advancement details are provided in the table below:

OVERALL PLAN FOR REVITALIZATION ALREADY EXISTS

Site: Gibson School **Feasible Site Reuse Strategy:** Adaptive reuse as a mixed-use development with housing and neighborhood-serving commercial uses. Reuse includes small plaza or green space, enhanced sidewalks, and potential nonprofit or community-serving uses in ground-floor space, such as early childhood, workforce that build on the site's legacy as an educational anchor.

Alignment/Advancement of Land Use: The Westside Plan Update identifies the Gibson School as a “**Special Demonstration Project**” and a priority opportunity for **adaptive reuse of a historic institutional structure** within the TA (Westside District Plan Update, p. 56). The Plan calls for **mixed-use redevelopment** at Gibson that includes **housing and neighborhood-serving commercial uses** to reactivate the **West Cervantes Street corridor** and restore the site as a functional community anchor (Westside District Plan Update, pp. 56–57). By advancing housing, ground-floor retail, and preservation-based reinvestment at a highly visible corridor site, reuse of the Gibson School directly **implements and advances the Plan’s land-use vision** for infill development, corridor revitalization, and reintegration of underutilized institutional properties into the neighborhood fabric. This reuse is expected to add new units to the area housing stock and may incorporate affordability, reinforcing that the reuse strategy is intended to increase housing supply as part of neighborhood stabilization (Westside Plan Update, p. 96).

Extent Proposed Activities Align with the Plan: Because the Plan explicitly elevates Gibson School as a tested, site-specific redevelopment concept—and separately authorizes environmental cleanup as a redevelopment tool—the proposed Multipurpose Grant’s Phase II work/cleanup activities are the feasible “bridge” between the Plan’s stated reuse vision and implementable redevelopment (Westside District Plan Update, p. 4; p. 18; pp. 56–57; p. 96).

Site: Baptist Legacy Campus (Former Baptist Hospital Site) **Feasible Site Reuse Strategy:** the City’s reuse strategy describes a mixed-income, mixed-use redevelopment program that includes 300–500 housing units, a full-service grocery store, neighborhood-serving commercial space, and parks/open space—the exact package of uses the Westside Plan identifies as missing and needed for neighborhood recovery.

Alignment/Advancement of Land Use: The Westside District Plan Update identifies the former Baptist Hospital site as an opportunity to develop “**amenities and housing**” that complement Westside neighborhoods (Westside District Plan Update, p. 53). It further states that large-scale reuse of the Baptist Hospital can enable “**public-private partnerships**” that bring “**new uses and community amenities**” to the Westside (Westside District Plan Update, p. 34). The Plan also calls for recruitment of community-needed uses including “**fresh food options**” and notes publicly owned land can create “**open spaces and recreation facilities**,” directly aligning with the City’s planned mixed-income, mixed-use program with housing, a full-service grocery store, neighborhood-serving commercial space, and parks/open space (Westside District Plan Update, pp. 68, 34).

Extent Proposed Activities Align with the Plan: The Plan explicitly recognizes that environmental contamination (known or perceived) can impede redevelopment and authorizes environmental improvements/cleanup to support reuse—meaning the proposed Multipurpose Grant’s assessment and cleanup work is directly aligned with the Plan’s implementation mechanism for bringing the Baptist Hospital site back into productive use (Westside District Plan Update, p. 4; p. 17; p. 53).

The proposed Multipurpose Grant activities fully align with and directly advance the CRA Plan’s core revitalization priorities, including the expansion of attainable housing options, redevelopment of underutilized institutional sites, revitalization of commercial corridors, enhancement of public spaces, and creation of walkable, connected neighborhoods. Brownfield cleanup directly supports the Plan’s recommended implementation actions for affordable housing (Housing Chapter, pp. 22–29), multimodal transportation improvements (Transportation Chapter, pp. 34–40), and greenway and open space expansion (Open Space Chapter, pp. 46–51). Cleanup will also advance specific catalytic project recommendations—including the Baptist Legacy Campus Redevelopment, the Gibson School Demonstration Project, and corridor activation along West Cervantes—that form the backbone of the CRA’s 20-year investment strategy.

1.e. Outcomes and Benefits of Overall Plan for Revitalization: Cleanup and redevelopment of the Baptist Legacy Campus and Gibson School will deliver **significant, quantifiable economic, environmental, and community benefits** for this **urban** target area, consistent with the City’s reuse strategy and the 2025 Westside CRA Plan. The table below demonstrates the degree to which the City’s overall revitalization plan for the TA is expected to stimulate economic development, expand public amenities, strengthen resilience, and integrate energy-efficient and renewable design through the planned reuse of the Baptist Legacy Campus and Gibson School brownfield sites.

Degree to which the overall plan for revitalization may stimulate economic development in the TA

At full build-out, redevelopment of the Baptist Legacy Campus is expected to support 300–500 mixed-income housing units, a full-service grocery store, neighborhood-serving retail, community spaces, and integrated parks and greenways. Using nationally recognized multifamily housing impact multipliers, which estimate that every 100 multifamily units generate roughly 161 one-year construction jobs and \$11.7 million in local economic activity, plus 44 ongoing local jobs and \$2.6 million in annual economic output², the Baptist redevelopment alone is expected to support on the order of 80–130 two-year construction jobs and \$35–60 million in first-year local economic activity, along with 130–220 permanent or ongoing jobs and approximately \$8–13 million in recurring annual local economic output³ once occupied. Even the smaller Gibson School adaptive reuse program, anticipated to support up to 10 housing units plus ground-floor commercial or nonprofit space, would generate roughly 15–20 one-year construction jobs and around \$1–2 million in initial local economic activity, with several ongoing jobs supported by building operations and on-site businesses. Together, these projects will expand the local tax base and capture new tax increment that can be reinvested in the Westside CRA district, consistent with the City’s tax-increment financing strategy for neighborhood reinvestment. These economic and employment benefits are **contingent upon completion of EPA-funded assessment and cleanup**, as existing environmental conditions currently prevent financing, demolition, and redevelopment from proceeding.

Facilitate the creation of, preservation of, or addition to a park, a greenway, undeveloped property, or recreational property

At the Baptist site, the CRA Plan envisions a connected open-space network with community gardens, small parks, and a greenway spine linking Moreno Street to surrounding blocks, creating several new acres of public or publicly accessible open space and integrating stormwater features that double as recreational and aesthetic amenities. At Gibson, the adaptive reuse

² <https://www.buildersinstitute.org/wp-content/uploads/2021/09/Welcome-Home-Westchester-White-Paper-Final.pdf>

³ City of Pensacola staff, data research

concept includes a small plaza or green space, enhanced sidewalks, and potential nonprofit or community-serving uses in ground-floor space, such as early childhood, workforce, or cultural programming that build on the site’s legacy as an educational anchor. Furthermore, future brownfield sites identified through the TA inventory and BAC process are expected to contribute additional pocket parks, green infrastructure, and nonprofit facilities, particularly along West Cervantes and in underutilized commercial nodes, reinforcing the CRA Plan’s goals for public amenity and nonprofit service space.

Improve local resilience to extreme weather and natural disasters

Both priority sites are planned to incorporate modern stormwater management systems, including bioretention areas, underground detention, and reduced impervious surface coverage, to help manage runoff, reduce localized flooding, and protect downstream neighborhoods. Tree-canopy retention and expansion, shade structures, and green infrastructure at the Baptist campus will mitigate urban heat island effects and improve air quality, while hardened building envelopes, roof replacements, moisture-resistant materials, and mold remediation at Gibson will reduce vulnerability to wind and water damage. Together, these measures translate the CRA Plan’s resilience goals into site-specific interventions that protect residents, infrastructure, and public investments. Not only will redevelopment add long-term resilience, but cleanup activities will also reduce extreme weather-related risk by removing deteriorated structures and contaminated materials that exacerbate flood damage, moisture intrusion, and post-storm exposure, thereby increasing the neighborhood’s resilience to extreme weather.

Integrate renewable energy and energy-efficiency measures

The Baptist Legacy Campus concept includes solar-ready roofs, EV-ready infrastructure, and high-efficiency mechanical and envelope systems across new buildings, positioning the district to host rooftop solar as financing and technology allow. At Gibson, the adaptive reuse program incorporates solar-ready design, LED lighting, and high-efficiency HVAC and building envelope upgrades, substantially lowering long-term operating costs and greenhouse-gas emissions compared to the existing structure. These measures directly respond to EPA’s emphasis on renewable energy and energy efficiency in brownfield reuse, while supporting the City’s broader resiliency objectives.

Strategy for Leveraging Resources – 1.f. Resources Needed for Site Reuse: Pensacola is **eligible for and highly likely to obtain funding from other resources** because the City has already assembled a documented, multi-source funding stack—separate from the EPA Multipurpose budgeted tasks in Section 3—that is positioned to carry the priority sites from assessment/cleanup through redevelopment.

| Extent to Which the Applicant Is Eligible for and Likely to Obtain Funding from Other Resources | Extent to Which the Grant Will Stimulate the Availability of Additional Funds |
|---|---|
| <p>Documented, Multi-Source Funding Stack Already Secured: The City has assembled and administers more than \$20 million in non-EPA public resources that are legally available for demolition, infrastructure, housing delivery, and corridor reinvestment once environmental conditions are characterized and addressed. These include \$7 million in State of Florida appropriations, a \$5 million NRDA award, an anticipated \$2 million Escambia County contribution, more than \$1.07 million in Westside CRA grant programs, and annual federal entitlement resources in the FY 2026 budget including \$943,200 in CDBG, \$204,100 in HOME, and \$473,500 in SHIP.</p> | <p>EPA funding enables deployment of already-identified resources. These State, County, CRA, and federal housing funds cannot be used to perform Phase II investigation or remediate contamination. EPA-funded assessment and cleanup provide the environmental clearance required to legally and practically deploy these funds in support of demolition, infrastructure investment, housing development, and neighborhood-serving reuse.</p> |
| <p>Baptist Legacy Campus – Reuse-Linked Capital Commitments: For the Baptist Legacy Campus, the City has secured or programmed funding directly tied to reuse feasibility, including \$7 million (State), \$5 million (NRDA), \$500,000 in committed CRA funds, and an anticipated \$2 million County contribution. The 41-acre donation of the campus eliminates land acquisition costs and materially reduces redevelopment capital needs. Demolition and abatement needs at Baptist are estimated at \$16.5 million, demonstrating the scale of investment already aligned with reuse.</p> | <p>EPA cleanup unlocks redevelopment sequencing at scale. Phase II investigation and cleanup are prerequisites to finalizing demolition and abatement scope, sequencing remediation, and enabling mixed-income housing, a full-service grocery store, and neighborhood-serving commercial uses. Without EPA action, these committed funds cannot advance redevelopment.</p> |
| <p>Gibson School – CRA and Predevelopment Funding: The City has already committed \$500,000 in CRA funding for reuse planning, early architectural work, and predevelopment activities at the Gibson School, demonstrating both eligibility for and likelihood of continued public investment once environmental barriers are removed.</p> | <p>EPA-funded cleanup allows immediate transition from planning to execution. Completion of Phase II investigation and cleanup removes documented hazards (ACM, LBP, mold, and any petroleum-related impacts), enabling CRA-funded design and redevelopment activities to proceed without delay.</p> |
| <p>NRDA Stormwater and Green-Infrastructure Investment: NRDA-funded stormwater and green-infrastructure improvements are to address drainage and site-readiness conditions in and around both priority sites, supporting residential and mixed-use redevelopment following cleanup.</p> | <p>EPA assessment and cleanup make NRDA investments effective. Environmental clearance ensures that stormwater and resilient infrastructure improvements support buildable, financeable sites rather than surrounding parcels that remain environmentally impaired.</p> |
| <p>Transportation and Corridor Infrastructure Funding: More than \$11.9 million in transportation capital is already committed along the West Cervantes corridor linking the Gibson School and Baptist-adjacent blocks, including a ~\$7 million FDOT pedestrian safety project and a \$4.9 million federal RAISE award for complete-streets improvements.</p> | <p>EPA cleanup converts corridor investment into redevelopment leverage. EPA-funded Phase II investigation and cleanup transform transportation investments into deployable redevelopment capital by</p> |

| | |
|---|--|
| | making cleaned frontage parcels available for housing, grocery, and neighborhood-serving uses. |
| Private Development Capital (Post-Cleanup): The City’s adopted reuse strategy anticipates private development participation once sites are environmentally cleared, publicly owned, and financeable. | EPA funding removes the primary barrier to private investment. Environmental clearance enables the use of CRA incentives, federal housing resources (HOME/SHIP/CDBG), and private capital needed. |

1.g. Use of Existing Infrastructure: Both priority sites are located within fully serviced areas of Pensacola and benefit from access to existing infrastructure, including paved roadways, sidewalks, water and sewer systems, stormwater drainage, electricity, natural gas, and broadband. Their location within established urban neighborhoods supports cost-effective infill development, reduces the need for extensive new construction, and aligns with the City’s smart growth and resilience goals. The 40-acre Baptist Legacy Campus is a former hospital complex already equipped with substantial infrastructure capacity, including roads, utility hook-ups, stormwater systems, and parking, making it ideally suited for high-density reuse. Minor infrastructure upgrades, such as improved pedestrian access and ADA compliance, will be addressed through CRA funds and pending Reconnecting Communities funding. The Gibson School is located along West Cervantes Street, a key multimodal corridor enhanced through recent Complete Streets planning. It is accessible by public transit and walkable to nearby services, positioning the site well for mixed-use redevelopment without significant additional infrastructure investment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT; Community Need

2.a. The Community’s Need for Funding: The Upper Westside Target Area (TA) demonstrates a clear community need for EPA Brownfields funding because it is both **small in population** and **overwhelmingly low-income**, therefore lacks the population size and income base necessary to self-fund environmental assessment, remediation, or reuse planning. The Target Area contains only **5,906 residents** (*community population of 15,000 or less*), limiting its ability to generate local revenue for environmental work. At the same time, household incomes are extremely low: the median household income is **\$24,996**, which is **66–68% lower** than Florida and U.S. averages. As a result, **64% of residents are low-income**,

more than double the City rate and six times the County rate. These conditions severely constrain the community’s capacity to independently address environmental hazards or advance redevelopment

| Socioeconomic Indicator | Upper Westside | Pensacola | Escambia County | FL | USA |
|-------------------------|-----------------|-----------|-----------------|------------|-------------|
| Population | 5,906 | 53,690 | 321,296 | 21,634,529 | 331,449,281 |
| Low Income | 64% | 31% | 11% | 32% | 30% |
| Median Household Income | \$24,996 | \$67,722 | \$61,642 | \$73,311 | \$77,719 |
| Unemployment Rate | 10% | 6% | 15% | 5% | 6% |

Source: U.S. Census Bureau 2023 American Community Survey

without federal assistance. This grant directly responds to that need by providing Phase II investigations, cleanup, and reuse planning that the community cannot undertake on its own, enabling housing, food access, and neighborhood-serving redevelopment outcomes that would not occur without EPA support. Without EPA Multipurpose Grant funding, Phase II investigations and cleanups at these priority sites will remain unfunded and deferred, prolonging exposure risks and preventing the reuse outcomes the community has clearly identified.

2.b. Health or Welfare of Sensitive Populations:

Sensitive populations in the TA are clearly identified and constitute the majority of residents, including individuals living in poverty (64%), children under five (6%), and older adults over 65 (22%), with severity of impact further demonstrated by a 37% overall poverty rate and 51% child poverty, alongside elevated unemployment, housing instability, low educational attainment, and limited access to essential services. These overlapping conditions create elevated baseline health

| Sensitive Population Indicators | Upper Westside | Escambia County | FL | USA |
|---|----------------|-----------------|-----|-----|
| Under 5 | 6% | 6% | 5% | 6% |
| Over 65 | 22% | 18% | 21% | 17% |
| Under 18 Below 100% Federal Poverty Level | 51% | 23% | 18% | 17% |
| Population Below 100% Federal Poverty Level | 37% | 15% | 13% | 13% |
| Disabilities (%) | 22% | 17% | 14% | 13% |
| Housing Built Before 1960 | 55% | 18% | 10% | 26% |

Source: U.S. Census Bureau 2023 American Community Survey

vulnerability and reduce household capacity to avoid, mitigate, or recover from environmental exposures. Health and welfare challenges in the TA are measurable, persistent, and significantly more severe than county, state, and national averages. Fifty-five percent of housing units were built before 1960, compared to 18% countywide, 10% statewide, and 26% nationally, increasing the likelihood of exposure to lead-based paint, asbestos, mold, and poor indoor air quality; 17.1% of adults report housing insecurity versus 13.2% countywide, 13.9% statewide, and 11.8%⁴ nationally, further increasing health risk for children, older adults, and residents with disabilities. Health risks are compounded by food access conditions: the TA is a USDA-defined food desert with no grocery stores and only 8.45 grocery stores per 100,000 residents, compared to 15.22 countywide, 17.88 statewide, and 18.99 nationally⁵, contributing to diet-related chronic

⁴ <https://www.urban.org/data-tools/mapping-neighborhoods-highest-risk-housing-instability-and-homelessness>

⁵ <https://www.ers.usda.gov/data-products/food-access-research-atlas>

disease risk and reduced resilience among already vulnerable populations. Brownfield conditions intensify these health threats; the target area includes more than 26 documented or suspected brownfield sites with hazards such as asbestos, lead-based paint, mold, volatile organic compounds (including benzene and PERC), and petroleum-related contaminants, creating disproportionate exposure pathways through deteriorated buildings, contaminated soils, and indoor air.

The extent to which this grant and projected site reuses will address these health and welfare issues: This EPA Multipurpose grant will fund Phase II investigations and cleanup to identify contamination and exposure pathways and advance cleanup actions that remove or control hazards that disproportionately affect children and older adults, enabling protective reuse. The Baptist Legacy Campus projected reuse will deliver 300–500 housing units, a full-service grocery store, and neighborhood-serving amenities, while EPA-supported cleanup at the Gibson School will enable mixed-use redevelopment with housing and services, collectively reducing environmental exposure, housing instability, food insecurity, and associated health risks in a community where sensitive populations are the majority.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Pensacola's sensitive populations have been disproportionately affected by economic and social insecurity, leading to higher rates of disease and adverse health outcomes. In areas where data for specific TA was unavailable, Escambia County data was used as a proxy. The TA's elevated **asthma prevalence** (11.8% vs. 8.7% statewide and 10.3% nationally) aligns with documented exposure

| | Upper Westside | FL | USA |
|----------------------------------|----------------|-----|------|
| Low Life Expectancy ^b | 29% | 19% | 20% |
| Heart Disease Rate ^c | 10 | 7.2 | 5.8 |
| Asthma Rate ^d | 11.8 | 8.7 | 10.3 |

pathways at the priority sites—specifically asbestos, mold, and volatile organic compounds released from aging structures and petroleum-impacted properties—which are scientifically associated with airway inflammation and asthma exacerbation through chronic indoor and outdoor air exposure.

The county's overall **cancer** incidence rate is 511 per 100,000—higher than both the Florida average of 459 and the national average of 444—with kidney and lung cancer occurring at significantly higher rates. Contaminants of concern at the two priority sites include ACM, LBP, chromated copper arsenate (CCA), VOCs such as benzene and perchloroethylene (PERC), and heavy metals. ACM, a concern across all sites, poses significant respiratory risks and is linked to lung cancer. LBP and CCA—found in older buildings and structural materials—are associated with neurological effects, developmental delays, and birth defects. PERC, likely present at the Baptist Legacy Campus, is a highly persistent compound with known ties to liver and kidney damage, cancer, and reproductive toxicity. Heavy metals such as lead and arsenic, common in LBP and CCA-treated wood, also present severe risks to cardiovascular, developmental, and neurological health.

| Cancer Indicators Rate per 100,000 | Escambia County | FL | USA |
|------------------------------------|-----------------|-----|-----|
| Cancer Incidence Rate | 511 | 459 | 444 |
| Kidney Cancer | 22 | 16 | 17 |
| Liver Cancer | 10 | 8 | 9 |
| Lung Cancer | 72 | 54 | 53 |

Source: National Cancer Institute 2021 State Cancer Profile

| Health Indicators: Birth Defects | Escambia County | FL |
|---|-----------------|-------|
| Infant Mortality Deaths Caused by Birth Defects | 21% | 18.4% |
| Atrial Septal Defect Rate | 5.8 | 4.4 |
| Spina Bifida Without Anencephalous | 6.3 | 2.5 |

Source: Florida Charts

According to State of Florida data, **birth defects** are the leading cause of infant mortality statewide, accounting for 18.4% of all infant deaths; in Escambia County, birth defects account for an even higher share—21%—clearly establishing the severity of public health significance of these conditions in the target area.⁹ Peer-reviewed epidemiological research demonstrates a statistically significant association between maternal exposure to

ambient benzene and increased prevalence of spina bifida (Lupo et al., Environmental Health Perspectives, 2011), a linkage directly relevant to the TA because benzene is a contaminant of concern at the Gibson School due to an off-site recognized environmental condition (REC) identified during the Phase I ESA completed under the City's current EPA Assessment Grant. This exposure–health relationship is particularly salient in Escambia County, where Florida Birth Defects Registry data show a spina bifida rate of 6.3 per 10,000 births—more than 2.5 times the statewide rate of 2.5—demonstrating a greater-than-normal incidence of a condition scientifically associated with benzene exposure that EPA-funded Phase II investigation and cleanup will help identify and reduce by delineating and mitigating potential exposure pathways. County-level health data further document a greater-than-normal incidence of congenital heart defects relevant to environmental exposure pathways, with Escambia County reporting an atrial septal defect rate of 5.8 per 10,000 live births compared to the statewide rate of 4.4 per 10,000, while peer-reviewed epidemiological evidence shows that maternal chemical exposure during the first trimester nearly doubles the risk of atrial septal defect (OR = 1.9; 98% CI 1.1–3.4). Together, these data establish a credible, evidence-based connection between documented adverse health outcomes and contaminants of concern at brownfield sites and clearly demonstrate the extent to which

⁶ Life expectancy estimates are derived from CDC National Center for Health Statistics (NCHS) small-area life expectancy data (USALEEP)
⁷ Heart disease mortality indicators are based on CDC National Environmental Public Health Tracking Network and CDC WONDER mortality data
⁸ Asthma prevalence estimates are derived from the CDC National Environmental Public Health Tracking Network and BRFSS-based modeled estimates
⁹ Annual Legislative Report 2024

EPA Multipurpose Grant activities will identify and reduce threats to populations experiencing a greater-than-normal incidence of disease through targeted investigation and cleanup.

d. Economically Impoverished/Disproportionately Impacted Populations: The TA is economically impoverished and disproportionately shares the negative environmental consequences resulting from historic industrial, governmental, and commercial operations and policies concentrated within the neighborhood. The TA is a City-designated CRA, a designation that is legally predicated on documented findings of economic distress, chronic disinvestment, and conditions that endanger public health, safety, and welfare. As such, the Target Area meets EPA's definition of an economically impoverished and disproportionately impacted community by definition and by data. Residents experience extreme economic hardship—64% low income, a median household income of \$24,996 (approximately two-thirds below state and national levels), 37% overall poverty, and 51% child poverty—conditions that severely limit the community's capacity to prevent, avoid, or self-remediate environmental hazards. These economic constraints intersect with the physical legacy of historic industrial, institutional, and commercial land uses, resulting in disproportionate exposure to environmental risks concentrated in the same neighborhoods least able to absorb their impacts. The City is committed to ensuring that brownfield cleanup and subsequent redevelopment do not outprice existing residents and instead prioritizes mixed-income and affordable housing, neighborhood-serving uses, and reinvestment strategies that reinforce long-term neighborhood stability in the TA. By focusing assessment and cleanup resources in a neighborhood where economic impoverishment and environmental hazards have long overlapped, this project advances EPA's goals by reducing disproportionate exposure risks and supporting revitalization priorities identified by the community. The Target Area contains more than 26 documented or suspected brownfield sites, including two institutional-scale properties—the 40+ acre Baptist Legacy Campus and the full-block Gibson School—along with former service stations, dry cleaners, petroleum-impacted commercial parcels, and long-vacant buildings along key corridors. These sites contain or are suspected to contain ACM, LBP, chromated copper arsenate, petroleum hydrocarbons, VOCS (including benzene and PERC), and mold associated with prolonged vacancy and moisture intrusion. Low-income residents live adjacent to, travel through, and rely on infrastructure embedded within this contaminated landscape, resulting in disproportionate exposure pathways through deteriorated structures, indoor air, soil contact, and vapor intrusion—burdens that are magnified by housing insecurity, limited access to healthcare, and constrained mobility.

The **grant will address and reduce these disproportionate impacts** by supporting Phase II investigations and cleanup necessary to identify the nature, extent, and exposure pathways of contamination at priority sites located within the CRA and will advance cleanup actions that remove or control hazards that disproportionately affect economically impoverished populations. By eliminating contaminated land that has suppressed reinvestment, the grant enables redevelopment outcomes—affordable and mixed-income housing, food access, childcare, neighborhood-serving services, and safe public space—that directly address the structural conditions linking poverty, environmental exposure, and disinvestment. In doing so, the project interrupts a long-standing cycle in which contamination concentrates in low-income neighborhoods and ensures that the benefits of revitalization accrue to the populations that have disproportionately borne the negative environmental consequences of historic land-use decisions.

Community Engagement; 2.e. Prior/Ongoing Community Involvement: The City has meaningfully and continuously involved the Upper Westside community, specifically around the Gibson School and Baptist Legacy Campus, through the development and adoption of the June 12, 2025 Westside CRA Plan Update, which serves as the City's operative revitalization framework for these priority brownfield sites. Community input is not advisory only; it has directly informed **site prioritization, assessment sequencing, cleanup approaches, and reuse planning decisions** and will continue to do so under this grant. The CRA Plan documents a sustained, multi-year engagement process beginning in 2023 that generated more than 2,000 total comments through in-person workshops, pop-up neighborhood events, stakeholder meetings, and a place-based interactive mapping tool, with feedback explicitly used to shape redevelopment priorities for both priority sites. Community input consistently identified the vacant Baptist Hospital campus and Gibson School as top neighborhood concerns and opportunities, with residents emphasizing the need for affordable housing, a full-service grocery store, neighborhood-serving retail, and safe public space, uses that are now embedded as the planned reuses for both sites in the adopted Plan. Engagement around these sites was iterative and decision-relevant, not procedural. The City conducted listening workshops, corridor-focused conversations along West Cervantes, and concept-testing sessions in which redevelopment scenarios of the priority sites were presented, evaluated, and refined based on resident feedback. The interactive map allowed participants to pin site-specific comments directly on the Baptist and Gibson properties, creating a documented spatial record of concerns about vacancy, blight, access to food, housing conditions, and loss of neighborhood anchors. These inputs were carried forward into formal concept testing, feasibility review, and implementation workshops, ensuring that community priorities for the Gibson School's adaptive reuse and the Baptist Legacy Campus's mixed-use redevelopment directly informed the final Plan recommendations adopted by the City Council.

2.f. Project Involvement and 2.g. Project Roles: Pensacola has formed strategic partnerships and established a Brownfields Advisory Committee (BAC) composed of key community-based organizations and liaisons representing

residents directly impacted by work in the TA. These partners will serve as conduits for engagement and play an active, decision-making role in site selection, cleanup, and reuse planning. The BAC is structured to reflect diverse neighborhood representation and will guide the program based on community-driven priorities. Community involvement has already led to tangible outcomes. The following table highlights current partners and their roles:

| Project Partner | Point of Contact | Project Role |
|---|---|--|
| Westside Development Board | Victoria D'Angelo (vdangelo@cityofpensacola.com) | BAC member and liaison for CRA districts; will assist with community engagement, distribution of information, and decisions related to site selection, cleanup, and reuse. Mission: Revitalize through blight reduction, housing, and infrastructure improvements. |
| Sanders Beach Neighborhood Association | Kelly Hagen (sandersbeachneighborhoodassoc@gmail.com) | Residential advocates already active in site selection and reuse visioning, who will continue engagement and feedback throughout the program. Mission: Environmental advocacy and neighborhood preservation. |
| Greater Little Rock Baptist Church | Dr. Lonnie D. Wesley, III, (secretary@glrockbc.org) | Greater Little Rock Baptist Church will support meaningful community involvement in cleanup and reuse planning for the identified priority sites by serving as a trusted neighborhood anchor and outreach partner. The church will assist with resident engagement, dissemination of project information, hosting or supporting community meetings, and ensuring participation from sensitive populations. Its role will focus on facilitating two-way communication between residents and project partners, supporting community-informed reuse discussions, and helping sustain long-term neighborhood engagement throughout cleanup and redevelopment activities. Mission: Provide spiritual leadership, community support, and advocacy that strengthens neighborhood well-being and collective resilience. |
| University of West Florida | Alex Smith (asmith5@uwf.edu) | UWF will provide meaningful involvement in site selection, cleanup, and reuse planning for the identified priority sites by supporting community engagement, workforce alignment, and institutional coordination activities. UWF will assist with incorporating community and workforce considerations into cleanup planning discussions, supporting redevelopment and reuse strategy development, and aligning post-cleanup reuse outcomes with job training, education, and long-term economic development goals. Mission: support regional economic development, workforce readiness, and community resilience through education, research, and public-sector partnerships. |
| FloridaWest Economic Dev. Alliance | Danita Andrews (dandrews@floridawesteda.com) | BAC member and regional economic development group, involved in site selection and reuse strategies, particularly for job creation and property development. Mission: Advance sustainable growth through business and redevelopment. |

2.h.: Incorporating Community Input: Pensacola has a demonstrated, effective record of **meaningfully soliciting, considering, and responding to community input** through its Brownfields Program since 2013 and will apply the same proven approach to this grant. Under three prior EPA Brownfields grants, the City has used structured engagement methods to meaningfully solicit resident input, carefully consider that input in project decision-making, and respond by adjusting site prioritization, assessment sequencing, and reuse concepts—most notably elevating affordable housing, health-supporting services, and hazard removal as community priorities. Building on this track record, the City will continue biannual public meetings at accessible neighborhood locations, supplemented by livestreaming, virtual platforms, and phone-based participation to ensure alternatives to in-person engagement. Structured opportunities for feedback on site conditions, environmental concerns, and redevelopment options will be provided, with all input reviewed, documented, and responded to through the BAC, a standing body of residents and local organizations that plays a central role in refining priorities and reuse strategies. Project updates and clear responses to community input will be communicated through newsletters, email, and online postings to ensure transparency and accountability. Language access will be provided for Spanish (2%) and Mandarin/Cantonese speakers (2%), and outreach will continue to target residents living closest to the Gibson School, Baptist Legacy Campus, and other priority sites. Together, this layered, evidence-based engagement framework ensures community input is **meaningfully solicited, considered, and responded to** throughout assessment, cleanup, and redevelopment in the TA.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS; Description of Tasks/Activities and Outputs

| Task 1: Program Management | | |
|---|---------------------------|--|
| 3.a. Project Implementation <i>EPA-Funded:</i> The City will oversee grant management and ensure compliance with the EPA Brownfields Cooperative Agreement (CA). Activities include preparation and amendment of the grant workplan as needed; scheduling and facilitating the kickoff BAC meeting; coordinating participation in up to two EPA Brownfields conferences; maintaining timely data entry and updates in ACRES; and preparing and submitting all required grant reports, including Federal Financial Reports (FFRs), quarterly progress reports, the final performance report, and grant closeout documentation. The selected Qualified Environmental Professional (QEP) will support these activities as needed. <i>Non-EPA-Funded:</i> Not applicable | | |
| 3.b. Anticipated Project Schedule | 3.c. Task/Activity | 3.d. Outputs |
| Pre-Award, Quarter (Q1), and Q6 | Pensacola, Mayor's office | Attendance by 2 City personnel at 2 Brownfield Conferences: <i>(New Grantee Training, and one National Brownfield Training Conference or</i> |

| | | |
|----------------------------------|----------------|---|
| | | <i>Florida Brownfield Association Conference).</i> |
| Q1 | Pensacola | 1 Work Plan |
| Q2 | Pensacola, QEP | Kickoff BAC Meeting |
| Quarterly, as needed | QEP, Pensacola | ACRES updates |
| Quarterly & Annually | Pensacola, QEP | Financial Tracking |
| Quarterly & Annually | QEP, Pensacola | Progress Reports: 20 Quarterly, 5 Annual |
| Annually (Q4, Q8, Q12, Q16, Q20) | QEP, Pensacola | 5 FFR |
| Quarter 16-20 | Pensacola, QEP | Final Performance Reporting, Grant Closeout Documents |

Task 2: Outreach and Inventory

3.a. Project Implementation | *EPA-Funded:* The City, with support from the QEP, will lead community outreach activities, including development of a Community Involvement Plan (CIP) and brownfield inventory; organizing and facilitating biannual BAC and community outreach meetings (virtual and in person); and engaging residents through email distribution lists and newspaper notices. Additional activities include preparing outreach materials describing project activities and progress, maintaining brownfields content on the City’s website, distributing project brochures or fact sheets, and coordinating with potential buyers, developers, and property owners of candidate sites. Site-specific community meetings will be held for the two priority sites (Gibson School and Baptist Legacy Campus). *Non-EPA-Funded: Not applicable.*

| 3.b Anticipated Project Schedule | 3.c. Task/Activity | 3.d. Outputs |
|----------------------------------|---|--|
| Q1 | Pensacola, QEP, Community Partners (CP) | 1 CIP |
| Q1 | Pensacola, QEP | 1 Comprehensive Inventory, update as needed |
| Bi-Annually, Q1-Q4 | Pensacola, QEP, CP | 8 BAC Meetings |
| Bi-Annually, Q1-Q4 | Pensacola, QEP, CP | 8 Community Outreach Meetings, Outreach Material |
| Bi-Annually, Q1-Q4 | Pensacola, QEP | 8 Ads in the Pensacola News Journal |
| Throughout the Grant | Pensacola, QEP | Posts of Responses to Community Input, as received |
| Throughout the Grant | Pensacola, QEP | City Website Updates |
| Throughout the Grant | Pensacola, QEP | 10 Property Owner Brochures/Information Sheets |

Task 3: Site Assessments

3.a. Project Implementation | *EPA-Funded:* Selected QEP will oversee environmental assessments for brownfield sites, beginning with Phase I ESAs for Upper Westside sites and preparation of a Quality Assurance Project Plan (QAPP) for EPA approval prior to Phase II ESAs. TA sites will be selected through a transparent prioritization process that emphasizes redevelopment readiness, community benefit, and alignment with adopted plans. After approval of the QAPP, the QEP will prepare a site-specific Sampling and Analysis Plan (SAP) and Site Eligibility Determination (SED) for the Gibson School priority site (Phase I has already been completed) to evaluate subsurface conditions and support full abatement planning. Additional assessment will be conducted at the Baptist Legacy Hospital priority site to support remediation planning and cleanup as needed. As the program builds momentum, we anticipate an increase in funding requests for non-priority sites in the TA. Based on the identified inventory and priority rankings, the City projects Phase I ESAs to be completed at 16 sites and Phase II ESAs at five sites, (after completion of SAPs and SEDs by the EPA, and preparation of associated Health and Safety Plans [HASPs]). The City and the QEP will work closely with property owners to expedite site access. *Non-EPA-Funded: Not applicable.*

| 3.b. Anticipated Project Schedule | 3.c. Task/Activity | 3.d. Outputs |
|-----------------------------------|--------------------|---|
| Q1 | QEP | 1 QAPP |
| Q2-Q15 | QEP | 16 Phase I ESAs (<i>TA non-priority sites</i>) |
| Q2 | QEP | 1 SAP (<i>Gibson School Priority Site</i>) |
| Q3 | QEP | 1 Phase II ESA (<i>Gibson</i>); 1 SAP for Baptist |
| Q4 | QEP | 1 Phase II ESA (<i>Baptist</i>) |
| Q4-Q15 | QEP | 3 Additional SAPs/Phase II ESAs (<i>Westside non-priority sites after Phase I ESAs</i>) |

Task 4: Cleanup & Reuse Planning

3.a. Project Implementation | *EPA-Funded:* QEP will prepare Analysis of Brownfield Cleanup Alternatives (ABCA) reports for the Gibson and Baptist priority sites, and two other TA sites; a detailed infrastructure evaluation for Gibson; and Plans, Specifications and Bid Documents (Cleanup Plans) for Gibson and Baptist to guide remediation efforts and integration with the City’s planned demolition and mixed-use redevelopment program. Each ABCA will include an initial assessment of the site’s potential entry into the FDEP Voluntary Cleanup Program (VCP), and Cleanup Plans will include technical specifications, and bid-ready documents to support full hazardous materials abatement and adaptive reuse, along with associated HASPs. All outlined tasks are expected to be completed by Year 4 of the 5-year grant period. *Non-EPA-Funded: Not applicable*

| 3.b. Anticipated Project Schedule: | 3.c. Task/Activity | 3.d. Outputs |
|------------------------------------|--------------------|---|
| Q4 | QEP | 1 ABCA and Cleanup Plan (<i>Gibson priority site</i>) |
| Q5 | QEP | 1 ABCA and Cleanup Plan (<i>Baptist priority site</i>) |
| Q6 | QEP | 1 Infrastructure Evaluation (<i>Gibson priority site</i>) |
| Q9-15 | QEP | 2 ABCAs (<i>TA</i>) |

Task 5: Remediation

3.a. Project Implementation | The City and QEP will complete remediation at the Gibson School and Baptist Legacy priority sites through competitively procured, licensed contractors. Remediation at the Gibson School will focus on ACM abatement. Remediation at the Baptist Legacy Campus will address environmental conditions necessary to protect human health and support redevelopment,

which may include generator-related underground storage tanks, boiler-related impacts, PFAS associated with historic hospital operations, and former medical waste handling areas. All work will be conducted in accordance with approved cleanup plans and applicable federal and state regulations and constitutes eligible construction costs. All remediation activities funded under this grant constitute eligible construction costs necessary to protect human health and the environment and support future reuse. *Non-EPA-Funded: Not applicable*

| 3.b. Anticipated Project Schedule: | 3.c. Task/Activity Lead(s): | 3.d. Outputs |
|------------------------------------|-----------------------------|--|
| Q7 | QEP | ACM abatement (<i>Gibson priority site</i>) |
| Q9-Q11 | QEP | Hazardous and Petroleum cleanup (<i>Baptist priority site</i>) |

3.e. Cost Estimates: All cost estimates were developed based on an internal review of past winning grant applications, quotes received by the City for cleanup of priority sites, and past grant management experience.

| Project Tasks | | | | | | | |
|-----------------------|-----------------|--------------------|------------------|------------------|------------------|----------------------|--------------------|
| Budget Categories | Task 1 | Task 2 | Task 3 | Task 4 | Task 5 | Administrative Costs | Total |
| | Management | Outreach/Inventory | Assessments | Planning | Remediation | | |
| Direct Cost | Personnel | \$26,000 | \$11,700 | | | | \$37,700 |
| | Fringe | | | | | | |
| | Travel | \$5,900 | | | | | \$5,900 |
| | Equipment | | | | | | |
| | Supplies | | \$600 | | | | \$600 |
| | Contractual | \$43,750 | \$20,300 | \$244,000 | \$143,000 | | \$451,050 |
| | Construction | | | | | \$503,650 | \$503,650 |
| | Other | \$1,100 | | | | | \$1,100 |
| Total Direct | \$76,750 | \$32,600 | \$244,000 | \$143,000 | \$503,650 | | \$1,000,000 |
| Total Indirect | | | | | | | |
| BUDGET TOTAL | \$76,750 | \$32,600 | \$244,000 | \$143,000 | \$503,650 | | \$1,000,000 |

Task 1, Management, budget is \$76,750. This budget includes personnel contributions of \$26,000, based on 400 hours at a rate of \$65 per hour, and contractual services totaling \$43,750 for 250 hours at \$175 per hour. Travel expenses are \$5,900, accommodating two staff members for two flights at \$500 each; 6 hotel nights at \$225 per night, and 6 days of per diem at \$100 per day. Conference registration fees were estimated at \$1,100 (\$275 per conference for two people attending two conferences) and are included under the "Other Budget Category. Management funds will support a range of activities, including reporting (quarterly, annual, ACRES updates, and the final performance report), project planning, procurement processes, and participation in Brownfield Conferences. *City personnel administrative costs are \$0, less than 5% of the total budget.* The **Task 2, Outreach/Inventory** budget is \$32,600. This includes \$11,700 for personnel, calculated at 180 hours at a rate of \$65 per hour; \$600 for supplies, and \$20,300 for contractual services at a rate of \$175 per hour for 116 hours. These funds will cover activities such as planning and preparing for meetings, documenting meeting minutes, creating outreach materials, conducting community meetings, coordinating responses to community input, and updating site inventories. **Task 3, Assessments**, budget is \$244,000. This amount is entirely allocated to contractual services covering assessment tasks: \$6,000 for one Generic QAPP; \$63,000 for 14 Phase I ESAs at \$4,500 each; and \$175,000 for five Phase II ESAs at an *average* of \$35,000 each (includes SAPs). **Task 4, Planning**, budget totals \$143,000, and includes \$26,000 for four ABCAs at \$6,500 each; \$35,000 for two Cleanup Plans (with bid documents for Gibson and Baptist priority sites); and one Detailed Infrastructure Evaluation at Gibson for \$82,000. The \$503,650 cost estimate for **Task 5, Remediation**, includes removal of ACM from the Gibson priority site (12,000 SF of floor tile at \$7/SF, plus QEP oversight of \$10,000); and remediation of potential environmental concerns at the Baptist priority site including removal of a UST and petroleum impacted soil (\$195,000), medical wastes (\$50,000), PFAS (\$69,650); boiler-related impacts (\$70,000), and \$25,000 for QEP oversight. *Approximately 89% of the total budget is dedicated to site-specific work. Remediation costs are estimated to represent more than 50% of the total grant amount.*

3.f. Plan to Measure and Evaluate Environmental Progress and Results: The City will measure and evaluate environmental progress using a structured system that tracks milestones, deliverables, and outcomes for assessment, cleanup, and remediation activities. A project schedule will be used to monitor completion of key tasks, with regular status updates provided through monthly coordination with the QEP and biannual BAC meetings. Environmental progress will be measured by completion of Phase I and Phase II ESAs, acres assessed, cleanup and reuse planning documents, and remediation activities at priority sites. For remediation, progress will be tracked through completion of approved cleanup plans, implementation of remedial actions, acres remediated, and preparation of cleanup completion documentation to verify protection of human health and the environment. The City will track all required outputs and outcomes identified in the EPA-approved workplan and will submit quarterly progress reports to EPA, with project data entered and updated in ACRES. The City and QEP will review progress on a quarterly basis and take corrective action as needed if milestones or schedules require adjustment. This approach will ensure timely completion of project activities, accountability in use of grant funds, and measurable environmental and community benefits throughout the grant period. By the end of the grant period, the City will have completed Phase II investigations and cleanup at the Gibson School and Baptist Legacy Campus, documented protection of human health and the environment, and prepared both sites for safe, productive reuse. Additional TA brownfield properties will be assessed and prioritized, creating a pipeline of redevelopment-ready sites aligned with the City's adopted revitalization strategy.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE; Programmatic Capability – 4.a. Organizational Capacity, 4.b. Organizational Structure, 4.c. Description of Key Staff: Pensacola has a proven capacity to oversee complex grant tasks, manage programmatic, administrative, and financial requirements, and ensure successful project completion. Since December 2023, we have secured over \$50M in funding, including \$1M in Brownfields grants. The City's strong track

record with federal funding highlights effective program administration, financial oversight, and compliance, particularly in Brownfields redevelopment for housing, revitalization, and economic development. To ensure maximum redevelopment impact, the City Council adopted a policy in 2022 requiring Phase I assessments on any new property acquisitions. Pensacola's Brownfields Team is structured to ensure timely and efficient fund expenditure, meeting all technical, administrative, and financial requirements. The City has successfully completed two Brownfield grants—one on schedule, one within 65% of the timeline, and the current grant is ahead of schedule. The governance structure prioritizes community engagement, integrating public input through strategic planning and ensuring projects align with residents’ needs while supporting grant compliance and timelines.

Key staff members bring extensive expertise and experience for successful grant administration. **Project Director Deana Stallworth** has over 18 years of public sector experience, including four years with Pensacola and 14 years with Escambia County. Ms. Stallworth holds a degree from Florida A&M University and has aided in securing and administering over \$14M in grant funding. As Project Director, she will oversee all grant activities from award to closure, leveraging her expertise in project management and community engagement. **Financial Management** will be led by Senior Accounting Services Manager **Lakia McNeal**, a Certified Public Accountant with a Master’s in Accounting from the University of West Florida and over 11 years with the City. Ms. McNeal’s experience in complex financial reporting, compliance with federal requirements, and audits ensures oversight of grant funds, budgeting, and expenditure tracking. Environmental coordination will be managed by **Environmental Coordinator Katherine Kuhn**, a certified Master Naturalist with a background in land conservation, community outreach, and environmental program development. Ms. Kuhn will assist with technical management and regulatory coordination, ensuring compliance with environmental standards and alignment with community needs. Pensacola’s Brownfields Program is backed by a dedicated team with a strong track record in brownfield redevelopment . Our staff ensures the program's success of effective resource allocation and grant management, even in the event of staff turnover.

4.d. Acquiring Additional Resources: Pensacola recently managed the bidding and procurement process for the specialized engineering services required under this grant, while following EPA competitive procurement process to secure qualified consultants for the identified work. The process adhered to 2 CFR 200 and 2 CFR 1500 standards to select a QEP. A Request for Proposal (RFP) was publicly advertised in key newspapers and on Pensacola's website. In line with Florida Statute 787.06(13), the evaluation criteria promoted strong labor practices, local hiring, and procurement efforts to connect community members to potential employment opportunities through the Brownfield program.

Past Performance and Accomplishments – e. Currently Has or Previously Received an EPA Brownfields Grant: The City of Pensacola currently holds and has previously received EPA Brownfield Grants, demonstrating our effective grant management abilities. The table below outlines the current and previous grants awarded.

| (1) Accomplishments | | | | |
|--|-----------------------|-------------------------|---------------------------|--------------------------|
| Awarded Year | Amount Awarded | Percent Expended | Grant Type | Funding Type |
| FY2022 | \$376,000 | 82% | Community-wide Assessment | EPA-BIL |
| In 2022, the City of Pensacola, FL, received a Community-wide Assessment Grant for further work on the Westside project . Project outputs: 12 Phase I ESAs and 4 Phase II ESAs, and 1 Supplemental , which has assessed a total of 14 sites , including one at the Port of Pensacola that the City plans to clean up. By October 1, 2025, the project has been drawn down 82% with outcomes: 2.98 acres across five properties back to reuse. All outputs and outcomes have been accurately documented in ACRES , with additional work still underway. | | | | |
| FY2017 | \$200,000 | 100% | Clean-up | EPA-Hazardous |
| In 2017, the City of Pensacola, FL, received a Cleanup Grant for the Community Maritime Park project , a prime downtown waterfront site. The cleanup was executed in just 18 months, with the project outputs: removing 110 tons of contaminated marine pier piling and debris . Project outcomes: cleanup of a 35-acre property back reuse . The project’s output and outcomes were accurately reported in ACRES . Notably, this project was among the first submerged properties to receive EPA brownfields funding, and the City successfully leveraged support through the University of West Florida’s RLF grant (\$350,000) and the FDEP’s Targeted Brownfield Assessment funding (\$50,000). In September 2021, the Florida Wildlife Commission awarded the City \$2.5M to construct a public marina. The property now features a minor league baseball stadium, office buildings, a children’s park, a day-use marine area, and a public beach, offering fishing, kayaking, and water recreation opportunities for residents and visitors alike. | | | | |
| FY2013 | \$400,000 | 100% | Community-wide Assessment | EPA-Hazardous, Petroleum |
| In 2013, the City of Pensacola, FL, received a Community-wide Assessment Grant for the Westside project . Of the total grant funds, 85% (\$338,672) was allocated to assessment tasks and activities. Funds supported the project’s outputs: 16 Phase I ESAs and 9 Phase II ESAs . Based on an initial site inventory, along with insights from local property owners, commercial real estate professionals, the Chamber of Commerce, and the City, 29 of 48 identified sites were ultimately assessed . Immediate outcomes: 36.9 acres and 17 properties back to reuse . Several properties were successfully sold and redeveloped with all outputs and outcomes accurately reported in ACRES . | | | | |

(2) Compliance with Grant Requirements: The Community-wide Assessment Grant is on track to be completed by the end of its performance period in September 2026, if not sooner, in accordance with 2 CFR Part 200. **Past Assessment and Cleanup Grants, completed on schedule in 2016 and 1.5 years early in 2019, as well as the current grant, demonstrate the City’s consistent record of timely and acceptable quarterly performance, grant deliverables, and ongoing ACRES reporting.** All required quarterly and annual reports have been submitted on time, assessment data has been regularly entered and updated in ACRES as sites evolve, and all funds from previously awarded grants were fully expended within the performance period with all milestones and deadlines met.

THRESHOLD CRITERIA – CITY OF PENSACOLA, FLORIDA

(1) Applicant Eligibility

- a. The City of Pensacola, Florida, is a “General Purpose Unit of Local Government” as defined under 2 CFR § 200.1. This allows the City of Pensacola to be eligible to apply for an EPA Multipurpose Grant.
- b. The City of Pensacola is not exempt from Federal taxation under section 501(c)(4) of the IRC.

(2) Community Involvement

Community Engagement; 2.e. Prior/Ongoing Community Involvement: The City has meaningfully and continuously involved the Upper Westside community, specifically around the Gibson School and Baptist Legacy Campus, through the development and adoption of the June 12, 2025 Westside CRA Plan Update, which serves as the City’s operative revitalization framework for these priority brownfield sites. Community input is not advisory only; it has directly informed **site prioritization, assessment sequencing, cleanup approaches, and reuse planning decisions** and will continue to do so under this grant. The CRA Plan documents a sustained, multi-year engagement process beginning in 2023 that generated more than 2,000 total comments through in-person workshops, pop-up neighborhood events, stakeholder meetings, and a place-based interactive mapping tool, with feedback explicitly used to shape redevelopment priorities for both priority sites. Community input consistently identified the vacant Baptist Hospital campus and Gibson School as top neighborhood concerns and opportunities, with residents emphasizing the need for affordable housing, a full-service grocery store, neighborhood-serving retail, and safe public space, uses that are now embedded as the planned reuses for both sites in the adopted Plan. Engagement around these sites was iterative and decision-relevant, not procedural. The City conducted listening workshops, corridor-focused conversations along West Cervantes, and concept-testing sessions in which redevelopment scenarios of the priority sites were presented, evaluated, and refined based on resident feedback. The interactive map allowed participants to pin site-specific comments directly on the Baptist and Gibson properties, creating a documented spatial record of concerns about vacancy, blight, access to food, housing conditions, and loss of neighborhood anchors. These inputs were carried forward into formal concept testing, feasibility review, and implementation workshops, ensuring that community priorities for the Gibson School’s adaptive reuse and the Baptist Legacy Campus’s mixed-use redevelopment directly informed the final Plan recommendations adopted by City Council.

2.f. Project Involvement and 2.g. Project Roles: Pensacola has formed strategic partnerships and established a Brownfields Advisory Committee (BAC) composed of key community-based organizations and liaisons representing residents directly impacted by work in the TA. These partners will serve as conduits for engagement and play an active, decision-making role in site selection, cleanup, and reuse planning. The BAC is structured to reflect diverse neighborhood representation and will guide the program based on community-driven priorities. Community involvement has already led to tangible outcomes. The following table highlights current partners and their roles:

| Project Partner | Point of Contact | Project Role |
|--|--|---|
| Westside Development Board Mission: Revitalize through blight reduction, housing, and infrastructure improvements. | Victoria D'Angelo (vdangelo@cityofpensacola.com) | BAC member and liaison for CRA districts; will assist with community engagement, distribution of information, and decisions related to site selection, cleanup, and reuse. |
| Sanders Beach Neighborhood Association Mission: Environmental advocacy & neighborhood preservation. | Kelly Hagen (sandersbeachneighborhoodassoc@gmail.com) | Residential advocates already active in site selection and reuse visioning, who will continue engagement and feedback throughout the program. |
| Greater Little Rock Baptist Church Mission: Provide spiritual leadership, community support, and advocacy that strengthens neighborhood well-being and collective resilience. | Dr. Lonnie D. Wesley, III, (secretary@glrockbc.org) | Greater Little Rock Baptist Church will support meaningful community involvement in cleanup and reuse planning for the identified priority sites by serving as a trusted neighborhood anchor and outreach partner. The church will assist with resident engagement, dissemination of project information, hosting or supporting community meetings, and ensuring participation from historically underrepresented and vulnerable populations. Its role will focus on facilitating two-way communication between residents and project partners, supporting community-informed reuse discussions, and helping sustain long-term neighborhood engagement throughout cleanup and redevelopment activities. |
| University of West Florida Mission: support regional economic development, workforce readiness, and community resilience through education, research, and public-sector partnerships. | Alex Smith (asmith5@uwf.edu) | UWF will provide meaningful involvement in site selection, cleanup, and reuse planning for the identified priority sites by supporting community engagement, workforce alignment, and institutional coordination activities. UWF will assist with incorporating community and workforce considerations into cleanup planning discussions, supporting redevelopment and reuse strategy development, and aligning post-cleanup reuse outcomes with job training, education, and long-term economic development goals. |
| FloridaWest Economic Development Alliance Mission: Advance sustainable growth through business and redevelopment. | Danita Andrews (dandrews@floridawesteda.com) | BAC member and regional economic development group, involved in site selection and reuse strategies, particularly for job creation and property development. |

2.h.: Incorporating Community Input: Pensacola has a demonstrated, effective record of **meaningfully soliciting, considering, and responding to community input** through its Brownfields Program since 2013 and will apply the same proven approach to this grant. Under three prior EPA Brownfields grants, the City has used structured engagement methods to meaningfully solicit resident input, carefully consider that input in project decision-making, and respond by adjusting site prioritization, assessment sequencing, and reuse concepts—most notably

elevating affordable housing, health-supporting services, and hazard removal as community priorities. Building on this track record, the City will continue biannual public meetings at accessible neighborhood locations, supplemented by livestreaming, virtual platforms, and phone-based participation to ensure alternatives to in-person engagement. Structured opportunities for feedback on site conditions, environmental concerns, and redevelopment options will be provided, with all input reviewed, documented, and responded to through the Brownfields Advisory Committee (BAC), a standing body of residents and local organizations that plays a central role in refining priorities and reuse strategies. Project updates and clear responses to community input will be communicated through newsletters, email, and online postings to ensure transparency and accountability. Language access will be provided for Spanish (2%) and Mandarin/Cantonese speakers (2%), and outreach will continue to target residents living closest to the Gibson School, Baptist Legacy Campus, and other priority sites. Together, this layered, evidence-based engagement framework ensures community input is **meaningfully solicited, considered, and responded to** throughout assessment, cleanup, and redevelopment in the TA.

(3) Target Area

The **Upper Westside Target Area (TA)** is a **1,141-acre, 322-block** neighborhood located immediately west of downtown Pensacola and is synonymous with the City's Westside Community Redevelopment Area (CRA). The TA is precisely bounded by A Street, Lloyd Street Alley, and E Street on the east; Gimble and Pine Streets on the south; the L&N Railroad and City limits on the west; and the northern City limits.

(4) Affirmation of Brownfield Site Ownership

The City of Pensacola affirms that we own both priority sites and that both sites meet the CERCLA § 101(39) definition of a brownfield and is: a) not listed (or proposed for listing) on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

(5) Use of Grant Funds

The application includes clear commitments to complete all required Multipurpose Grant activities. Information can be found on the following pages:

1. **Completion of at least one Phase II Environmental Site Assessment:**
See page 11.
2. **Remediation of at least one site:**
See page 11.
3. **Development of an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site:**
 - If your community **already has** such a plan:
An overall revitalization plan that includes a feasible reuse strategy for both priority sites already exists.

(6) Expenditure of Existing Grant Funds

The City of Pensacola has an open assessment grant. Payments have been received, resulting in a drawn down of 99% for the cooperative agreement as of October 1, 2025. **Documentation Attached.**

(7) Contractors and Named Subrecipients

- **Contractors:** The City of Pensacola has elected to proceed with the selection of an environmental consulting and engineering firm (Contractor) to assist us with the preparation of the EPA Community-wide Assessment Grant proposal and to assist with the technical aspects of the implementation of the grant after it is awarded. In the solicitation of a firm, we followed our normal procedures for procuring professional services, EPA procurement procedures, and the fair and open competition requirements of the 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33 federal procurement standards. Our process includes the following:
 - Request for Proposal (RFP) documents prepared by the City's Finance and Public Works Departments and advertised locally and nationwide via the City's website and online service providers on September 4th, 2024.
 - The RFP was advertised for 30 days and listed the types of services needed: site characterization and assessment activities; community engagement support; cleanup, planning, and design remediation activities; grant writing and programmatic support; and other brownfield related duties.
 - The criteria of selection included cost, composition and qualifications of staff, and experience of services and projects.
 - The City of Pensacola received 4 submissions and 4 were considered. From the interested firms, Pensacola utilized a selection committee to rank proposals in a public, advertised meeting, with the highest scoring firm selected: PPM Consultants.
 - Firms Submitted and Considered:
 1. PPM Consultants, Inc.
 2. Ensafe, Inc.
 3. Stearns, Conrad & Schmidt, Consulting Engineers
 4. Nova Engineering and Environmental
 - The City negotiated a contract with the selected firm, which included cost estimates for project tasks.
 - **Attached: RFP Solicitation, RFP Addendum, Notice of Intent, Contract**
- **Named Sub recipients:** Not Applicable