



Brian L. Barroso
City Manager
City of Key West



THE CITY OF KEY WEST
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EPA Brownfield Multipurpose Grant Application Information Sheet

(1) Applicant Identification: City of Key West

(2) Website URL: <https://www.cityofkeywest-fl.gov>

(3) Funding Requested

a. Grant Type: Multipurpose

b. Federal Funds Requested: \$725,550.00

(4) Location

City: Key West

County: Monroe County

State: Florida

(5) Target Area(s) and Priority Brownfield Site(s)

Target Area:

Bahama Village and Truman Waterfront area, City of Key West, Florida

Priority Brownfield Site(s):

Former Keys Energy Diesel Plant, consisting of three contiguous City-owned parcels:

- 100 Angela Street, Key West, Florida
- 101 Geraldine Street, Key West, Florida
- 709 Fort Street, Key West, Florida

(6) Contacts

a. Project Director

Name: Doug Bradshaw

Title: Director of Engineering

Phone: 305-809-3828

Email: doug.bradshaw@cityofkeywest-fl.gov

Mailing Address:

City of Key West

1300 White Street

Key West, Florida 33040

Key to the Caribbean – Average yearly temperature 77° F.

b. Chief Executive / Highest-Ranking Elected Official

Name: Danise Henriquez
Title: Mayor, City of Key West
Phone: 305-809-3840
Email: danise.henriquez@cityofkeywest-fl.gov
Mailing Address:
City of Key West
1300 White Street
Key West, Florida 33040

(7) Population: The City of Key West has an estimated population of approximately 26,333 residents.

(8) Other Factors

Information on the Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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).	N/A
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
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.	N/A
The target area is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

(9) Letter from the State or Tribal Environmental Authority: A letter from the Florida Department of Environmental Protection acknowledging the City of Key West’s intent to apply for FY26 EPA Brownfields Multipurpose Grant funding is included as a separate attachment.

(10) Releasing Copies of Applications: The City of Key West understands that copies of applications submitted under this funding opportunity may be made publicly available on EPA’s Office of Brownfields and Land Revitalization website or other public website. This application does not include confidential business information (CBI) or trade secrets.

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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 7, 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 Key West'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 Ryenne Hathaway, the Southeast District Brownfields Coordinator, at (561) 681-6614 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

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

Scott Sweeney, Environmental Manager
Brownfields and CERCLA Site Screening Section

SS/jc
cc:

Carolyn Sheldon, City of Key West – csheldon@cityofkeywest-fl.gov
Ryenne Hathaway, DEP Southeast District – ryenne.hathaway@floridadep.gov

EPA Brownfield Multipurpose Grant Narrative

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

At the western edge of historic Bahama Village, where residential streets meet the Truman Waterfront and some of the City's most visible public amenities, the former Keys Energy Diesel Plant has stood dormant for decades. Bahama Village is one of Key West's oldest neighborhoods, with cultural roots dating back to the 1800s and a long history as a close knit, working community central to the city's maritime and cultural identity. Once a critical component of Key West's energy infrastructure, the site now represents one of the most prominent remaining barriers to revitalization in a land constrained island community. Despite sustained public investment and repeated community driven planning efforts, the Diesel Plant remains inactive due to unresolved environmental conditions associated with more than a century of industrial and utility operations.

The City of Key West has designated the former Diesel Plant and its immediate surroundings as the target area for this Brownfield Multipurpose Grant. The site lies within the Bahama Village Community Redevelopment Area, a 12 block historic district supported by a dedicated tax increment financing program established to eliminate blight, preserve cultural resources, and catalyze reinvestment in underutilized properties. Bahama Village is home to approximately 1,500 residents, many employed in service and tourism sectors, with median household incomes well below the citywide average and limited access to surplus land for new development. Continued vacancy of this centrally located municipally owned site conflicts with City Comprehensive Plan policies prioritizing infill redevelopment, adaptive reuse of historic structures, and reinvestment within existing developed areas.

The primary brownfield challenge is a former power generation facility burdened by legacy contamination and hazardous building materials. Beginning in the 1880s, the site operated as a manufactured gas plant and later as an electric power generation facility through the mid twentieth century. Environmental investigations document asbestos containing materials and lead based paint within the buildings, contaminated soils impacted by petroleum related constituents, metals, and polycyclic aromatic hydrocarbons, and subsurface features including former generator pits. Although later petroleum discharges were addressed under state oversight and a conditional closure was issued in 2016, contamination beneath the building footprint and hazardous materials within the structures remain unremediated, creating significant environmental and regulatory barriers to reuse.

In a neighborhood with limited land availability and long standing exposure to industrial uses, these conditions contribute to physical blight, disrupt connectivity between Bahama Village and the Truman Waterfront, and impede private reinvestment. EPA Brownfield Multipurpose Grant funding will address these challenges through coordinated cleanup and reuse planning, with remediation implemented as a prerequisite to redevelopment. By protecting public health and reducing environmental risk, the project will return a highly visible, municipally owned site to productive use and advance long standing revitalization objectives for this historic district.

b. Description of the Priority Brownfield Site(s)

The target area contains a single priority brownfield site, the former Diesel Plant, comprising three contiguous City-owned parcels totaling approximately 0.78 acres and improved with interconnected historic industrial structures totaling approximately 13,300 square feet. The site is located at 100 Angela Street, 101 Geraldine Street, and 709 Fort Street and has been

wholly owned by the City of Key West since 2017. The City of Key West affirms that it holds fee simple title to the subject brownfield site and will retain ownership throughout the grant period in accordance with CERCLA Section 101(39) eligibility requirements. The City acquired the property following documented environmental due diligence, did not cause or contribute to site contamination, and qualifies as a non-responsible party, with petroleum-related impacts subject to a Florida Department of Environmental Protection Site Rehabilitation Completion Order with Conditions issued to the former operator in 2016. Activities conducted under this grant will implement adopted Comprehensive Plan goals related to historic preservation, mixed-use redevelopment, and reinvestment within the Bahama Village area through site-specific cleanup and reuse planning. The Florida Department of Environmental Protection has formally acknowledged and expressed support for the City's EPA Brownfield Multipurpose Grant application, confirming consistency with state brownfields policies and coordination with ongoing site rehabilitation oversight. According to FEMA mapping, the site is located in Flood Zone X (0.2 percent annual chance flood hazard) and is not within a federally designated flood plain.

Historic site operations included diesel generators, boilers, underground piping, cooling pits, and multiple aboveground storage tanks. Environmental investigations conducted between the early 1990s and 2015 addressed petroleum-related impacts but did not remediate contamination beneath building slabs or within generator pits, nor did they include abatement of hazardous building materials. The buildings contain regulated quantities of asbestos-containing materials, estimated at approximately 2,250 square feet of affected building materials, as well as lead-based paint exceeding federal thresholds. These unresolved conditions continue to impede redevelopment and require a coordinated EPA-funded cleanup approach.

The Diesel Plant is prioritized due to its prominent location, historic significance, and physical position between a residential neighborhood and major public waterfront amenities. Cleanup is necessary to eliminate health and safety risks and enable adaptive reuse with long-standing community priorities.

c. Identifying Additional Sites

If Multipurpose Grant funds remain following completion of activities at the former Diesel Plant, the City of Key West will identify additional brownfield sites within the target area using a plan-driven screening process informed by adopted redevelopment plans, zoning and historic land use information, interdepartmental coordination, and community input. Additional sites will be prioritized based on municipal ownership or site access, known or suspected environmental concerns, proximity to the priority site and other public investments, consistency with adopted plans, and the potential for limited assessment or cleanup activities to remove barriers to reuse.

Revitalization of the Target Area

d. Overall Plan for Revitalization

An adopted overall plan for revitalization of brownfield sites within the target area does not currently exist. A primary objective of this Multipurpose Grant is to develop an overall revitalization plan for the former Diesel Plant that integrates environmental cleanup with a feasible, community-supported reuse strategy.

Prior planning efforts provide important context for revitalization of the site. The Bahama Village Visioning and Capital Projects Work Plan identifies adaptive reuse of the former Diesel Plant as a long-term community priority tied to neighborhood revitalization and cultural preservation. Separately, the Truman Waterfront Cultural Master Plan recognizes the Diesel

Plant's strategic location at the park edge and its potential to support cultural, educational, and community-serving uses while improving physical and programmatic connections between Bahama Village and the Truman Waterfront. However, neither plan included site-specific environmental cleanup or produced an implementable reuse strategy due to unresolved contamination and hazardous building materials, underscoring the need for EPA grant funding to integrate cleanup with actionable reuse planning.

The City of Key West has undertaken multiple documented efforts to advance redevelopment of the Diesel Plant between 2019 and 2022, including issuance of requests for proposals and solicitation of private partners. These efforts did not result in redevelopment because unresolved contamination, hazardous materials, and deteriorated structures materially increased redevelopment risk. The BVCRA has formally designated the Diesel Plant as its top capital priority, underscoring its strategic importance to neighborhood revitalization and the need for public-sector leadership to overcome market failure.

EPA Brownfield Multipurpose Grant funding will enable the City to perform environmental cleanup and develop a formal revitalization plan in coordination with future tenants and community stakeholders. The plan will define reuse scenarios, phasing, infrastructure requirements, and financial assumptions, including consideration of documented FEMA flood conditions, and will guide cleanup decisions to ensure remediation is appropriately scoped to the selected reuse. This integrated approach will reduce redevelopment risk, expand the pool of viable partners, and establish a clear, implementable pathway for long-term reuse consistent with the surrounding neighborhood and waterfront context. The proposed revitalization approach is supported by the Florida Department of Environmental Protection, which has affirmed that EPA Brownfields funding will complement state brownfields oversight and redevelopment efforts.

e. Outcomes and Benefits of Overall Plan for Revitalization

Development of an overall revitalization plan through this grant will establish an actionable framework to return a site that has remained underutilized for more than six decades to productive use. In a land-constrained island city, reuse of the former Diesel Plant represents one of the few remaining opportunities to support economic activity, community-serving amenities, and historic preservation without displacement. As one of the largest City-owned sites within the Bahama Village redevelopment area, the site is uniquely positioned to advance these objectives.

By integrating cleanup with reuse planning, the plan will identify feasible redevelopment scenarios, phasing strategies, and infrastructure needs that position the site for reinvestment following remediation. Cleanup activities will eliminate hazardous building materials and contaminated soils, reduce public health and safety risks, and remove uncertainty that has deterred redevelopment. These outcomes directly advance Comprehensive Plan goals to strengthen neighborhood-serving economic activity, preserve historic resources as community assets, and improve connectivity between residential areas and public waterfront amenities. Consistent with goals identified in the Truman Waterfront Cultural Master Plan, redevelopment of the Diesel Plant will support activation of the park edge and enhance pedestrian connectivity between Bahama Village and the Truman Waterfront.

The revitalization plan will guide rehabilitation of the historic structures for community-serving uses that generate jobs, support local businesses, and complement public investment in the adjacent Truman Waterfront. These uses may include cultural, educational, and small-scale commercial activities identified through the planning process that align with community priorities and do not displace existing residents. Collectively, these outcomes will reduce blight,

improve neighborhood connectivity, enhance resilience, and demonstrate how targeted brownfields investment can unlock high-impact reuse in land-limited coastal communities.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

Reuse of the former Diesel Plant requires environmental cleanup that cannot be advanced absent EPA Brownfields funding. Grant funds are needed to abate hazardous building materials and subsurface contamination, and stabilize site conditions, which are prerequisites to reuse and to attracting additional public and private investment. Without completion of cleanup, the site remains ineligible for meaningful redevelopment financing or partnership interest.

Upon completion of EPA-funded cleanup, the City anticipates leveraging BVCRA capital funds to support stabilization and phased rehabilitation of the historic structures, as well as future public or nonprofit investment identified through a competitive partner solicitation. Cleanup will materially reduce redevelopment risk, expanding the pool of viable partners and improving the feasibility of securing additional funding sources for rehabilitation and long-term reuse. EPA funding will therefore serve as the catalytic investment that unlocks subsequent capital, allowing limited local resources to be deployed strategically and advancing a feasible, market-supported reuse strategy for the priority site.

The City of Key West will manage post-cleanup planning, regulatory compliance, and long-term stewardship through its Planning, Engineering, BVCRA, and Property Management staff, ensuring coordination between remediation activities and future reuse implementation.

g. Use of Existing Infrastructure

The project will leverage existing infrastructure at the former Diesel Plant, including three historic masonry buildings totaling approximately 13,300 square feet, existing utility connections, and established roadway access from Geraldine and Angela Streets, all served by municipal water, sewer, and electrical systems, minimizing the need for new utility extensions. Grant funded cleanup will enable safe reuse of this infrastructure by addressing hazardous building materials and subsurface contamination within the existing footprint, allowing preservation and rehabilitation rather than demolition. Any additional infrastructure upgrades needed to support reuse will be completed through subsequent City and BVCRA investment following cleanup completion.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

The target area is located within a small, geographically isolated coastal community with limited capacity to independently fund environmental cleanup and redevelopment of complex brownfield sites. Key West has a permanent population of 26,444, and the census tract containing the priority site includes fewer than 3,000 residents. The City's island geography constrains its tax base and drives elevated infrastructure and construction costs, while limiting access to alternative funding sources for environmental remediation. Community redevelopment priorities are communicated through the Bahama Village Redevelopment Advisory Committee (BVRAC), which serves as the citizen advisory body to the BVCRA and has advanced long-term neighborhood priorities through the adopted Bahama Village Visioning and Capital Projects Work Plan, as well as through District 6 community meetings led by Commissioner Aaron Castillo, where the BVCRA Manager regularly reports on redevelopment activities and solicits stakeholder input.

Although the target area is not designated as disadvantaged under federal screening tools,

residents experience substantial affordability pressures related to housing, insurance, and cost of living, limiting the City's ability to allocate local funds to complex brownfield cleanup. Environmental contamination at the former Diesel Plant has remained unaddressed for decades because cleanup costs and associated redevelopment risks exceed what can reasonably be supported through municipal revenues or private investment. Total rehabilitation of the historic Diesel Plant is estimated to cost upwards of \$14.5 million, far exceeding local redevelopment capacity, particularly given additional regulatory requirements associated with historic structures.

While the BVCRA generates approximately \$1 to \$1.3 million annually through tax increment financing and has designated the Diesel Plant as its top redevelopment priority, these limited revenues must be allocated across multiple concurrent capital obligations identified in the adopted Visioning and Capital Projects Work Plan, including health, housing, community facility, and infrastructure investments totaling tens of millions of dollars. As a result, BVCRA funds alone are insufficient to advance environmental remediation or meaningfully leverage private or nonprofit investment until cleanup is completed and redevelopment risk is reduced. To date, the presence of hazardous building materials and subsurface contamination has deterred viable partners from investing at this scale.

This grant addresses a critical community need by providing the resources necessary to remediate contamination, complete reuse planning, and remove environmental barriers that have stalled redevelopment. EPA Brownfields funding will support cleanup and planning activities that the City and BVCRA cannot otherwise fund, enabling phased reinvestment, repositioning the site for productive reuse, and allowing limited local resources to leverage future public and private capital while reducing long-term public health, safety, and fiscal burdens associated with maintaining a contaminated, vacant property.

b. Health or Welfare of Sensitive Populations

The target area includes sensitive populations affected by the long term presence of a vacant, contaminated industrial site, including older adults, children, and families in adjacent residential areas. Census data indicate a higher concentration of older adults, with approximately 28 percent of residents over age 65. The site's proximity to public spaces and pedestrian corridors connecting to Bahama Village increases the potential for incidental exposure and physical safety risks. Phase I environmental investigations document deteriorated structures, contaminated soils, and subsurface features that present elevated risks of exposure and injury, particularly for older adults, children, and individuals with underlying health conditions. The proposed grant will mitigate these risks by securing and stabilizing the site and removing hazards, improving safety while reuse planning guides future uses toward publicly accessible, community serving functions that support neighborhood wellbeing.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Site-specific health outcome data directly linking disease incidence to the former Diesel Plant are not available; however, documented site conditions present recognized risk factors for adverse health effects. Identified contaminants include asbestos containing materials, lead based paint, and contaminated soils from historic industrial operations, which EPA and public health authorities associate with respiratory, neurological, and other chronic health impacts when exposure pathways exist. The proposed grant will reduce these risks by eliminating exposure pathways through hazardous materials abatement, soil remediation, and stabilization of subsurface features, thereby reducing potential exposure to airborne fibers, contaminated dust, and impacted media while grant funded reuse planning and community engagement support health protective reuse scenarios and resident awareness of risk reduction measures.

d. Economically Impoverished/Disproportionately Impacted Populations

The target area includes populations that have borne long-term environmental and redevelopment burdens of historic industrial and governmental operations, including decades of exposure to a vacant, contaminated municipal utility site immediately adjacent to residential areas and public spaces. Although the census tract containing the Diesel Plant is not formally designated as disadvantaged under federal screening tools, economic vulnerability is pronounced. The census block containing the site has a low to moderate income rate of approximately 63.5 percent, among the lowest in the City, with adjacent blocks exhibiting similarly elevated LMI rates. Countywide conditions further exacerbate local vulnerability. According to the United for ALICE report, approximately 45 percent of households in Monroe County fall below the ALICE Threshold, meaning they earn above the federal poverty level but cannot afford the basic cost of living due to high housing, insurance, and transportation costs.

Phase I Site Assessment findings document long-standing contamination and deteriorated site conditions that have created long-term public health and redevelopment burdens on nearby residents living adjacent to an inaccessible property with limited prospects for private remediation. These economic and environmental constraints are reinforced by the presence of historic structures and associated regulatory requirements, which increase cleanup complexity and redevelopment risk. This grant will reduce long-standing environmental barriers by removing hazards, eliminating exposure pathways, and enabling cleanup and reuse planning that supports community-serving redevelopment of a City-owned site, ensuring revitalization benefits accrue to residents most affected by long-term contamination and economic strain.

Community Engagement

e. Prior/Ongoing Community Involvement

The City of Key West has conducted sustained, site-specific community engagement focused on the former Diesel Plant, including multiple publicly noticed meetings held in early 2022 to inform redevelopment decisions. Engagement activities included an in-person public town hall on February 9, 2022, at the Frederick Douglass Gym Annex, attended by Bahama Village residents and stakeholders, with documented sign-in sheets and written public comments. To broaden access, the City also hosted two virtual public meetings on February 14, 2022, and March 3, 2022.

During these meetings, City staff presented site history, environmental conditions, and preliminary adaptive reuse concepts, followed by facilitated discussion and public comment. Community feedback consistently emphasized the need to remediate environmental contamination, preserve the historic structures, avoid traffic and parking impacts, and prioritize community-serving uses over purely commercial development. Frequently cited desired uses included public market space, cultural and educational facilities, workforce and hospitality training, and amenities that complement the adjacent Truman Waterfront without increasing neighborhood impacts.

Input from these engagement activities is documented through meeting summaries, comment records, and sign-in sheets and directly informed the City's decision to pursue EPA Brownfields funding as a prerequisite to redevelopment. Community priorities expressed through these processes continue to guide cleanup objectives, reuse planning, and the City's phased approach to revitalization of the site. These community engagement activities were conducted prior to submission of this application and directly informed site prioritization, cleanup sequencing, and the City's decision to pursue an EPA Brownfield Multipurpose Grant to address environmental barriers identified by residents and stakeholders.

f. Project Involvement & g. Project Roles

The City of Key West is the owner of the former Diesel Plant and will serve as the lead applicant and grant recipient for the EPA Brownfield Multipurpose Grant. The City is responsible for procurement and contracting of all cleanup-related work, issuance of competitive solicitations, and compliance with EPA grant requirements. City Engineering staff will lead cleanup implementation, including contractor procurement, development and refinement of cleanup scopes, coordination with regulatory agencies, and day-to-day management of remediation activities. The City will also procure a consultant to advance the Revitalization Plan and issue a competitive Request for Proposals for a partner lessee following cleanup.

Final policy, funding, and contractual authority rests with the City Commission, acting as the governing board of the BVCRA. The City Commission approves acceptance of EPA funds, major contracts, expenditures of tax increment financing revenues, and long-term reuse and leasing arrangements for the site in publicly noticed meetings. The BVCRA Manager will lead the partner lessee Request for Proposals and oversee preparation and implementation of the Revitalization Plan, coordinating with Engineering, Planning, and other City departments to align cleanup with reuse objectives, zoning and Comprehensive Plan consistency, and community priorities, and to ensure that reuse planning is informed by prior community visioning efforts and area-wide cultural planning while remaining flexible to accommodate community input and market feasibility following cleanup.

The BVRAC is a City-appointed citizen advisory board that provides community oversight through regular public meetings with monthly updates and recommends projects from the community perspective. Broader community engagement will occur through District 6, which encompasses the Bahama Village CRA and hosts monthly public meetings led by Commissioner Aaron Castillo, where the CRA Manager reports progress and solicits feedback throughout cleanup, planning, and reuse.

Prospective reuse partners will be engaged through future competitive processes. The Key West Art and Historical Society, previously selected as a partner lessee, continues to express interest in rehabilitation of the Diesel Plant based on its historic significance and has committed to advising the City on historic restoration and long-term stewardship following cleanup. Private sector coordination will include outreach to the business community, including the Rams Head Group, which manages programming at the City Amphitheater approximately 1,000 feet from the site and has committed to promoting the redevelopment opportunity through coordination with the Key West Chamber of Commerce and the Key West Mom and Pops Initiative. Naval Air Station Key West, located adjacent to the BVCRA, will participate in redevelopment planning to ensure land use compatibility and coordination with base operations throughout cleanup and reuse.

h. Incorporating Community Input

The City of Key West and the BVCRA will use established public processes and targeted neighborhood outreach to communicate project progress and incorporate community input throughout cleanup and reuse of the former Diesel Plant, with a focus on Bahama Village residents, directly affected neighbors, and partner organizations. Community engagement will occur through multiple complementary forums, including BVCRA processes and District 6 community meetings led by Commissioner Aaron Castillo, where the BVCRA Manager regularly reports project updates and solicits feedback.

Project updates and decision points will be presented through regularly scheduled BVCRA Board and City Commission meetings, which are publicly noticed and accessible in

person and virtually. These forums will address cleanup progress, design milestones, reuse concepts, funding actions, and selection of contractors or future tenants. Agenda materials, staff reports, and presentations will be posted in advance to support informed public comment. District 6 meetings will supplement these formal proceedings by providing a neighborhood-based venue for discussion and feedback throughout cleanup, planning, and reuse.

To supplement in-person participation, the City and BVCRA will maintain project-specific online updates through City and BVCRA websites, including plain-language progress summaries, schedules, upcoming actions, links to planning materials, and project staff contact information for written or verbal input. Targeted neighborhood outreach will occur at key milestones, including initiation of cleanup, presentation of reuse concepts, and issuance of tenant solicitations, using direct notifications and partner communication channels to reach nearby residents and businesses.

Community input will be formally solicited through structured public comment at publicly noticed BVCRA Board and City Commission meetings and through written submissions. Staff will document key themes raised by residents and stakeholders and explicitly incorporate this input into recommendations related to cleanup scope, phasing, construction mitigation, reuse criteria, and tenant selection. Community input has already influenced the project by reinforcing the need to complete environmental cleanup prior to reuse, prioritize preservation of historic structures, avoid traffic and parking impacts on surrounding residential streets, and focus reuse planning on community-serving and cultural uses rather than intensive commercial development. Follow-up summaries will document how input influenced decisions and identify outstanding issues, ensuring a transparent feedback loop and ongoing community engagement throughout the grant period.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs

Task 1. Community Engagement

a. Project Implementation

EPA-funded tasks/activities: The City of Key West will conduct two structured, publicly noticed community engagement meetings focused on the former Keys Energy Diesel Plant. Activities will include meeting planning, public notice, facilitation, documentation of public comments, and preparation of a consolidated summary report and presentation. Engagement will build on prior outreach and focus on cleanup activities, reuse priorities, and phasing considerations.

Non-EPA grant resources needed to carry out tasks/activities, if applicable: City staff time for coordination, meeting notice, and participation.

b. Anticipated Project Schedule: Months 1 to 6 of the grant period.

c. Task/Activity Lead: City of Key West Planning Department and BVCRA staff.

d. Outputs: Two publicly noticed community engagement meetings conducted; one written summary documenting public comments and priorities; one presentation package prepared and posted online.

Task 2. Reuse Plan and Market Study

a. Project Implementation

EPA-funded tasks/activities: The City will procure professional services to prepare a site-specific reuse plan supported by a market study for the Diesel Plant. Work will evaluate feasible reuse scenarios, market demand, phasing options, and consistency with community priorities and zoning. Schematic-level reuse drawings will be developed to support integration of cleanup and

redevelopment planning.

Non-EPA grant resources needed to carry out tasks/activities, if applicable: City staff coordination and review; future CRA funding for implementation.

b. Anticipated Project Schedule: Months 4 to 12 of the grant period.

c. Task/Activity Lead: City of Key West Planning Department and BVCRA staff.

d. Outputs: One site-specific reuse plan; one market study evaluating feasible reuse scenarios and phasing; schematic-level reuse drawings supporting cleanup-to-reuse integration.

Task 3. Environmental Drawings

a. Project Implementation

EPA-funded tasks/activities: The City will procure environmental and engineering professionals to prepare construction-level environmental drawings to support cleanup implementation. Drawings will address asbestos and lead abatement, soil excavation and disposal, subsurface pit remediation, and site-specific cleanup requirements consistent with regulatory approvals and land use controls.

Non-EPA grant resources needed to carry out tasks/activities, if applicable: City staff oversight and coordination with regulatory agencies.

b. Anticipated Project Schedule: Months 10 to 16 of the grant period.

c. Task/Activity Lead: City of Key West Engineering and Environmental staff.

d. Outputs: One complete set of environmental cleanup construction drawings; site-specific drawings addressing asbestos and lead abatement, soil excavation, and subsurface pit remediation.

Task 4. Permit Allowance

a. Project Implementation

EPA-funded tasks/activities: EPA funds will be used to cover required permit fees associated with environmental cleanup activities, including building, environmental, and site work permits necessary to implement abatement and remediation.

Non-EPA grant resources needed to carry out tasks/activities, if applicable: City coordination with permitting authorities.

b. Anticipated Project Schedule: Months 14 to 18 of the grant period.

c. Task/Activity Lead: City of Key West Engineering and Building Departments.

d. Outputs: Required permits issued to implement environmental cleanup activities.

Task 5. Mobilization and Contractor Fee

a. Project Implementation

EPA-funded tasks/activities: The City will procure a qualified environmental remediation contractor. EPA funds will support contractor mobilization, site preparation, health and safety planning, and general conditions required to initiate cleanup work.

Non-EPA grant resources needed to carry out tasks/activities, if applicable: City procurement and contract management staff.

b. Anticipated Project Schedule: Months 16 to 20 of the grant period.

c. Task/Activity Lead: City of Key West Engineering Department.

d. Outputs: One executed remediation construction contract; one approved site-specific health and safety plan; contractor mobilized and prepared to initiate cleanup.

Task 6. Abatement and Site Remediation

a. Project Implementation

EPA-funded tasks/activities: The City will complete environmental cleanup at the Diesel Plant site, including abatement of asbestos-containing materials and lead-based paint within existing

structures, excavation and remediation of contaminated soils, remediation of subsurface pits, and site stabilization. All work will be performed in accordance with approved plans, permits, and applicable regulatory requirements.

Non-EPA grant resources needed to carry out tasks/activities, if applicable: Future CRA funding for structural rehabilitation following cleanup.

b. Anticipated Project Schedule: Months 18 to 36 of the grant period.

c. Task/Activity Lead: City of Key West Engineering and Environmental staff.

d. Outputs: Abatement of asbestos-containing materials and lead-based paint within existing structures; excavation and remediation of contaminated soils and subsurface pits; completion of EPA-funded cleanup activities at one brownfield site; cleanup documentation sufficient to support site reuse and redevelopment.

e. Cost Estimates

Budget Categories		Project Tasks (\$)						Total
		Task 1: Community Engagement	Task 2: Reuse Plan/ Market Study	Task 3: Environmental Drawings	Task 4: Permit Allowance	Task 5: Mobilization & Contractor Fee	Task 6: Abatement & Site Work	
Direct Costs	Personnel							\$0
	Fringe Benefits							\$0
	Travel							\$0
	Equipment							\$0
	Supplies							\$0
	Contractual	\$32,000	\$38,000	\$46,000				\$116,000
	Construction				\$17,250	\$57,500	\$500,250	\$575,000
	Other							\$0
Total Direct Costs		\$32,000	\$38,000	\$46,000	\$17,250	\$57,500	\$500,250	\$691,000
Indirect Costs							\$34,550	\$34,550
Total Budget		\$32,000	\$38,000	\$46,000	\$17,250	\$57,500	\$500,250	\$725,550

f. Plan to Measure and Evaluate Environmental Progress and Results

The City of Key West will track and evaluate progress toward expected outputs and outcomes using a structured project management and reporting framework consistent with EPA Order 5700.7 and Brownfields grant requirements. A task-based tracking system aligned with the approved workplan, budget, and schedule will monitor activity completion, deliverables, and expenditures throughout the grant period.

Progress toward outputs will be measured through quantifiable deliverables, including the number of community engagement meetings conducted, completion of a site-specific reuse plan and market study, preparation of environmental construction drawings, issuance of required permits, execution of remediation contracts, and completion of cleanup activities at the priority brownfield site. Outputs will be documented through meeting records, reports, plans, permits, contractor submittals, and cleanup documentation and reviewed by City project managers prior to submission to EPA.

Progress toward environmental and programmatic outcomes will be evaluated by documenting elimination of exposure pathways through abatement of hazardous building materials, remediation of contaminated soils and subsurface features, and increased site readiness for reuse, as demonstrated by reduced environmental risk and establishment of conditions necessary to support subsequent investment and community-serving redevelopment. The City will also track leveraged resources, including BVCRA investments and partner participation, to demonstrate progress toward longer-term reuse outcomes.

The City will report progress to EPA through required quarterly and annual reports, including performance measures, financial status reports, and updates on outputs and outcomes. This approach ensures accountability, transparency, and continuous evaluation of project performance from initiation through cleanup completion and post-remediation readiness for redevelopment.

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

The City of Key West has the organizational capacity, systems, and experience to manage the technical, administrative, and financial requirements of an EPA Brownfield Multipurpose Grant. The City currently administers 22 active federal assistance agreements and has demonstrated consistent compliance with federal requirements related to planning, budgeting, procurement, monitoring, reporting, and closeout. The City's most recent Single Audit, for FY 2024, resulted in an unmodified opinion with no findings, confirming the effectiveness of its internal controls and grant management practice.

a. Organizational Capacity & b. Organizational Structure

Grant implementation will utilize the City's established grants administration framework, which integrates programmatic oversight, financial controls, and compliance monitoring across departments. Centralized grant management procedures ensure timely expenditure of funds, adherence to approved workplans and budgets, and compliance with applicable federal requirements, including 2 CFR Part 200. Financial management, procurement, and reporting functions are coordinated among the Finance Department, Grants Administration, and implementing departments to maintain audit readiness and segregation of duties.

Project implementation is organized around clearly defined departmental roles under City governance and BVCRA oversight. Cleanup implementation will be overseen by the City's Director of Engineering and Project Director, Doug Bradshaw, who brings more than 30 years of experience in civil and environmental engineering, regulatory compliance, and capital project delivery, including prior experience supporting remediation at petroleum-contaminated sites. City Engineering staff will lead contractor procurement, development of cleanup scopes, regulatory coordination, and day-to-day oversight of remediation activities. Planning and Community Redevelopment staff, led by the BVCRA Manager, will lead reuse planning and community engagement and ensure consistency with zoning, the Comprehensive Plan, and the adopted Revitalization Plan. Property Management staff will support site access and long-term stewardship following cleanup.

c. Description of Key Staff

Grant administration will be led by the City's Senior Grants Administrator, Carolyn Sheldon, who has more than 15 years of experience managing federal assistance agreements and ensuring compliance with programmatic and financial requirements. Her responsibilities include financial tracking, grant reporting, coordination with EPA, and internal compliance review. Cleanup implementation will be overseen by the City's Director of Engineering and Project Director, Doug Bradshaw, who has more than 30 years of public and private sector experience in civil and environmental engineering. His experience includes remediation at more than 100 petroleum-contaminated sites, support for Phase I and Phase II environmental assessments, and oversight of soil and groundwater remediation, underground storage tank removal, and contaminated piping cleanup. In his current role, he directs the City's Engineering Department and oversees contractor procurement, regulatory coordination, and construction management for complex infrastructure and environmental projects. Planning and community redevelopment

activities will be led by the BVCRA Manager, Karen Wilman, a registered architect with more than 26 years of experience in redevelopment, design, and implementation of complex public and private projects. She brings extensive experience administering competitive Requests for Proposals, coordinating multidisciplinary consultant teams, and advancing projects from planning through execution. In her role as BVCRA Manager, she oversees redevelopment strategy, partner selection, and implementation of adopted revitalization plans to ensure alignment with zoning, community priorities, and long-term stewardship objectives. Property Management staff will support long-term site management and leasing coordination following cleanup.

d. Acquiring Additional Resources

The City will obtain additional technical expertise through competitive procurement processes consistent with 2 CFR Part 200 and City procurement policies. Environmental consultants, engineers, planners, and remediation contractors will be procured as contractors under defined scopes of work and deliverables, and performance will be monitored through contract administration procedures, milestone reviews, and deliverable approvals to ensure technical quality, schedule compliance, and cost control.

Past Performance and Accomplishments

f. Has Not Previously Received an EPA Brownfields Grant

The City of Key West has not previously received an EPA Brownfield Multipurpose, Assessment, Revolving Loan Fund, Cleanup (MARC), or Section 128(a) State and Tribal Response Program grant and therefore has no prior Brownfields grant performance to report in ACRES.

The City has extensive experience administering and successfully closing federally funded assistance agreements with comparable administrative, financial, and reporting requirements. During the current fiscal year, the City has closed multiple federal and federally funded passthrough grants, including the Patrick Leahy Bulletproof Vest Partnership Program, a HUD Housing Opportunities for Persons With AIDS renewal grant, and FDOT-administered federal programs. Where formal closeout documentation is issued, grants have been closed with final acceptance letters and without compliance issues.

Additional federal projects are currently in the closeout phase, including a Department of Defense Office of Local Defense Community Cooperation wastewater treatment plant resilience planning grant, a FEMA Hazard Mitigation Grant Program watershed management plan funded through FDEM, and a HUD Community Development Block Grant-Coronavirus project administered through Florida Commerce. Final reimbursements have been submitted for these projects, and administrative closeout activities are underway.

The City also currently administers active federal grants, including a USDOT Safe Streets and Roads for All Safety Action Plan grant, which is in good standing and subject to ongoing performance and financial reporting requirements. Across all recently closed and active federal grants, the City has consistently submitted timely progress and financial reports and confirmed completion without compliance issues.

These established grant management systems, reporting practices, and internal controls will be applied to the proposed EPA Brownfield Multipurpose Grant. The City is prepared to meet all EPA reporting, performance measurement, and compliance requirements, including ACRES reporting, EPA Order 5700.7 requirements, and applicable procurement and financial management standards, and will ensure timely documentation of outputs and outcomes throughout the period of performance.

EPA Brownfield Multipurpose Grant Threshold Criteria Responses

1. Applicant Eligibility

The applicant is the **City of Key West, Florida**, which is a **city** and therefore an eligible entity under CERCLA § 104(k)(1) and Section 2.A of the FY26 Guidelines for Brownfield Multipurpose Grants.

The City of Key West affirms that it is eligible to receive EPA Brownfields Multipurpose Grant funding. The City is a unit of local government with authority to own property, enter into contracts, and carry out environmental assessment, cleanup, and redevelopment activities within its jurisdiction.

The City of Key West is **not exempt from federal taxation under Section 501(c)(4)** of the Internal Revenue Code. Accordingly, no lobbying disclosure or legal opinion is required.

2. Community Involvement

The City of Key West has demonstrated meaningful community involvement in the planning and prioritization of the proposed brownfield activities and will continue to involve the community throughout grant implementation. Community engagement activities conducted to date and planned during the grant period are fully described in Section (2) Community Need and Community Engagement of the Narrative.

Community involvement has included publicly noticed in-person and virtual meetings focused on the former Keys Energy Diesel Plant, documentation of public comments, coordination with the Bahama Village Community Redevelopment Area (BVCRA) and its citizen advisory board, and ongoing outreach through District 6 community meetings. These efforts ensure that residents, stakeholders, and affected parties are informed of cleanup activities, reuse planning, and redevelopment decisions and have opportunities to provide input.

During grant implementation, the City will continue to inform and involve the community and key stakeholders throughout planning, cleanup, and reuse-related activities associated with the former Diesel Plant. The City will provide regular project updates through publicly noticed BVCRA Board and City Commission meetings, maintain opportunities for written and verbal public comment at key project milestones, and share accessible information regarding cleanup activities, schedules, and anticipated impacts. Community input will be solicited during reuse planning to help shape site use priorities and implementation strategies, and stakeholder feedback will be documented and considered as part of decision-making processes. This ongoing engagement approach will ensure transparency, support informed participation, and maintain a clear feedback loop between the City, residents, and stakeholders throughout the duration of the grant.

3. Target Area

The City of Key West has identified **one target area** for this Multipurpose Grant: the **Bahama Village and Truman Waterfront area** in the City of Key West, Monroe County, Florida.

The target area is a contiguous geographic area encompassing the former Keys Energy Diesel Plant and its immediate surroundings. The target area does not include communities located in distinctly different geographic areas.

The required response to Section 4.B.(5) addressing the target area is provided in the Application Information Sheet.

4. Affirmation of Brownfield Site Ownership

The City of Key West affirms that it owns a brownfield site within the identified target area that meets the definition of a brownfield under CERCLA § 101(39).

The priority brownfield site is the **former Keys Energy Diesel Plant**, consisting of three contiguous parcels located at:

- 100 Angela Street, Key West, Florida
- 101 Geraldine Street, Key West, Florida
- 709 Fort Street, Key West, Florida

The City of Key West holds **fee simple title** to the site and has owned the property since 2017. The City will retain ownership of the site throughout the EPA Brownfields Multipurpose Grant period. The site is not listed or proposed for listing on the National Priorities List, is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued under CERCLA, and is not subject to the jurisdiction, custody, or control of the U.S. government.

The City did not cause or contribute to contamination at the site and qualifies as a non-responsible party. Petroleum-related impacts were addressed under state oversight and are subject to a Florida Department of Environmental Protection Site Rehabilitation Completion Order with Conditions issued in 2016.

5. Use of Grant Funds

The City of Key West affirms that EPA Brownfields Multipurpose Grant funds will be used in accordance with program requirements. Specifically, the City will:

- Complete environmental assessment activities, including activities equivalent to or exceeding Phase II environmental site assessment requirements;
- Remediate at least one brownfield site owned by the City, specifically the former Keys Energy Diesel Plant; and
- Develop an overall plan for revitalization of the target area that includes a feasible reuse strategy for the priority brownfield site.

Information addressing these requirements is provided in the Narrative as follows:

- Environmental assessment and remediation activities are described in Section (3) Task Descriptions, Cost Estimates, and Measuring Progress;
- Development of an overall plan for revitalization and feasible reuse strategy is described in Section (1) Project Area Description and Plans for Revitalization.

6. Expenditure of Existing Grant Funds

The City of Key West affirms that it **does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant** and has not previously received EPA Brownfields MARC or Section 128(a) funding.

Accordingly, the requirement to demonstrate drawdown and expenditure of existing EPA Brownfields funds does not apply.

7. Contractors and Named Subrecipients

The City of Key West affirms that **no contractors or subrecipients have been selected** to perform work funded by the requested EPA Brownfields Multipurpose Grant at the time of application submission.

All professional services, environmental consultants, engineers, planners, and remediation contractors will be procured following award through competitive procurement processes in compliance with 2 CFR Part 200, EPA fair and open competition requirements, and City of Key West procurement policies. No subawards are proposed.

The City of Key West certifies that all information provided in response to the Threshold Criteria is accurate and complete to the best of its knowledge and that the application meets all eligibility requirements for consideration under the FY26 EPA Brownfields Multipurpose Grant program.