



R04-16-A-018

CITY OF ST. PETERSBURG

CITY OF ST. PETERSBURG, FLORIDA

RICK KRISEMAN, Mayor

Office of the Mayor

December 15, 2015

Attn: Ms. Barbara Alfano
Atlanta Federal Center
61 Forsyth Street SW
Atlanta, Georgia 30303-8960
Phone: (404)562-8923

Dear Ms. Alfano:

The City of St. Petersburg, Florida is pleased to submit the enclosed application to the US EPA Brownfields Program for a Fiscal Year 2016 Combined Community-wide Assessment Grant in the amount of \$400,000.00 (\$200,000.00 for Hazardous Substances and \$200,000.00 for Petroleum). This grant will support the City's efforts to assess and remediate brownfield properties in South St. Petersburg, a designated Community Revitalization Area that has experienced a disproportionate share of environmental challenges over the last fifty years. Once an economic engine for the City, and the heart of our African American cultural and business community, this community is now one of the city's most blighted, with a poverty rate of 32%. My entire administration is actively working in South St. Petersburg to improve initiatives to: address poverty, improve education, stop disinvestment, eradicate substandard housing, employ ex-offenders, and support entrepreneurship and job creation.

This EPA Brownfields assessment funding will assist the City in its commitment to our efforts; thereby further improving human health, the environment, and the economic vitality of South St. Petersburg.

Required Information	
a. Applicant Identification	City of St. Petersburg, Florida P.O. Box 2842 St. Petersburg, FL 33731
b. Applicant DUNS Number	073194920
c. Funding Requested	i) <u>Grant type</u> Assessment ii) <u>Federal Funds Requested</u> \$400,000.00 iii) <u>Contamination</u> \$200,000.00 hazardous substances and \$200,000.00 petroleum iv) <u>Community-wide Assessment</u>

d. Location	City of St. Petersburg, Pinellas County, Florida
e. Property Information for Site-specific	Not applicable
f. Contacts	<p>i) <u>Project Director</u> Sophia Sorolis, Economic Development Manager Planning and Economic Development Department Phone: (727)893.7787/ Fax: (727)892.5465 Email: Sophia.Sorolis@stpete.org P.O. Box 2842 St. Petersburg, FL 33731</p> <p>ii) <u>Chief Executive Officer/Highest Ranking Official</u> Rick Kriseman, Mayor Mayor's Office Phone: (727)893.7201/ Fax: (727)892.5365 Email: mayor@stpete.org St. Petersburg City Hall 175 Fifth Street North St. Petersburg, FL 33701</p>
g. Date Submitted	December 15, 2015
h. Project Period	Three years
i. Population	<p>i) 248,429 (2014, American Community Survey) ii) not applicable</p>
j. Regional Priorities Form/Other Factors Checklist	<p>Attached as next two pages Other factors checked: Leveraging commitments Recent significant economic disruption</p>

The City of St. Petersburg appreciates the opportunity to apply for Fiscal Year 2016 EPA Brownfields Assessment funding to support environmental justice efforts and restoration of economic vitality in our community. If you have any questions, please do not hesitate to contact me or my staff, above.

Sincerely,

Rick Kriseman, Mayor
City of St. Petersburg

Enclosures



Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of St. Petersburg, Florida

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Page Number(s):

Assessment Other Factors Checklist

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	8-10; Appendix E
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4-5



<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	



1. Community Need [50 points]

a. Targeted Community and Brownfields [25 points]

i. Targeted Community Description (5 points)

St. Petersburg, Florida's 5th largest city (population 248,429), is located in Pinellas County on Florida's west central Gulf of Mexico coast. The City rests on a peninsula surrounded on three sides by sensitive estuarine environments with large bridges over Tampa Bay connecting to Tampa to the northeast and Bradenton to the south. Founded in 1876 and incorporated in 1892, the City of St. Petersburg started out as a popular tourist destination. The population grew through the 1970s as St. Petersburg became even better known as a retirement community. In the past three decades, St. Petersburg has been moving in a more youthful direction as the City's downtown revitalization efforts have borne fruit. Four colleges, ten marine institutes, and the All Children's/Johns Hopkins Research Center attest to the City's commitment to arts, education and health care. The new downtown cultural district includes museums and dozens of galleries. However, St. Petersburg suffers from many of the economic and social issues found in other aging cities in large metropolitan areas. The citizens of St. Petersburg continue to deal with legacy contamination left by its ties to commerce, industry and the military. Soil and groundwater contamination related to several former military/industrial operations are of particular significance.

The focus of this application is the South St. Petersburg Community Redevelopment Area (CRA)¹ which is a 7.4 square mile area (12% of the City's 61.74 square mile land area) most of which has been the historic heart of St. Petersburg's African-American community. South St. Petersburg has many historic and cultural landmarks that embody the community's spirit and contribution to the City, such as the Manhattan Casino, where dozens of renowned jazz artists performed during the Jim Crow era; Jordan Elementary, which educated nearly all African-Americans in St. Petersburg from the 1920s to the 1970s; and the Royal Theater, where African-Americans viewed cinema during the age of legal segregation. The construction of interstate highways, eradicating traditional African-American neighborhoods and cutting off the area, isolated the commercial, professional and entertainment bases of the CRA along with its cultural identity. Serious decline was evident by the 1970s. The area is a mix of business, industrial, and residential uses, including public housing. As demonstrated below, this CRA is a predominantly minority area with high rates of poverty and crime. Numerous abandoned or underutilized properties, with known or potential contamination exist in the area.

Over the past several years, public and private leadership within the community has recognized the need for reinvestment in this area and has devoted significant effort toward revitalization. The Poverty Study and Blight Study discussed later in this grant application, provided the evidence of the effects of poverty, which led to the designation of the CRA, and the 2015 establishment of a tax increment financing (TIF) district are all recent efforts toward this end. This assessment project will focus on five business corridors and an industrial area in the South St. Petersburg CRA.

ii. Demographic Information (5 points)

The City of St. Petersburg suffers from a high poverty rate (17.2%), much higher than both the state and national averages. The median household income is also below the rest of Florida and national levels. Conditions in the CRA are much worse. **The CRA poverty rate at 32.0% is nearly twice the City rate and more than double the national rate.** Per Capita Income (\$15,620) and Median Household Income (\$35,215) are also dramatically lower in the CRA. **The CRA community is 83.5% minority, and predominantly African American (78.1%).**

¹ A CRA designation, established under Florida Statutes, provides additional authority to local governments to overcome the economic burdens of blighted areas in their boundaries. An example is the authority to establish special tax incremental financing (TIF) districts.



Table of Demographic Information

	South St. Petersburg CRA	City of St. Petersburg	Florida	National
Population	36,676 ⁵	248,429 ¹	19,361,792 ¹	314,107,084 ¹
Children	28.5% ⁵	18.8% ³	20.8% ³	23.5% ³
Female	54.0% ⁵	51.8% ¹	51.1% ¹	50.8% ¹
Minority	83.5%⁵	28.7% ³	21.9% ³	23.7% ³
African-American	78.1%⁵	25.4% ¹	17.2% ¹	13.7% ¹
Hispanic	3.7% ⁵	6.9% ¹	23.3% ¹	16.9% ¹
Poverty Rate	32.0%⁵	17.2% ⁴	16.5% ⁴	14.8% ⁴
Unemployment	7.6%⁵	4.8% ²	5.1% ²	5.0% ²
Per Capita Income	\$15,620⁶	\$28,670 ⁴	\$26,499 ⁴	\$28,555 ⁴
Median Household Income	\$35,215⁶	\$45,044 ⁴	\$47,212	\$53,482 ³

¹Data are from the 2010-2014 American Community Survey and are available at (<http://www.factfinder.census.gov>) ² Bureau of Labor Statistics October 2015 (www.bls.gov), ³Calculated from 2010-2014 American Community Survey (<http://www.census.gov>); ⁴2014 Quickfacts 2014 (<http://www.census.gov>); ⁵Calculated from 2011 American Community Survey (<http://www.census.gov>); ⁶Average Calculated from 2011 American Community Survey (<http://www.census.gov>)

iii. Description of Brownfields (10 points)

Numerous brownfields properties exist throughout the South St. Petersburg CRA, specifically on the five business corridors and former warehouse/industrial area highlighted in the following table. Residential homes, apartments, parks and trails are immediately adjacent to all these corridors.

Corridor/District	Issues/Opportunities
7th Ave S	Industrial; An industrial corridor that runs through a primarily residential area, 7 th Ave S suffers from high vacancy and crime rates. This corridor is currently a health and safety concern due to its crime and industrial uses that abut parks, schools, and a YMCA. The Pinellas Trail, a popular urban bike trail, runs along this corridor, making it a prime area for redevelopment.
Central Ave	Former gas station sites; The CRA's primary east-west thoroughfare is already experiencing redevelopment east of I-275 and moving into the CRA, creating a need for additional "clean" properties for redevelopment.
22nd St S	Gas stations/auto repair; This historic African-American business corridor is currently experiencing some redevelopment spurred by the City's heavy investment.
Warehouse Arts District	Industrial and manufacturing; Formerly an area of warehouses and manufacturing, this area has suffered from high vacancy rates. Recently, this area has begun transforming into a live/work area for artists; The District links three of the targeted corridors (7 th Ave S, Central Ave, and 22 nd St S), as well as the Pinellas Trail.
34th St S	Former gas stations/auto repair, drycleaners; Revitalization along the CRA's primary north-south thoroughfare will spark redevelopment along other corridors in the area.
Dr. MLK St S	Current and former gas stations/auto repair; This commercial and residential corridor is blighted and in need of economic revitalization.

To further expand on this, the following table presents the number and type of facilities with potential environmental concerns city-wide. Based on zoning and land use patterns in the City, it can be safely concluded that a high percentage of these facilities are situated in the South St. Petersburg CRA.



Environmental Data- City of St. Petersburg		#
UST	Underground Storage Tank Sites (active and historical)	1,110
AST	Aboveground Storage Tank Sites	182
LUST	Leaking USTs Recorded (actual number of tanks – not sites)	715
LQG	RCRA Large Quantity Generator	6
SQG	RCRA Small Quantity Generator	21
Used Oil Handler	RCRA Used Oil Handlers	1
SQG - Exempt	RCRA Conditionally Exempt Generators	83
Drycleaners	Priority Cleaner Sites	35

Source: FDEP Data Search and EPA RCRA Databases.

Brownfield properties in the City are a threat to human health and the environment, either through direct exposure (former gas stations /auto repair shops, dry cleaners, and abandoned industrial sites with risk of exposure to related VOC, SVOCs, metals, organics, etc.), or by the blight and related social welfare impacts. Environmental degradation is a concern, and a priority. Surrounded by water bodies, with Lake Maggiore and the Boyd Hill Nature preserve, stormwater runoff and contaminated groundwater from brownfields and adjacent urban uses can combine to cause damage to these sensitive aquatic environments. Since groundwater is a primary source of potable water within the county, contaminants that enter the groundwater have a pathway to the human population.

iv. Cumulative Environmental Issues (5 points)

St. Petersburg's scenic location and attractions lie in stark juxtaposition to the contamination left by commerce, industry and the military. For instance, Raytheon Company, a provider of advanced radar, other military systems, occupied a major facility in St. Petersburg previously owned by E Systems. The site has been linked to an underground plume of toxic waste containing heavy metals and solvents from the activities of E Systems, worrying residents about contamination, health risks and property values. Remediation efforts are currently underway. Site closure is not expected in the near future.

Several facility-related class-action lawsuits have been filed (Tampa Bay Times April 18, 2008). APF Industries, another former military supplier, left a legacy of contaminants, including vinyl chloride, trichloroethylene (TCE), tetrachloroethylene, arsenic, lead and cadmium, threatening public health in the Bay Pines Area where a veteran's hospital is located. The burned-down Old Jones Chemical plant left its mark with contaminants including TCE. All above listed contaminants impact the City's soil, groundwater, and sensitive environments.

I-275 and US HWY 19 bisect the CRA. Numerous homes, businesses, and civic buildings were torn down or relocated during their construction. The road faced strong opposition from both the South St. Petersburg area and the City as a whole. When these highways were built, and subsequently expanded, they effectively divided the community, fracturing integral components within it. In addition to the introduction of another source of pollutants to land, air and water (auto/truck emissions and stormwater runoff), the introduction of these mega roads presented a physical boundary to pedestrians and restricted access to community facilities, including schools, parks, and community centers, as well as access to sources of healthy food. This has presented particular difficulties for the many individuals in the CRA who are without personal vehicles.

The demographic statistics (Section 1.a.ii) demonstrate that the CRA population is mostly African-American with an inflated poverty rate. This area is home to some of the oldest, most substandard housing units in the City. Two CRA area census tracts (Block Group 5, Tract 261 and part of Block Group 1, Tract 259.01) have been identified as lead high hazard areas by the Department of Community Development (DCD). Old, obsolete housing, in conjunction with other environmental and social impacts, adversely affects the health and welfare of residents, particularly children and women of child-bearing age. The CRA qualifies as a significant Environmental Justice (EJ) concern.



b. Impacts on Targeted Community [10 points]

Brownfields and the potential contamination are characterized in Section 1.a.iii., above. It is anticipated that soil and groundwater contamination at these properties impact the health and welfare of the sensitive populations in these communities. The blight and economic conditions created by the existence of contaminated, dilapidated, and underutilized brownfields properties can also be directly tied to negative health and welfare outcomes.

Health indicators for Pinellas County show community health statistics **are worse than the national rates in several categories: asthma, diabetes, premature births, low birthrates and neonatal death.** (The State of Florida only reports health data at the County level, www.floridacharts.com). These health disparities raise a red flag when discussing South St. Petersburg, a poor, minority (EJ) community with many other stressors. Additional health statistics at www.statehealthfacts.org and www.cdc.gov (2012) indicate that in Florida, minorities experience an increase of 50% or more in death rates due to diabetes, stroke and AIDS and that infant mortality rates for minorities are over twice as high compared to white infants. Florida Charts² 2012 figures indicate that 47.9% of the population in Pinellas County has been diagnosed with hypertension. These statistics are consistent with CDC data for minorities and should be considered in evaluating the needs of the target community.

A 2012 document entitled The Economic Impact of Poverty³ (the Poverty Study), showed that **Census Tract 216 within the target area has 48% of its people living in poverty.** The Poverty Study also identified several areas within the County that have low access to food - areas where residents must travel more than one mile to a supermarket or large grocery store (U.S. Department of Agriculture, 2006), including South St. Petersburg.

The Poverty Study reported high emergency room utilization due to asthma, alcohol abuse, bacterial pneumonia, and diabetes in the CRA⁴. Infant low birth weight is another **indicator of poor community health outcomes**, such as long-term maternal malnutrition, poor health, and poor health care during pregnancy. Average low birth weight rates for at-risk Pinellas County communities (2005-2009) were higher than the County's general population. South St. Petersburg has the highest average rate, at 13%⁵.

The abundance of brownfields sites and related contamination in the target corridors which crisscross the CRA, definitely contribute to the blight in the community and related welfare and health impacts and are perceived by many in the community to be directly related to the severe health disparities in the CRA.

c. Financial Need [15 points]

i. Economic Conditions (5 points)

In The Economic Impact of Poverty report (2012) South St. Petersburg, is highlighted as in great need of new sources of funding to improve conditions. **Over the last seven years layoffs have occurred at a number of the City's largest and medium sized employers, worsening local economic conditions.**

Company Name	Layoff Date	Employees	Industry
Ceridian	2015	101	Benefit Services
American Express Co.	12/11/2015 – 04/2016	124	Finance
Edward White Hospital	9/23/2014	354	Health Care
Universal Insurance	4/1/2013	300	Finance and Insurance
Mortgage Investors Corporation	7/23/2013-7/26/2013	380	Finance and Insurance
Conax/Florida and Cobham Life Support	7/31/2013-8/14/2013	141	Manufacturing
Other	1/2008-9/2014	1,541	Miscellaneous
TOTAL	2013-2015	2,941	

Source: Worker Adjustments and Retraining Notifications (WARN) from the Florida Department Economic Opportunity.

2 www.floridacharts.com

3 Pinellas County Health and Human Services Bureau; May 17, 2012

4 www.healthytampabay.com

5 Numerous sources are cited in the 2012 Poverty Study, including the American Community Survey (US Census), Florida Charts (CDC) and 16 others.



Recent economic conditions have also resulted in declining property values and reduced tax revenues. The real estate crash saw the County's tax roll decline from a 2007 high of \$80 billion to just \$54.3 billion in 2012, a 32% decline, forcing cities like St. Petersburg and Pinellas County government to make drastic cuts. County commissioners cut 1,700 jobs as the general operating fund fell by 30 percent (www.tbo.com). **In St. Petersburg, citywide assessed property values dropped 22% from 2007 to 2012**⁶. These reductions significantly limit St. Petersburg's ability to address many of the issues caused by brownfields, coupled by the fact that the South St. Petersburg CRA is one of the most economically disadvantaged areas in Pinellas County. The City is exploring numerous options for economic improvement in the South St. Petersburg CRA. However with the need being so great for even basic social services, additional funding is required to conduct the necessary inventories, assessments and remedial planning for the area's redevelopment and resultant improvement in the economic health of the community.

ii. Economic Effects of Brownfields (10 points)

The table in Section 1.a.i clearly documents the extremely high poverty rate and low household income in the South St. Petersburg CRA. To be designated a Community Redevelopment Area (CRA) under Florida law, the community must meet the statutory definition of "slum or blighted area." Expanding on this, the South St. Petersburg CRA taxable property value declined from a high of \$1.1 billion in 2007 to \$491 million in 2012, increasing only slightly to \$535 million in 2014. **While the economic recession may have been a major factor, the percentage decline (41.7%) in South St. Petersburg CRA property values was almost twice as high as the City as a whole (22%)**⁷. The South St. Petersburg area also has a significantly higher rate of property deterioration than the City at large, resulting in demolition and other code enforcement costs. To quantify the extent of deteriorated properties in the study area (and related municipal cost), the City analyzed information from St. Petersburg's Code Compliance Assistance Department. The South St. Petersburg CRA has much higher concentrations of demolition and vacant/boarded cases, the most serious indicators of blight, than the rest of the City. **The proportion of cases involving demolition of blighted properties in South St. Petersburg is 10 times more prevalent than in the remainder of the City. Vacant and boarded houses are nearly 12 times as prevalent in the South St. Petersburg CRA**⁸.

Brownfields and adjacent blighted properties in the South St. Petersburg CRA and along the target brownfield corridors exacerbate these issues. They do not generate tax revenue, do not produce jobs, and do not provide services to the community. They also represent a significant health risk with related costs of health care and social services through possible exposure to contamination and limited access to healthy food or proper healthcare. The Pinellas County 2020 Plan reports that **South St. Petersburg is the "largest of five high-priority (poverty) zones in the County and causes \$2.8 billion in annual taxpayer costs for poverty issues like crime and poor health."** The population in the CRA has decreased by 8,400 over the thirty-year period between 1980 and 2010.

2. Project Description and Feasibility of Success [50 points]

a. Project Description, Project Timing and Site Selection [25 points]

i. Project Description (15 points)

The City will focus the EPA Combined Community-wide Assessment Grant and other leveraged funds at multiple sites along the targeted corridors and redevelopment district within the South St. Petersburg Community Redevelopment Area (CRA). Established in June 2013, **the CRA boundary is loosely based on "Poverty Zone 5" from the Pinellas County's Economic Impacts of Poverty Report** which demonstrated the area's profound

6 2013 Southside St. Petersburg Blight Study, City of St. Petersburg Planning and Economic Development Department

7 Pinellas County Property Appraiser, 10/2013

8 2013 Southside St. Petersburg Blight Study



physical evidence of blight (May 2012).

Brownfields assessment will help to remove environmental uncertainty and health risks, allow for the redevelopment of the target corridors and district, identify approaches for reuse and cleanup that are beneficial to the community and protective of health and the environment, and engage the public and community organizations to ensure that the revitalization of these brownfields is consistent with established land use and revitalization plans.

In May 2015, the St. Petersburg City Council adopted the South St. Petersburg Community Redevelopment Plan (CRP). The CRP was developed in collaboration with the City and the CRA's Citizen Advisory Committee (CAC). The CRP is instrumental in defining the community's overall vision of the CRA, combining three decades of community redevelopment plans (16th St. South Revitalization Plan, 1982; Dome Industrial Park Pilot Project, 2000; Tangerine Avenue Redevelopment Plan, 2003; and Dome Industrial Park Redevelopment Plan, 2007) into one cohesive document. The multi-faceted revitalization plan embraces both traditional "place based" economic development strategies, as well as "people based" strategies that seek to improve the education, workforce readiness and workforce training opportunities for the residents of the CRA. To achieve the quality of life improvement goals laid out in the CRP, the plan has identified redevelopment issues, created a redevelopment strategy and laid out financing approaches. Action items of the redevelopment strategy include:

- Business development and job creation
- Education and workforce development
- Housing and neighborhood revitalization

Based on the barriers to redevelopment presented by distressed properties in the CRA, these action items directly align with the goals of the EPA Brownfields program: to protect human and environmental health, while bringing properties back into beneficial reuse and fostering economic development. Grant-funded project work will include Phase I and Phase II Environmental Assessments and cleanup planning along the corridors and district for impacts from former gas stations, dry cleaners, and industrial and manufacturing practices. Specific, 'quick win' sites already identified for EPA assessment funds include:

- Softwater Laundry; 2.7 acres, 5,000 s.f. of warehouse space in six buildings; laundry supply; concern - dry cleaning solvents; target location as a property for potential reuse - location of the ArtsXchange project in early stages of development- below market rate artist studios, galleries, performance space.
- Cemex; 4.75 acres; ready mix concrete, stored and sold on the site; concern - possible metals contamination; targeted for commercial/light industrial.
- Norris & Samon Pump Service; 0.79 acres; storage of petroleum and fuel-handling products and services; concern - petroleum contamination; targeted for commercial/light industrial.
- Suncoast Gas; 0.33 acres - currently a gas station; concern - petroleum contamination; targeted for multi-family housing (affordable & market rate)
- United Auto Repair; 0.23 acres - currently an auto shop; concern - petroleum contamination; targeted for multi-family housing (affordable & market rate)

The St. Petersburg Community Redevelopment Area CAC will serve as the Brownfields Advisory Committee (BAC), and is comprised of residential, business and public sector stakeholders. The CAC will work with the project team to develop a process to select sites for assessments and to guide and oversee this initiative. The City will procure environmental consultants to support the City's brownfields activities and reuse planning efforts. Working with numerous community partners, the City will use web-based engagement, including social media, and other outreach methods such as the city's weekly column in the Weekly Challenger (the major newspaper serving the African-American community for over 46 years), to implement assessment and planning tasks. The City and the CRA will continue to work with the property owners who have already indicated that they desire to be part of this brownfields partnership and will continue to foster new partnerships.

The City's consultants will conduct Phase I and II activities that meet ASTM standards, and provide cleanup and



reuse planning that will help move assessed brownfields into remediation and redevelopment. Project deliverables/outputs will include: web and print-based public outreach materials, six BAC meetings annually, approximately 20 Phase I ESAs, and approximately 12 Phase II ESAs, with cleanup plans completed when applicable.

ii. Project Timing (5 points)

While many grant tasks will be on-going during the three year grant cycle, there are several initial activities that will be required prior to initiating site assessment.

- **Grant Management (On-going, Years 1-3):** Sophia Sorolis, Economic Development Manager for the City of St. Petersburg, will serve as the Project Director and manage grant activities throughout the 3 year grant period.
- **Procuring Qualified Consultants (1st and 2nd Quarter, Year 1):** The City will issue a request for proposals and make a qualifications based selection for an environmental consultant through their established competitive bid process, once the cooperative grant agreement is in place with EPA.
- **Site Selection and Site Access (Beginning in 1st and 2nd Quarters, Year 1 for initial site selection procedures and then on-going; Years 1-3):** While several sites have already been identified, additional site selection by the Brownfields Advisory Committee and project team will consider opportunities for redevelopment, existing renewal efforts, the problematic presence of brownfields and community support (see Section 2.a.iii.). The City has an established access agreement form that is currently used for redevelopment projects. The project team will work consistently throughout the project period with private property owners to obtain site access.
- **Assessments (Beginning in 2nd Quarter, Year 1 and then on-going; Years 1-3):** Following site selection and formal agreements for access, consultants will initiate the completion of an area-wide generic Quality Assurance Project Plan (QAPP) for approval by EPA and begin assessment tasks.
- **Cleanup & Reuse Planning (Beginning in 4th Quarter, Year 1 and then as determined by projects; Years 1-3):** After the completion of Phase I and Phase II ESAs, and throughout the project period, the team will work with its consultants, regulatory agencies and developers, to determine feasible cleanup options and reuse opportunities.
- **Brownfields Advisory Committee (Beginning in 1st Quarter, Year 1 and then every other month; Year 1-3):** The Citizen Advisory Committee (CAC) for the South St. Petersburg Community Redevelopment Area (project area) will combine meetings and serve as the Brownfields Advisory Committee (BAC). The BAC will meet every even month of the year to help direct the team's efforts, develop site selection criteria, and encourage community engagement.
- **Community Engagement/Involvement (On-Going; Years 1-3):** The City is committed to providing the community meaningful opportunities for public involvement. The project team will post brownfields news on the CRA website throughout the project period (which is already linked to the City's main website). The City has recently contracted with Survey Monkey as a tool to gather quick input from the wider community.

iii. Site Selection (5 points)

The 7th Ave. South, Central Ave., 22nd St. South, 34th St. South and Dr. MLK St. South Corridors and the Warehouse Arts District are priority areas for assessment opportunities. **These areas were chosen due to 1) their high revitalization potential, 2) existing renewal efforts and 3) prominence of problematic brownfields.** The project team and BAC will continue to use this established process to prioritize additional site assessments. Additional site selection criteria may include: protection of public health; nuisance resolution; tax base impacts; possible interested buyer; capacity to unleash further revitalization; ability to create jobs for neighborhood residents; likeliness to negotiate site access agreements with willing property owners; and potential to leverage state and federal resources for cleanup and revitalization. A key criterion for site selection is also community support. Ultimately, site selection will be viewed through the lens of whether brownfields assessment and cleanup will advance the CRA's



vision for revitalization.

b. Task Description and Budget Table [20 points]

i. Task Descriptions (15 points)

Task 1 – Programmatic Support (\$7,500 Hazardous Substances & \$7,500 Petroleum; \$15,000 total): The Programmatic Support budget includes funding for the management and execution of the grant, including grant deliverables of EPA quarterly reports, MBE/WBE forms, updates to the EPA ACRES database, and other programmatic support necessary to maintain compliance with EPA cooperative agreement terms and conditions. While the City envisions itself primarily handling programmatic support activities in-house, \$15,000 has been set aside for initial and occasional consultant support. The City has committed to using in-kind staff time as leveraged funding.

Task 2 –Site Assessment (\$153,000 Hazardous Substances & \$153,000 Petroleum; \$306,000 total): The majority of grant funding will be used for site assessment activities. This task includes activities related to carrying out site assessments. One (1) Generic Quality Assurance Project Plan (QAPP) will be completed at a cost of \$5,000. The City estimates it will conduct 20 total hazardous substance and petroleum Phase I ESAs at approximately \$3,500 each, for a total cost of \$70,000. Brownfields sites will vary in size, complexity, and condition. As such, the City estimates that Phase II ESA activities will range between \$15,000 and \$30,000, allowing for approximately 12 total hazardous substance and petroleum Phase II ESAs. Phase I and II ESA activities will be conducted by qualified environmental professionals in accordance with current ASTM standards and All Appropriate Inquiry.

Task 3 –Cleanup & Reuse Planning (\$24,000 Hazardous Substances & \$24,000 Petroleum; \$48,000 total): Funding is included to support remedial and reuse plans (\$24,000 at hazardous substance sites, \$24,000 at petroleum sites) developed by qualified environmental, reuse, and land use professionals. The City estimates that cleanup and reuse planning will be required for eight sites, at a cost of \$6,000 each, for a total cost of \$48,000.

Task 4 – Community Engagement & Involvement (\$15,500 Hazardous Substances & \$15,500 Petroleum; \$31,000 total): The community engagement and involvement budget supports stakeholder involvement. Participants will help to decide where to deploy EPA funds and determine reuse options. The devoted \$31,000 (\$15,500 to both petroleum and hazardous substances) in grant funds will be used to expand on the City’s already successful community initiatives and provide for consultant support on technical stakeholder discussions. All listed costs will be split between petroleum and hazardous waste activities.

ii. Budget Table (5 points)

The table below outlines the requested funds for hazardous substances (Haz) and petroleum (Petro) assessment.

Categories	1. Programmatic Support*		2. Site Assessment		3. Cleanup & Reuse Planning		4. Community Involvement		Total	
	Haz	Petro	Haz	Petro	Haz	Petro	Haz	Petro	Haz	Petro
Personnel	-	-	-	-	-	-	-	-	\$0	\$0
Fringe	-	-	-	-	-	-	-	-	\$0	\$0
Travel	-	-	-	-	-	-	\$2,250	\$2,250	\$2,250	\$2,250
Equipment	-	-	-	-	-	-	-	-	\$0	\$0
Supplies	-	-	-	-	-	-	\$750	\$750	\$750	\$750
Contractual	\$7,500	\$7,500	\$153,000	\$153,000	\$24,000	\$24,000	\$12,500	\$12,500	\$197,000	\$197,000
Subtotal	\$7,500	\$7,500	\$153,000	\$153,000	\$24,000	\$24,000	\$15,500	\$15,500	\$200,000	\$200,00
Total	\$15,000		\$306,000		\$48,000		\$31,000		\$400,000	

*City in-kind staff time is considered leveraged funding and not included in the above table (\$0 charged to the grant).

c. Ability to Leverage [5 points]



The City will use the Brownfields program funding as part of a multi-layered incentive approach to facilitate redevelopment of the CRA. A primary layer of incentives will be provided by the Florida Brownfields Program and includes the following: FDEP Voluntary Tax Cleanup Tax Credit Program (up to 100% in tax credit for cleanup); Brownfields Building Materials Sales Tax Refund; Brownfields Job Bonus Refund; Brownfields Loan Guarantee Program; and Brownfields Liability Protections (as provided statutorily). The City has also layered additional incentives on portions or the entire CRA, including Community Redevelopment Area incentives, Urban Job Tax Credits, and Reduced Transportation Impact Fees.

In May 2015, St. Petersburg City Council approved the South St. Petersburg Community Redevelopment Plan (CRP). Among its many revitalization strategies, the CRP established a tax increment financing (TIF) district and redevelopment trust fund for the entire South St. Petersburg CRA that will provide an estimated **\$70 million in revenue** over the life of the district, which will be active until May 2045. The revitalization and funding approach for the South St. Petersburg CRP departs substantially from the City's three Downtown CRAs that are funded by TIF revenue. The City has used TIF in these three CRAs to fund public improvements. This traditional "place-based" strategy uses public expenditure on "bricks and mortar" assets to attract private investment, a strategy which has largely worked in Downtown, where City and County **investments of more than \$320 million have leveraged an estimated \$3.3 billion in private investment** since 1982 (in nominal dollars).

In South St. Petersburg, the City, County, Pinellas Schools and federal government have likewise invested more than \$400 million (nominal) in "bricks and mortar" projects since 1999. However, the public investment has not attracted private investment in South St. Petersburg sufficient to "move the needle" on poverty and other lagging socioeconomic measures suffered by the residents of the CRA. Recognizing that the new CRP could not replicate the prior public investment strategy and expect different results, the City will be directing the vast majority of TIF revenues generated from the CRA to energize public-private partnerships to create sustainable job growth in the CRA and uplift the economic prospects of its businesses and residents. With small businesses in the CRA starved for capital, TIF revenue can provide some source of public funding for private projects that implement the goals and objectives of the Plan. The City also envisions providing funding assistance to governmental and non-profit entities that provide an array of services supporting the intent of the redevelopment plan, including marketing and promotion, business assistance and loans, workforce development and job readiness.

City Administration is currently drafting the first round of South St. Petersburg TIF programs to implement this innovative vision and expects them to be approved by City Council by February 2016. The ten programs are:

1. **Neighborhood Commercial Public/Private Partnership Fund** allows the City to make investments in public-private economic development projects
2. **Commercial Site Improvement Grant** provides matching grants to commercial property owners that upgrade their buildings forms visible from the public right of way.
3. **Commercial Building Interior and Tenant Improvement Grant** provides matching grants to commercial property owners for interior upgrades.
4. **Redevelopment Loan Program** provides funding to a South St. Petersburg loan pool comprised to support the lending efforts in the CRA by the City's financial partners.
5. **Workforce Readiness and Development Program** provides annual funding to accredited educational and job training providers to prepare CRA residents for job opportunities.
6. **CRA Grant Match Program** utilizes City and County TIF revenue contributions to provide a local matching share for federal, state foundation and other grant applications.
7. **CRA Property Acquisition and Preparation Program** utilizes City and County TIF revenue contributions to acquire properties and consolidate and prepare development sites.
8. **Residential Property Improvement Grant Program** can be used for exterior and/or interior improvements on affordable or market-rate residential housing in the South St. Petersburg CRA.



9. **Affordable Multifamily Housing Development Program** provides an annual rebate on increases in ad valorem taxes for developers of affordable housing in the South St. Petersburg CRA.
10. **“Paint Your Heart Out” Program** provides funding to the City’s Neighborhood Team to assist property owners within the CRA in refurbishing and refreshing the exterior of their properties. Some property owners have expressed concerns of lead-based paint issues. Some grant funds may be used to assess the lead-based paint issues for the safety of local residents and workers.

Additional leveraged funding includes the infrastructure efforts already planned and/or currently underway. For example, St. Petersburg is already providing significant matching funds for redevelopment activities in the Grand Central District. **The City has already allocated a total of \$2.3 million for transit-oriented improvements on 1st Ave North and South and Central Ave**, including the addition of the Central Avenue Bus Rapid Transit Corridor Enhancement Project. The City is utilizing Federal Transit Administration, City and Pinellas Suncoast Transit Authority funding to build a linear corridor that makes it easier for pedestrians to walk between bus stations on 1st Avenue North and 1st Avenue South and to have access to commercial and/or residential establishments on Central Ave (a brownfields priority corridor). **An additional \$1.1 million has been allocated for streetscape improvements.** This project will promote mixed-use development, allowing local residents to walk to a major transportation corridor from their homes, passing stores along the way, both to and from work. **As outlined above, St. Petersburg staff resources, valued at \$85,000, are also leveraged for this brownfields project.**

3. Community Engagement and Partnerships [35 points]

a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress [15 points]

i. Community Involvement Plan (10 points)

A Community Involvement Plan (CIP) will be developed to plan and implement brownfields activities. The CIP will outline planned community engagement activities, schedule, project background, and key players. A focus on health impact assessment and communication will be included.

The City engaged in extensive community involvement in developing the CRA plan. Since the fall of 2013, multiple community meetings have been held with over 380 attendees to discuss CRA redevelopment plans and this grant application. In 2015, the CRA formed a Citizen Advisory Committee (CAC) that provides a platform for community members to voice their opinions and aid in decision making on redevelopment. In December 2015, the CAC agreed to serve as the Brownfields Advisory Committee (BAC) and to host BAC meetings directly following the CAC meetings, which occur the first Tuesday of every even numbered month. Many other community organizations have committed to also being a part of this Committee and they, along with any residents or interested parties, are encouraged to join the BAC. The City will provide BAC information to community organizations and neighborhood associations to disperse to the South St. Petersburg community. During the BAC meetings, input will be sought from stakeholders, residents, and interested parties on project planning, site selection, cleanup decisions, and reuse planning. If appropriate, voting or design charrettes will be conducted to foster community engagement.

ii. Communicating Progress (5 points)

The CRA's residents, property owners and businesses have been and will continue to be apprised of all information pertaining to the brownfields process and all of the comments to and from community members and stakeholders alike. The CIP will explain and communicate project activities to the target community as a whole. Bi-monthly BAC meetings will be held. Economic development staff and hired consultants will attend the BAC meetings to provide accurate information on the progress of grant activities. The City's website, various social media outlets, neighborhood associations, newspapers, local cable TV and radio stations will be utilized to broaden the reach of community engagement efforts. Project-specific publications will be prepared and distributed throughout local jurisdictions on an as needed basis. The City intends to publish all community meeting and outreach information in both English and Spanish.



b. Partnerships with Government Agencies [10 points]

i. Local/State/Tribal Environmental Authority (5 points)

The Florida Department of Environmental Protection (FDEP) is the agency responsible for brownfields and contaminated site cleanup in Florida. St. Petersburg has a long history of working with the FDEP and will continue to work with the FDEP to identify, remediate and create redevelopment plans for environmentally impacted properties in the CRA (see FDEP Support Letter). The goal will be to develop Brownfield Site Rehabilitation Agreements between FDEP and property owners for sites that are contaminated, so that these sites undergo remediation under the Florida Brownfields Cleanup Criteria Rule. FDEP will oversee cleanups for these projects. The City will also work with potential developers to make sure they are aware of benefits provided through the State brownfields program, as listed above.

ii. Other Governmental Partnerships (5 points)

The City will seek funding and expand relationships with other federal, state and local agencies to ensure its brownfields redevelopment activities are successful. These partnerships and funding will be considered as sources for technical assistance and additional leveraged funds, including:

US Economic Development Admin. – Facilities and Planning	USACOE- Civil Works and Aquatic Ecosystem Restoration
US EPA – Assessment & Remediation Grants	Federal Home Loan Bank — Financing Affordable housing & economic development projects
SBA - Expansion and creation of small business funding	US HUD- Funding for redevelopment through BEDI and CDBG funding
USGS -Technical Assistance for GIS Watershed Management Activities	Agency for Toxic Substance and Disease Registry- Funding & Technical Assistance to county health departments, monitoring impacts to public health
NIEHS - Minority Job Worker Training Funding	US DOE - Promoting energy efficiency, renewable energy environmental remediation science & technology development
NOAA - Coastal Zone Management, Natural Resource Creation & Enhancement	US DOI - Rivers Trails and Conservation Assistance Program, Land and Water Conservation Fund and other funding for recreational facilities for low income at risk youth, elderly & disabled

Small businesses will be incentivized to move to the CRA through the Urban Jobs Tax Credit Program, a Brownfield Redevelopment Bonus, a Sales Tax Exemption on electricity and steam, a Florida Quick Response Training Grant, an Incumbent Worker Training Grant and a Qualified Defense Contractor Tax Refund Program. Large businesses will be similarly attracted to the CRA through ED Transportation Funds, a Florida Capital Investment Tax Credit, a High Impact Business Performance Incentive Grant and a Florida Qualified Target Industry Tax Refund Program. St. Petersburg will partner with the Pinellas County Department of Health and Community Services to assist in health impact assessment and community involvement activities. St. Petersburg has identified at least two potential additional efforts for collaboration with the County health department: the Childcare Center Asthma Triggers Assessment Program and the Lead-based Paint Assessment Program.

c. Partnerships with Community Organizations [10 points]

i. Community Organization Description & Role (5 points)

A description of each organization that has committed to the planning or implementation of brownfields projects, with role and commitments, is included in the table below.



Community Organization	Description	Role(s)/Commitment(s)
Citizen Advisory Committee (CAC)	Non-profit, citizen group	Members on Brownfields Advisory Committee (BAC); Combine CAC & BAC meetings to prioritize sites, educate public, host public workshops, conduct design charrettes; & Link to surveys & Brownfields grant website on webpage
The Deuces Live, Inc.	Non-profit, Main St. Organization	Host seminar; Public outreach; Post website link; Providing meeting space; & Serve on BAC
University of South Florida, St. Petersburg	University	Provide student interns, Host presentations; & Serve on BAC
All Children's Hospital	Hospital	Provide health statistics
St. Petersburg Area Chamber of Commerce	Public-Private Partnership	Promote sustainability on BAC; Educate Chamber members on economic incentives
Florida Brownfields Association	Non-profit	Technical assistance; Outreach, Marketing, Serve on BAC
CareerSource PINELLAS	Workforce Investment Board	Continue partnership with the City's Economic Development Department; Distribute and post flyers and brochures; Outreach on training and education
Grand Central District Association	Non-profit, Main St. Organization	Educate owners; Distribute electronic/printed materials; Host seminars; Serve on BAC
Corporation to Develop Communities of Tampa, Inc.- WFD&JT Grantee	Non-profit	Mentor City staff, provide guidance

ii. Letters of Commitment (5 points)

Current letters of commitment are attached (Appendix D).

4. Project Benefits [25 points]

a. Health and/or Welfare and Environmental Benefits [10 points]

i. Health and/or Welfare Benefits (5 points)

The CRA suffers from both health (Section 1.b) and welfare challenges (Section 1.a.ii). The City hopes to tackle these issues through site cleanups and redevelopment spurred from grant funding. Assessment and cleanup of contaminated soil and groundwater, such as those related to former gas stations/auto repair shops, dry cleaners, and abandoned industrial sites will reduce the risk of exposure to related contaminants (metals, organics, VOCs, etc.). Source and groundwater cleanup will reduce the likelihood of exposure to VOCs, which may be directly related to public health impacts due to vapor intrusion, which is a risk in the older homes in the CRA, and impacted drinking water.

Blight removal through brownfields redevelopment will assist with reducing crime. 7th Ave South, a priority corridor for this grant, is one of the most crime ridden streets in the City. The industrial corridor, which runs through the Child's Park Neighborhood, is blighted with vacant warehouses. Redeveloping the vacant structures will transform the safety of the neighborhood and the abutting YMCA.

The City is also focusing on bringing affordable housing to the CRA. Two adjacent sites, the Suncoast Gas Station and the United Auto Repair facility (discussed in Section 2.a.i), are targeted for affordable housing due to their close proximity to public transit. Discussions have occurred with site owners and an affordable housing developer. To help tackle the CRA's issues of diabetes, stroke, and hypertension, the redevelopment will include an affordable healthy food retail component.

ii. Environmental Benefits (5 points)

Groundwater and stormwater impacts are identified in the "Community Needs Section" of this proposal (Section 1). Groundwater contamination and stormwater runoff to surface waters are of utmost concern in Pinellas County due to its unique location on a peninsula adjacent to the very sensitive Tampa Bay Estuary and other habitats identified for special protection. With groundwater only a few feet below grade and having no protective clay layer, surface



contaminants quickly reach groundwater. Therefore, assessing and cleaning up surface contamination is extremely important to protecting the environment. **St. Petersburg has moved to grey water reclamation due to the limited amount of clean, fresh water available for public uses. (Salt water intrusion is of major concern, highlighting the need to protect groundwater).** One formally stated objective in the City of St. Petersburg Comprehensive Plan is "expanding the City's inventory of green permeable open space so as to provide maximum area for shallow aquifer recharge and stormwater filtration and wildlife habitat". Brownfield redevelopments will be encouraged to include permeable space using Florida friendly plants to maximize aquifer recharge, reduce the need to water, and provide water filtration through plant root systems.

b. Environmental Benefits from Infrastructure Reuse/ Sustainable Reuse [8 points]

i. Policies, Planning and Other Tools (5 points)

The City of St. Petersburg has been a national leader in fostering and implementing sustainable redevelopment practices. **In May 2007, the City was designated Florida's first "Green City" by the Florida Green Building Coalition.** St. Petersburg has adopted many green programs and initiatives to foster sustainable redevelopment in the form of energy conservation and building reuse. A formal Comprehensive Plan Objective is the incorporation of US EPA Energy Star programs into construction and rehabilitation practices. To incentivize this program, the City is offering expedited plan review for projects which promote energy conservation and use sustainable construction methods/materials. The City will promote this program, particularly to developers interested in shortening development/site rehabilitation time.

Some upcoming Tax Increment Financing (TIF) programs (discussed in Section 2.c), encourage sustainable development through building reuse. In particular, the Commercial Site Improvement Grant, Commercial Building Interior and Tenant Improvement Grant, Residential Property Improvement Grant, and "Paint Your Heart Out" TIF Programs focus on revitalizing existing infrastructure to reduce blight and to encourage building reuse. The City will educate potential investors interested in demolishing existing infrastructure or building new on these leveraging tools to encourage building reuse.

ii. Integrating Equitable Development or Livability Principles (3 points)

Current planning activities for the CRA are focused on achieving short and long-range outcomes, which improve the economic and social viability of the neighborhoods and business corridors for the persons who already live there. **Priorities for affordable housing, improved transportation options, access to healthy food and health care are already a focus of these planning efforts and will continue to be a focus of our Brownfields Program.** One example unique to the City of St. Petersburg is our "**Greenhouse**". The Greenhouse is a collaboration between the St. Petersburg Area Chamber of Commerce and the City. It is a one-stop facility for starting or growing local business. We provide business counseling, training, networking, growth or specialized assistance and access to capital and credit for startups. This is just one of several efforts by the City to grow and nurture successful redevelopment in our communities.

c. Economic and Community Benefits (long-term benefits) [7 points]

i. Economic or Other Benefits (5 points)

By funding the assessment and reuse planning of old gas stations, vacant commercial and industrial buildings and identifying the environmental risk (if any) of vacant parcels, the community will benefit from returning these sites to productive and beneficial reuse. The economic development goals for the CRA include expanding the supply of commercial and industrial land suitable to current market standards, continuing attraction activities in the Dome Industrial Park and Central Ave. areas, branding and marketing CRA commercial corridors and expanding business retention activities. Former warehouse space in the Dome Industrial Park is already moving toward use by "industrial artists" as studio space, and is being branded the Warehouse Arts District. By designating the CRA as a Florida Brownfields area, the City opened up the opportunity for investors to benefit from State incentives including: a 50-75% Voluntary Clean-up Tax Credit (75-100% for affordable housing), a \$2,500 State of Florida Brownfields



Redevelopment Tax Bonus Refund for each new job; a limited Loan Guarantee; a Building Materials Sales Tax Credit and more, as long as an executed FDEP Brownfields Site Rehabilitation Agreement is in hand. All of these activities and incentives will lead to increases in jobs in a variety of sectors already present in the CRA and in those that will become established there (nursing, human resources, accounting, sales). Additionally, redevelopment is expected to bring the non-economic benefits of additional greenspace and health centers.

ii. Job Creation Potential: Partnerships with Workforce Development Programs (2 points)

The City plans to partner with both the Pinellas Technical Education Center (PTEC) and Job Corps. PTEC, provides postsecondary technical career training focusing on filling the needs of local businesses and industry. Job Corps provides career development programs that help at-risk youth learn a career, earn a high school diploma or GED, and find a good job. The Job Corps campus in St. Petersburg is located just four blocks from the target area and has 300 students living onsite along with 100 employees. The City will collaborate with both training organizations to link potential employment opportunities in Brownfields assessment, cleanup, or redevelopment related to the proposed projects. One potential example is the identification of additional target properties through the use of GIS in the classroom setting. The City also has and will continue to partner with such local agencies as CareerSource Pinellas, St. Petersburg College, and USFSP. (St. Petersburg received one of EPA's first Brownfields Demonstration Pilot grants, with which we partnered with St. Petersburg College to train 26 students.) **The Corporation to Develop Communities of Tampa (CDC), a recent EPA Job Training Grant recipient focusing its efforts on the East Tampa community, has agreed to mentor and otherwise support the City in this area** (commitment letter attached in Appendix D). A major demonstration of the City's worker friendly policies is the recent announcement by the Mayor of an increase in the minimum wage for City employees to \$12.50 per hour, and for non-sensitive positions (e.g., excluding public safety) criminal records will not exclude applicant consideration for employment.

5. Programmatic Capability and Past Performance [40 points]

a. Programmatic Capability [28 points]

St. Petersburg is fully equipped to effectively manage the grant funds applied for herein. City personnel have extensive experience in the operation of local, state and federal grant programs. **Ms. Sophia Sorolis will serve as Project Director** for this initiative. She has experience in developing and administering grant funded programs for the City. In her twenty-eight years of municipal experience, Ms. Sorolis has successfully managed in excess of \$22 million in grant funding. As the City's Economic Development Manager, she has managed various projects in housing and economic development. Ms. Sorolis will be supported by the following:

- **Brian Caper, AICP - Brownfield Coordinator.** Mr. Caper has a Master's Degree in Urban and Regional Planning. He is a co-coordinator of the City's Enterprise Zone program and will assist Ms. Sorolis with the day to day operations of the proposed project.
- **Carlos Frey, P.E. - Technical Coordinator.** Mr. Frey, a professional engineer, has 33 years experience in both municipal and private environmental consulting firms. He will oversee the technical aspects of this program and the work performed by consultants.
- **Shrimatee Ojah-Maharaj, AICP - Grants Coordinator.** Ms. Ojah-Maharaj is a planner, with more than 22 years of experience in planning and economic development. She will ensure that grant requirements are met and will monitor performance measures, including outputs and outcomes and ACRES entry.
- **Anne Fritz - Director of Finance.** Ms. Fritz is a Certified Public Finance Officer (CPFO). Ms. Fritz will ensure that all financial reporting performed under this award is in full compliance.

Overlap in staff responsibility is a built in measure of security for the project. In the event of employee turnover, a City staff member will be able to take over their responsibilities to ensure that the Project continues successfully.

The City will procure the services of a professional environmental consultant specifically experienced in Brownfields redevelopment projects. Consultant/contractor procurement will comply with Florida requirements and federal requirements at 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The selected firm will be responsible for



successfully completing technical and programmatic tasks of the grant. The City will manage the environmental consultant and progress will be monitored by way of status meetings and milestone reports. In addition to in-house staff deep with planning and grant management expertise, the City has systems in place (HR and procurement) to obtain additional expertise to fill critical vacancies and to procure external (consultant) services when needed.

b. Audit Findings [2 points]

The City's most recent audit, dated February 27, 2015, performed by Mayer, Hoffman, McCann P.C., for the fiscal year ending September 30, 2014, found no instances of noncompliance or material weakness.

c. Past Performance and Accomplishments [10 points]

i. Currently or Has Ever Received an EPA Brownfields Grant (10 points)

1. Compliance with Grant Requirements (5 points)

St. Petersburg has received a number of previous EPA Brownfield Grants.

Type	Yr. Issued	Yr. Closed	Amount of Grant	Funds Remaining
EPA Brownfield Cleanup Grant	2007	End 9/30/10 Closed 3/21/11	\$200,000	\$0
EPA Brownfield Assessment Grant	2003	End 6/30/06 Closed 11/8/06	\$200,000	\$22,710
EPA Brownfield Pilot (assessment)	2001	End 9/30/2003 Closed 2/9/04	\$200,000	\$137,685
EPA Brownfield RLF Grant	1997	End 9/30/2000 Closed 3/30/01	\$350,000	\$346,555
EPA Brownfield Pilot (assessment)	1997	End 12/31/02 Closed 7/29/03	\$200,000	\$12,509

St. Petersburg was an early participant in EPA's Brownfield grant program, starting with "Pilot" grants, before passage of the federal Brownfields law. The early funds were used successfully to establish the City's Brownfields program which continues today. For two of the early grants, records show the City had difficulty spending funds within the approved budget/project period. Since these grants were all closed 10 years ago or more, the City does not have specific information on the difficulties encountered. Management changes and staff changes have occurred in the ensuing ten years. We understand for the first RLF grants that cities were not always set up to adequately to market loans at the very beginnings of their programs.

St. Petersburg subsequently successfully managed two EPA Brownfield grants, one assessment and one cleanup, with limited or no funds remaining. The City was in compliance with grant terms and conditions, including reporting and financial management. At present and in recent years, the City has demonstrated that it is fully capable of managing federal grants and has had no negative findings related to those grants. For FY2013, St. Petersburg received 38 grants totaling \$10,418,561, and administered \$18,009,669 in expenditures for federal, state and local grants. If awarded this Brownfield Assessment grant, the City plans to convene a core team quarterly (Division Manager, Project Manager, technical and financial staff, and the consultant) to go over progress on the grant and make any adjustments. This will also include quarterly calls with the EPA Project Officer.

2. Accomplishments (5 points)

EPA grant accomplishments included program development, a community engagement process, and completion of over 200 assessments. Of the assessed sites, six required some form of cleanup, including the abandoned Atherton Oil Company site. Cleanup activities were completed successfully at this site in the Dome Industrial Park, the industrial core of the community, which was identified and assessed with funding from a previous Assessment Grant. The City received \$8,900 in brownfields tax credits for this project in 2014, which can be transferred to a potential developer. Cleanup of another site in the Dome Industrial Park area resulted in a new 166,000 sq. ft. regional Job Corps Center (built in 2010), to serve the surrounding community. The completion of these projects demonstrates St. Petersburg's ability to successfully utilize EPA grant funding and to leverage it with additional resources. Information on the accomplishments, outcomes and work performed (outputs) for at least the two most recent EPA Brownfields grants was reported in property profiles (now ACRES) and in all quarterly, financial and closeout reports. The City also maintains Brownfield Program information on its website at: <http://www.stpeteshines.com>.



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- F-I Not Applicable



Appendix A

Threshold Eligibility Determination



Appendix A. Threshold Eligibility Documentation

1. Applicant Eligibility

The City of St. Petersburg, Florida, is eligible to apply for the EPA Brownfields Assessment because it is a local unit of government under 40CFR Part 31.1.

2. Letter from the State or Tribal Authority

See Appendix B.

3. Community Involvement

A Community Involvement Plan (CIP) will be developed to plan and implement brownfields activities in the proposed project area: the South St. Petersburg Community Redevelopment Area (CRA). The 7.4 square mile area has been the historic heart of St. Petersburg's African-American community. (A CRA designation, established under Florida Statutes, provides additional authority to local governments to overcome the economic burdens of blighted areas in their boundaries. An example is the authority to establish special tax incremental financing (TIF) districts.)

The CIP for this project will be compatible with and build on ongoing public involvement in the CRA plan. The CIP will outline planned community engagement activities, schedule, project background, and key players.

The City of St. Petersburg has engaged in extensive community involvement in developing the CRA plan. Since the fall of 2013, multiple community meetings have been held with over 380 attendees to discuss CRA redevelopment plans and this grant application. In 2015, the CRA formed a Citizen Advisory Committee (CAC) that provides a platform for community members to voice their opinions and aid in decision making on redevelopment. In December 2015, the CAC agreed to serve as the Brownfields Advisory Committee (BAC) and to host BAC meetings directly following the CAC meetings, which occur the first Tuesday of every even numbered month. Many other community organizations have committed to also being a part of this Committee and they, along with any residents or interested parties, are encouraged to join the BAC. Economic development staff and hired consultants will attend the BAC meetings to provide accurate information on the progress of grant activities. The City will provide BAC information to community organizations and neighborhood associations to disperse to the South St. Petersburg community. During the BAC meetings, input will be sought from stakeholders, residents, and interested parties on project planning, site selection, cleanup decisions, and reuse planning. If appropriate, voting or design charrettes will be conducted to foster community engagement.

The CRA's residents, property owners and businesses have been and will continue to be apprised of all information pertaining to the brownfields process and all of the comments to and from community members and stakeholders alike. The City's website, various social media outlets, neighborhood associations, newspapers, local cable TV and radio stations will be utilized to broaden the reach of community engagement efforts. Project-specific publications will be prepared and distributed throughout local jurisdictions on an as needed basis. The City intends to publish all community meeting and outreach information in both English and Spanish.

4. Site Eligibility and Property Ownership Eligibility

Not applicable



Appendix B

Letter from State Authority - Florida Department of Environmental Protection



Florida Department of Environmental Protection

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

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

November 24, 2015

Cindy J. Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth St., S.W.
Atlanta, GA 30303-8960

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of St. Petersburg's Brownfields grant application for a Community Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with EPA's guidance document EPA-OSWER-OBLR-15-04, titled "Guidelines for Brownfields Assessment Grants". This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority", described in SECTION III.C.2. EPA Brownfields grant funding will strengthen the City of St. Petersburg'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 of St. Petersburg consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated brownfield area. The City of St. Petersburg is also encouraged to contact Stephanie Mills, Southwest District Brownfields Coordinator, at (813) 470-5763 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in blue ink that reads "Kimberly A. Walker".

Kimberly A. Walker, Administrator
DoD and Brownfields Partnerships Section

Ms. Cindy J. Nolan
Page 2
November 24, 2015

KAW/jc

cc:

Amy Long, Project Professional, SCS Engineers, (ALong@scsengineers.com)
Sophia Sorolis, City of St. Petersburg, (Sophia.Sorolis@stpete.org)
Stephanie Mills, FDEP Southwest District Brownfields Coordinator,
(Stephanie.Mills@dep.state.fl.us)
Margaret Olson, EPA Region 4 Florida Grants Coordinator, (Olson.Margaret@epa.gov)



Appendix C

Not Applicable



Appendix D

Letters of Commitment from Community Organizations

- 1. South St. Petersburg Citizen Advisory Committee**
- 2. The Deuces Live, Inc.**
- 3. University of South Florida, St. Petersburg**
- 4. All Children's Hospital**
- 5. St. Petersburg Area Chamber of Commerce**
- 6. Florida Brownfields Association**
- 7. CareerSource PINELLAS**
- 8. Grand Central District Association**
- 9. Corporation to Develop Communities of Tampa, Inc. – WFD&JT Grantee**



Citizen Advisory Committee
South St. Petersburg Community Redevelopment Area

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842

December 1, 2015

Ms. Sophia Sorolis
Economic Development
Planning and Economic Development Department
PO Box 2842
St. Petersburg, FL 33731

Dear Ms Sorolis:

The Citizen Advisory Committee (CAC) for the South St. Petersburg Community Redevelopment Area (CRA) is the City's first advisory committee for community redevelopment. The CAC was created in 2015 through an innovative partnership between the City of St. Petersburg and Pinellas County to provide a forum for input on issues facing the CRA by local residents, business owners and stakeholders in South St. Petersburg and make recommendations to the St. Petersburg Community Redevelopment Agency on redevelopment policy. The CAC understands that the City of St. Petersburg is applying for a 2016 Environmental Protection Agency (EPA) Brownfields Assessment Grant for the South St. Petersburg CRA. We are excited for the opportunity to have these dollars invested in our area to assess actual or perceived environmental impacts that have previously dissuaded potential developers.

We have worked closely with the City of St. Petersburg on revitalizing South St. Petersburg and are committed to continuing this partnership by helping the City with public outreach on Brownfields programs. The CAC currently meets the first Tuesday of every even numbered month. We have discussed with the City the opportunity to combine meetings with a Brownfields Advisory Committee. These meetings can be used as an opportunity to prioritize site assessment, educate the public, as well as conduct public workshops and design charrettes, as needed. Additionally, a link to the Brownfields grant website and surveys will be posted on the South St. Petersburg CRA website.

The disposition and development of the St. Petersburg Commerce Park is one of many exciting revitalization initiatives occurring in South St. Petersburg. The public/private partnership represents the role of the CAC in shaping the City's revitalization policies. At more than 14 acres, the Commerce Park is the single largest holding of developable land in the CRA and represents an opportunity for the creation of a significant number of jobs that can be held by CRA residents. In September 2015, the CAC reviewed four Request for

CAC LETTER OF COMMITMENT

DECEMBER 1, 2015

PAGE 2

Proposals for the St. Petersburg Commerce Park and offered input to the City on the strengths and weaknesses of the RFPs.

The success of the St. Petersburg Commerce Park will no doubt be shaped by its location within the burgeoning Warehouse Arts District, which is located in the northeast portion of the CRA. Historically, much of this area was industrial and populated with warehouses and small manufacturing companies and, more frequently, blighted properties. Since 2000, the District has seen significant private investment in artistic production, anchored by the Morean Center for Clay (formerly St. Pete Clay Company) in the historic Seaboard Railroad Station. With the onset of the Great Recession, artists began occupying many of the underutilized buildings in the CRA, drawn to their unconventional spaces and affordable rents. With redevelopment momentum from the public and private sector, the Warehouse Arts District has begun to emerge as a vibrant live/work community for local artists.

On behalf of the CAC, we are truly excited for the prospect of new redevelopment being spurred in South St. Petersburg! Please feel free to contact me at Ricardodavis1@verizon.net for any questions related to our group or commitment.

Sincerely,

A handwritten signature in black ink, appearing to read "Ricardo Davis". The signature is fluid and cursive, with a prominent initial "R" and "D".

Dr. Ricardo Davis, Chair
Citizen Advisory Committee for the South St. Petersburg C R A



November 24, 2015

Sophia Sorolis
Economic Development Manager
Planning and Economic Development Department
P.O. Box 2842
St Petersburg, FL 33731

Dear Ms. Sorolis:

The Deuces Live, Inc., wishes to document its support for the City of St. Petersburg's application for a 2016 EPA Brownfields Grant in the amount of \$400,000. We understand that if the City is successful in obtaining this grant, these funds will be used to assess and sample potentially contaminated properties in the Southside Community Development Area, of which The Deuces Live, Inc., Main Street, is located.

We understand this project will also include community involvement and will coordinate with local planning in our area. We are very willing to participate in this effort toward community improvement.

The Deuces Live, Inc., is a certified Florida Main Street located within the Historic 22nd Street South Corridor of St. Petersburg, THE Main Street for St. Petersburg's African American Community during segregation.

To support this project, the Deuces Live, Inc. will act as a conduit between the city and property owners to let owners know about this funding source by hosting a seminar; placing a link to the city's webpage on organization's home page which provides information regarding the Brownfields Grant and offering meeting space for the administrators of this grant.

Further, if this application is successful, members of the Deuces Live, Inc, will be willing to serve on advisory boards or committees that are developed in support of this grant.

Feel free to contact Veatrice Farrell, Program Manager, to discuss our support of this US EPA Brownfields grant.

Sincerely,


Veatrice Farrell, Program Manager

501c 3 Non-Profit
1221 22nd St. S, Ste. C
St. Pete, FL 33712

Phone:
(727)4Deuces
(727)433-8237

Board President
Toriano Parker
Vice President
Tony Macon
Secretary
Amy Saucers
Program Manager
Veatrice Farrell





November 24, 2015

Sophia Sorolis
Economic Development & Greenhouse
Manager Planning and Economic Development
Department
P.O. Box 2842
St. Petersburg, FL 33731

Dear Ms. Sorolis:

On behalf of the University of South Florida St. Petersburg, please accept this letter of support for the City of St. Petersburg's application for a 2016 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties.

This is an excellent opportunity to revitalize and redevelop our community and USF St. Petersburg applauds the effort.

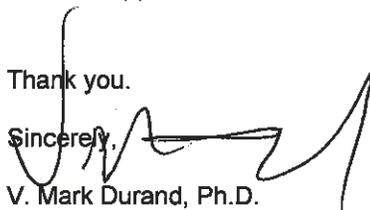
USF St. Petersburg is a separately accredited institution within the University of South Florida System serving more than 6,000 students. We are an urban university known for its creative, collaborative scholars and researchers who work to engage and improve its community.

Our students and faculty contribute thousands of volunteer hours in the community each year. In support of St. Petersburg's Brownfields Program we are delighted to offer our students to work as interns to assist city staff. We will also open our classes and student organizations for presentations about the importance of the program.

In addition, USF St. Petersburg staff or faculty are available to serve on advisory boards or committees in support of this grant and Brownfields redevelopment. Please feel free to contact my assistant, Therese Wisoff at (727) 873-4290 or at twisoff@mail.usf.edu so that we may demonstrate further support of this U.S. EPA Brownfields Assessment grant application.

Thank you.

Sincerely,



V. Mark Durand, Ph.D.

USFSP Interim Regional Vice Chancellor for Academic Affairs

Office of Academic Affairs

University of South Florida St. Petersburg • 140 Seventh Avenue South, BAY 204 • St. Petersburg, FL 33701
(727) 873-4885 • Fax (727) 873-4889 • <http://www.usfsp.edu/academics>

Amy Maguire, Vice President
Government, Corporate & Community Relations
501 Sixth Avenue South
St. Petersburg, FL 33701
727-767-4474 T
727-767-3435 F



November 30, 2015

Sophia Sorolis
Economic Development Manager
Planning and Economic Development Department
P.O. Box 2842
St Petersburg, FL 33731

Dear Ms. Sorolis:

It is my pleasure to provide a letter of commitment on behalf of All Children's Hospital Johns Hopkins Medicine for the City of St. Petersburg's application for a 2016 EPA Brownfields Grant in the amount of \$400,000.

All Children's Hospital Johns Hopkins Medicine is one of only three specialty licensed children's only hospitals in Florida and the state's highest provider of Medicaid services, with approximately 70 percent of our patients benefitting from Medicaid. With over 50 pediatric specialties and 259 beds, All Children's is dedicated to advancing children's health through treatment, research, education and advocacy. We proudly provide compassionate, state-of-the-art care for infants, children and teens with some of the most challenging chronic and acute medical problems.

As part of our mission, All Children's Hospital is dedicated to our surrounding community and the health of its residents. Obtaining this grant will provide vital funds to be used to assess and sample potentially contaminated properties in the area and is a vital step forward for the South St. Petersburg Community Redevelopment Area (SSPCRA). According to the Florida Department of Health, there were almost 1700 asthma related emergency room visits for patients 0-17 in Pinellas County in 2014. Combined with our hospital's efforts to treat and manage asthma within the community, the US EPA Brownfields grant will help to create an impact to reduce asthma associated hospital visits by identifying areas of contamination.

We are committed to helping the City of St. Petersburg track progress on health improvements that are expected from grant activities. Throughout the grant, All Children's Hospital will provide the City with local health statistics and will indicate geographic areas of improvement and areas that need to be focused on. We will also encourage residents of the CRA to take advantage of healthy food markets, which the City hopes to bring to the CRA through brownfields redevelopments. All Children's Hospital is excited to be a part of a team of collaborative organizations supporting the City of St. Petersburg's US EPA Brownfields grant application. Please do not hesitate to contact me directly.

Sincerely,

Amy Maguire
Vice President, Government, Corporate & Community Relations
All Children's Hospital Johns Hopkins Medicine



THE CHAMBER BUILDING
100 SECOND AVE. N., SUITE 150
ST. PETERSBURG, FL 33701

T 727.821.4069
F 727.895.6326
www.stpete.com

December 9, 2015

Sophia Sorolis
Economic Development Manager
Planning and Economic Development Department
P.O. Box 2842
St Petersburg, FL 33731

Dear Ms. Sorolis:

Please accept this letter on behalf of the St. Petersburg Area Chamber of Commerce, in support of the City of St. Petersburg's application for a 2016 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum impacted properties. We applaud your effort to support the revitalization of our community and want to partner with you in this important endeavor.

The St. Petersburg Area Chamber of Commerce represents over 1,000 businesses and our mission is to be the preeminent leader of business in order to ensure the economic growth and vitality of our community. Our public-private partnership believes that the revitalizing our neighborhoods includes attracting new development in the city. Redevelopment also creates opportunities for job growth.

In support of the City's Brownfield Program, the St. Petersburg Area Chamber of Commerce will dedicate a member of the Chamber's Sustainability Task Force to serve on an advisory committee that is formed to support this grant and Brownfields redevelopment in our community. The Chamber will also educate Chamber members on economic opportunities that come from commercial development on Brownfield properties.

Please feel free to contact me directly at 727-821-4069 for any follow-up actions in support of this US EPA Brownfields Assessment grant application.

Sincerely,

Chris Steinocher
President/ CEO
St. Petersburg Area Chamber of Commerce



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Past President, FBA
E Sciences, Inc.

November 19, 2015

City of St. Petersburg
Attention: Sophia M. Sorolis
Planning and Economic Development Department
P.O. Box 2842
St. Petersburg, Florida 33731-2842

Dear Ms. Sorolis:

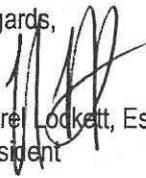
On behalf of the Florida Brownfields Association ("FBA"), please accept this letter of support for the submittal of a Community-wide Assessment Grant application for \$400,000 (\$200,000 for Hazardous Substances and \$200,000 for Petroleum) to the United States Environmental Protection Agency ("EPA") by the City of St. Petersburg, Planning and Economic Development Department (the "City"), specifically targeting South St. Petersburg, a designated Community Revitalization Area.

The FBA is a non-profit, volunteer, service organization dedicated to advancing the cleanup and redevelopment of Brownfields in Florida. Brownfields are sites for which their expansion, redevelopment, or reuse may be complicated by actual or perceived contamination. Working in cooperation with the Florida Department of Environmental Protection and the EPA, the FBA is a group of environmental stakeholders and professionals who provide information, assistance, and redevelopment strategies regarding Brownfields to communities and the public in the interest of cleaning up and redeveloping contaminated properties and revitalizing areas.

We applaud the City's efforts in seeking revitalization and redevelopment in the State of Florida and hope you will give every possible consideration to its application for an EPA Community-wide Assessment Grant application. We look forward to assisting the City upon its successful grant award. The FBA through its membership will provide technical assistance to the City, and will assist with public outreach and marketing by participating in public meetings or assisting with educational presentations. Further, our membership is willing to serve on advisory boards or committees that are developed in support of this grant.

Should you have any questions or concerns regarding the FBA's support of the City's Community-wide Assessment Grant application proposal, please do not hesitate to contact me at (813) 229-4139 or llockett@cfblaw.com.

Regards,


Laurel Lockett, Esq.
President

cc: Amy Long, SCS Engineers

December 7, 2015

Sophia Sorolis
Economic Development & Greenhouse Manager
Planning and Economic Development Department
P.O. Box 2842
Saint Petersburg, Florida 33731

Dear Ms. Sorolis:

Please accept this letter on behalf of CareerSource Pinellas, in support of the City of Saint Petersburg's application for a 2016 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum impacted properties. We applaud your efforts to support the revitalization of our community.

As the regional workforce board for Pinellas County, CareerSource Pinellas will continue to work closely with the City of Saint Petersburg's Economic Development Department. We are committed to actively participating in the Brownfields program through distributing and posting flyers and brochures and providing information about training and educational opportunities.

Please feel free to contact me directly for any follow-up actions in support of this US EPA Brownfields Assessment grant application.

Sincerely,



Edward Peachey
President/CEO



Grand Central District Association, Inc.

2529 Central Ave | St. Petersburg, FL | 33713

www.grandcentraldistrict.org

727-828-7006

December 4, 2015

Sophia Sorolis
Economic Development Manager
Planning and Economic Development Department
P.O. Box 2842
St Petersburg, FL 33731

Dear Ms. Sorolis:

The Grand Central District Association (GCDA) wishes to document its support for the City of St. Petersburg's application for a 2016 EPA Brownfields Grant in the amount of \$400,000.

We understand that if the City is successful in obtaining this grant, these funds will be used to assess and sample potentially contaminated properties in the Southside Community Development Area, of which the Grand Central District is located within. We understand this project will also include community involvement and will coordinate with local planning in our area. We are very willing to participate in this effort toward community improvement.

The Grand Central District is designated nationally and by the State of Florida as a Main Street Community. It is home to many locally owned restaurants, bars, antique retailers, art galleries, specialty shops, professional and personal services, health/wellness providers, and more. The Grand Central District is pedestrian and bicycle friendly and can be easily reached via the Central Avenue Trolley, which makes several stops within the District.

Founded in 2000, GCDA is a volunteer-driven 501c3 non-profit organization working to revitalize and promote the Grand Central District in an effort to make it a retail, dining and entertainment destination for St. Petersburg visitors and residents.

To support this project, GCDA will assist the City of St Petersburg in educating property owners about Brownfields funding opportunities. This will be accomplished by distributing electronic and/or printed materials and hosting an education seminar for interested parties. Further, if this application is successful, GCDA is willing to serve on advisory boards or committees that are developed in support of this grant.

Feel free to contact me to discuss our support of this US EPA Brownfields grant.

Sincerely,

A handwritten signature in black ink that reads "Lauren Ruiz".

Lauren Ruiz
Executive Director/Main Street Manager
Grand Central District Association
Lauren.Ruiz@grandcentraldistrict.org
727.828.7006



Corporation to Develop Communities of Tampa, Inc.

1907 E. Hillsborough Ave., Suite 100 • Tampa, Florida 33610 • Tel (813) 321-4362 • Fax (813) 231-4680 • www.cdcoftampa.org

November 15, 2015

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Board member

Eric Page
Board member

Andres Prida
Board member

Ernest M. Coney, Jr.,
Chief Executive Officer

Chloe Coney
Founder

Sophia Sorolis
Economic Development Manager
PO Box 2482
St. Petersburg, FL 33731

Dear Ms. Sorolis,

On behalf of Corporation to Develop Communities (CDC) of Tampa, Inc., please accept this letter of support and commitment to City of St. Petersburg's application for a 2016 EPA Brownfields Assessment grant. We understand City of St. Petersburg will use these funds for brownfields assessment and cleanup planning in the South St. Petersburg Community Redevelopment Area.

CDC has recently been awarded an EPA Environmental Workforce Development and Job Training grant specifically aimed at increasing job skills and placement within environmental career paths in demand at the local, state, and national levels. CDC is targeting unemployed and underemployed residents with a focus on young adults and ex-offenders.

While our program target area emphasizes citizens of East Tampa, please consider this a commitment from CDC to mentor City of St. Petersburg on Job Training programs and provide ongoing support and guidance, as funding permits. Please contact me regarding any specific support we can provide. I may be reached at (813) 231-4362, ext. 312.

Sincerely,

Ernest Coney
President/CEO
Corporation to Develop Communities of Tampa, Inc.





Appendix E

Documentation of Leveraged Funds



CITY OF ST. PETERSBURG

CITY OF ST. PETERSBURG, FLORIDA

Office of the Mayor

RICK KRISEMAN, Mayor

December 9, 2015

U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Re: City of St. Petersburg Letter of Commitment to FY 2016 USEPA Brownfield Assessment Grant Application for South St. Petersburg (FL)

Dear EPA Brownfields Grant Review Committee:

Please accept this letter as demonstration of the City of St. Petersburg's commitment to sustain and expand its investment in South St. Petersburg where this Brownfield Assessment Grant will be targeted. The city has long been committed to revitalizing the community we call South St. Petersburg. Since 1999, St. Petersburg has spent nearly \$180 million in local and locally-controlled state and federal funding on projects as diverse as renovating historic African-American buildings for a health clinic, commercial uses, and youth and education facilities; assisting the development of a 47,000-sf shopping center; and improving commercial corridors through streetscaping, bike trails and infrastructure upgrades.

These "bricks and mortar" initiatives have improved the lives of South St. Petersburg's residents, but the city and community have much more to do. St. Petersburg, dependent on real estate, tourism and manufacturing, was shaken by the Great Recession, which rocketed unemployment to 12.3 percent in January 2010 - four times greater than during the height of the boom in 2006 - and left thousands of foreclosed and abandoned houses, mostly in South St. Petersburg. While conditions have improved in the city, South St. Petersburg still has not recovered. The poverty rate is twice that of the City, unemployment is 60 percent higher, and various measures of per capita and household income are half to two-thirds the levels of the city at large.

To reduce the economic distress and to offer new opportunities to our residents, in the next 8-10 years the City will invest over \$40.7 million in new projects and programs for South St. Petersburg, while continuing more than \$76.6 million in existing programs. This will lead to a total potential investment of nearly \$117.4 million. Note that operational/programmatic expenditures as opposed to capital investments are contingent on annual budget approval by City Council.

A successful Brownfield Assessment Grant application will help the City focus on the blighted and underutilized properties along its older commercial corridors to stimulate private investment and increase economic opportunity in South St. Petersburg.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary Cornwell". The signature is fluid and cursive, with a large loop at the end.

Dr. Gary Cornwell, City Administrator
City of St. Petersburg

Attachment: City of St. Petersburg Future Investments in the South St. Petersburg Community
Redevelopment Area

City of St. Petersburg Future Investments (FY2016-FY2024)

South St. Petersburg Community Redevelopment Area

Program Type	Commitment	Expenditures	
		FY2016 ¹	Future 8-year Cumulative ²
Parent & Youth Employment & Community Programs			
Urban Apprenticeship Academy-Apprenticeships, Internships, & OJT*	Future		\$2,000,000
City of St. Petersburg Early Childhood Teacher Training**	Existing	\$50,000	\$400,000
2020 Family Wrap Around Services Pilot**	Existing	\$74,000	\$30,000
TIF Funded Workforce Development/Readiness	Future		\$1,153,121
Workforce Readiness Program (STYLE)	Existing	\$35,000	\$280,000
Summer Youth Internship Program	Existing	\$250,000	\$2,000,000
After-School Youth Employment Program	Existing	\$100,000	\$800,000
Urban Affairs Administration & Planning	Future	\$25,000	\$200,000
Subtotal		\$534,000	\$6,863,121
*Dependent on state and federal funding for which the City is currently applying.			
** Denotes one-year pilot program with projected expenditures assuming the success and continuation of the programs.			
Housing, Neighborhood & Economic Development Investments			
<u>Housing Programs</u>			
Codes Enforcement & Additional Investigator (blight concerns)	Existing	\$1,560,972	\$12,448,777
Multi-Family Housing Rehabilitation Funded with CDBG	Existing	\$250,000	\$2,000,000
Multi-Family Rental Rehabilitation/New Construction	Existing	\$300,000	\$2,400,000
Single-Family Owner-occupied Rehabilitation	Existing	\$500,000	\$4,000,000
Homebuyer Assistance	Existing	\$500,000	\$4,000,000
Rebates for Rehab	Existing	\$300,000	\$2,400,000
Housing and Neighborhood Programs funded with TIF ³	Future		\$4,612,487
Social Action Funding Program	Existing	\$122,650	\$981,200
Subtotal		\$3,533,7622	\$32,842,464
<u>Neighborhood Infrastructure Improvements</u>			
Historic Roser Park Roadway/Streetscape Improvement	Future		\$950,000
Childs Park Storm Drainage Improvements	Future		\$5,270,000
Warehouse Arts District Streetscape Plan	Future		\$115,000
Acquisition of Dr. Carter G. Woodson Museum	Future		\$670,000
Campbell Park Recreation Center Improvements	Future		\$1,250,000

¹ Tax increment revenue has been appropriated in FY2016, but expenditures for the various programs will not commence until May 2016 and are thus identified as "Future" expenditures.

² Future commitments include the projection of annual costs of programs already being implemented within the South St. Petersburg Community Redevelopment Area, but require annual budgetary approval by St. Petersburg City Council for them to be sustained over the eight-year period of projection.

³ Future growth in tax increment revenue is based on a 4 percent annual increase in property values during the eight-year period of projection, which would yield more than \$11.5 million in review. The City initially proposes to allocate this revenue in the following manner— 50% to Economic and Business Development; 40% to Housing and Neighborhood Revitalization; and 10% to Workforce Readiness, Education and Development. City Council may change the allocations annually to reflect priorities.

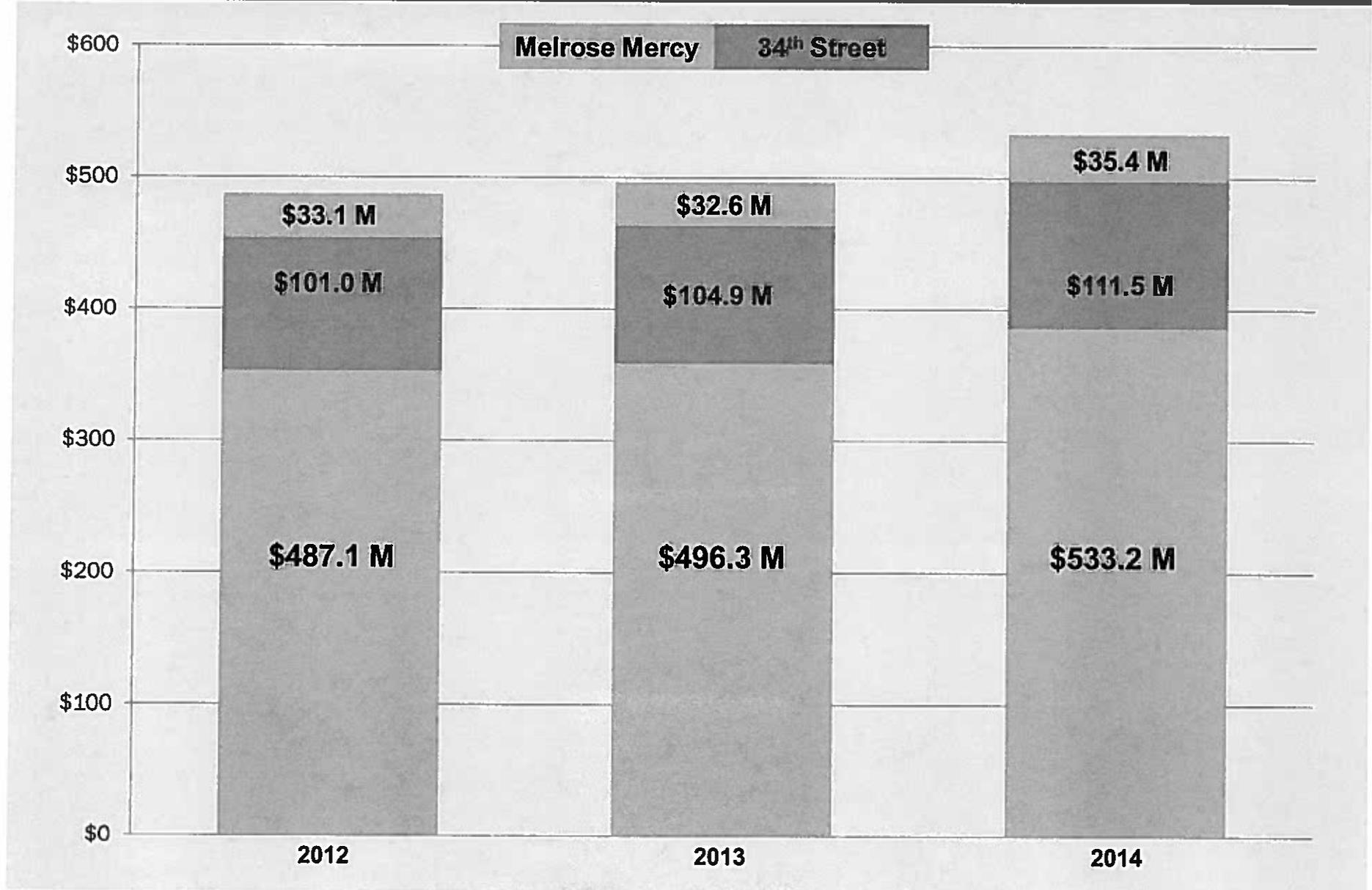
City of St. Petersburg Future Investments (FY2016-FY2024)

South St. Petersburg Community Redevelopment Area

Program Type	Commitment	Expenditures	
		FY2016 ¹	Future 8-year Cumulative ²
Frank Pierce Recreation Center Improvements	Future		\$500,000
Clam Bayou Preserve Improvements	Future		\$1,294,000
Renovations of Booker Creek Bridges	Future		\$10,017,000
Art in Transit	Future		\$263,000
Pedestrian Crossing Enhancements through South St. Petersburg	Future		\$800,000
Grand Central Streetscape Improvements	Future		\$780,000
Campbell Park Sidewalk Improvements	Future		\$56,000
Pinellas Trail Extension (Landscaping)	Future		\$380,000
Historic Roser Park Sanitary Sewer Improvement	Future		\$1,000,000
Neighborhood Traffic Plans	Existing	\$2,124,787	\$49,350
Crosswalks Beacons	Existing	\$154,725	
Off-Road Separated Trails	Existing	\$7,748,934	\$1,323,606
Neighborhood Parks and Recreation Program Expenditures for Eight Centers	Existing	\$3,382,672	\$33,843,900
Subtotal		\$13,411,118	\$58,561,856
Neighborhood Planning and Community Services			
Community Service Mini Grants	Existing	\$ 30,000	\$120,000
Neighborhood Partnership Grants	Future	\$190,000	\$1,520,000
Neighborhood Enhancements	Existing	\$150,000	\$1,200,000
Neighborhood Policing Commitments	Existing	\$162,030	\$1,195,280
Neighborhood Team	Existing	\$433,104	\$2,078,899
Subtotal		\$965,134	\$6,114,179
Economic Development and Job Creation			
In-kind Services – EPA Brownfield Grant Administration	Future	\$20,000	\$85,000
Economic Development Projects Funded with CDBG	Existing	\$529,433	\$4,235,464
CRA Plan Projects/Development	Future		\$ 1,125,000
Dome Industrial Park Land Acquisition	Future		\$216,492
St. Petersburg Commerce Park Site Preparation	Future		\$500,000
Main Street Programs (Deuces Live and Grand Central)	Existing	\$80,000	\$640,000
Tax Increment Financing: Business Development Programs	Future		\$5,765,608
Greenhouse/Chamber Partnership	Existing	\$30,000	\$240,000
TBBIC Micro & Small Business Capital Fund Incubator	Future	\$ 35,000	\$280,000
Subtotal		\$694,433	\$13,087,564
Total City South St. Petersburg CRA Commitment thru 2024			\$117,469,184
Future Programs			\$40,802,708
Current Programs			\$76,666,476

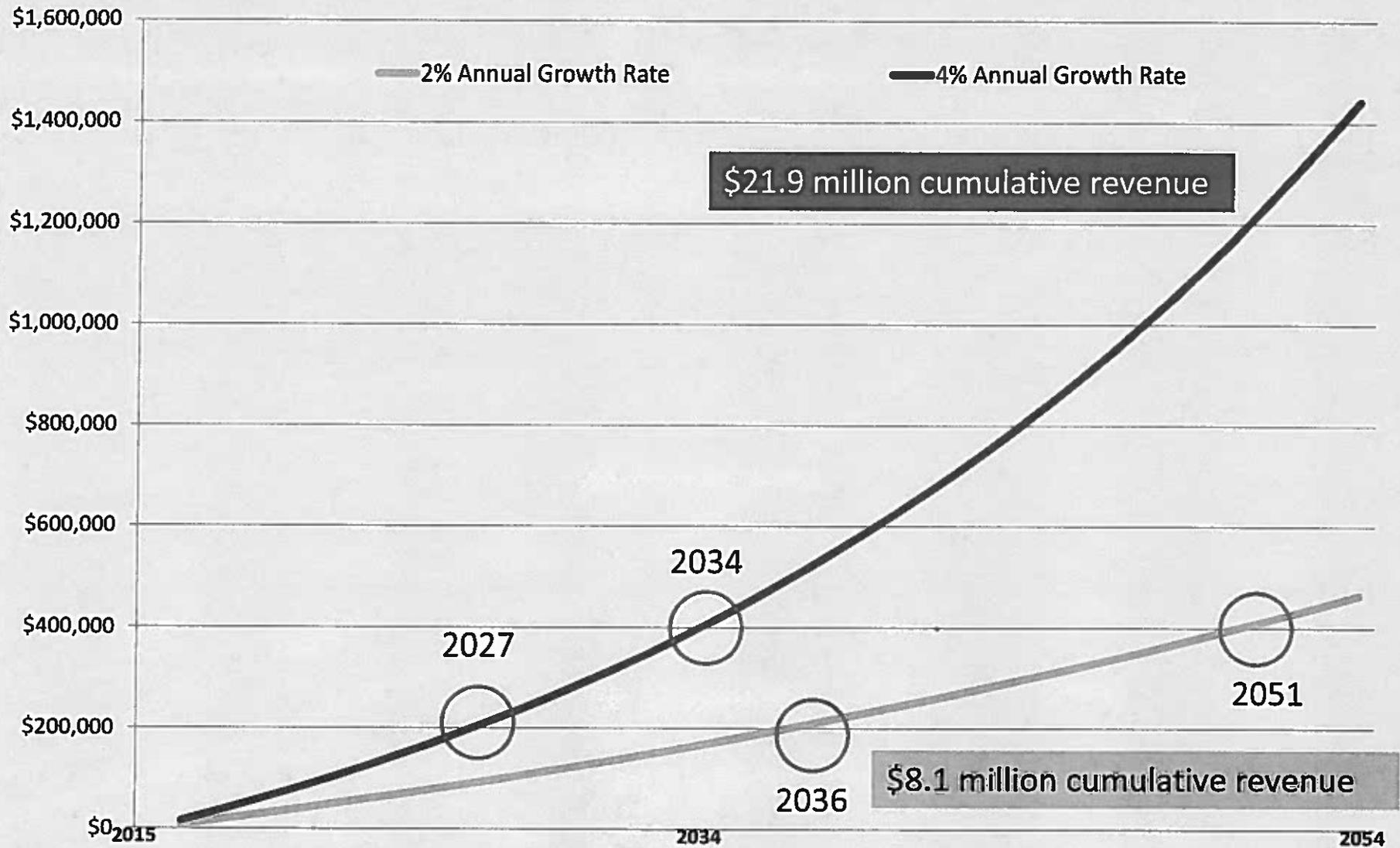
Value of Proposed TIF Districts (2012-2014)

South St. Petersburg CRA Taxable Value



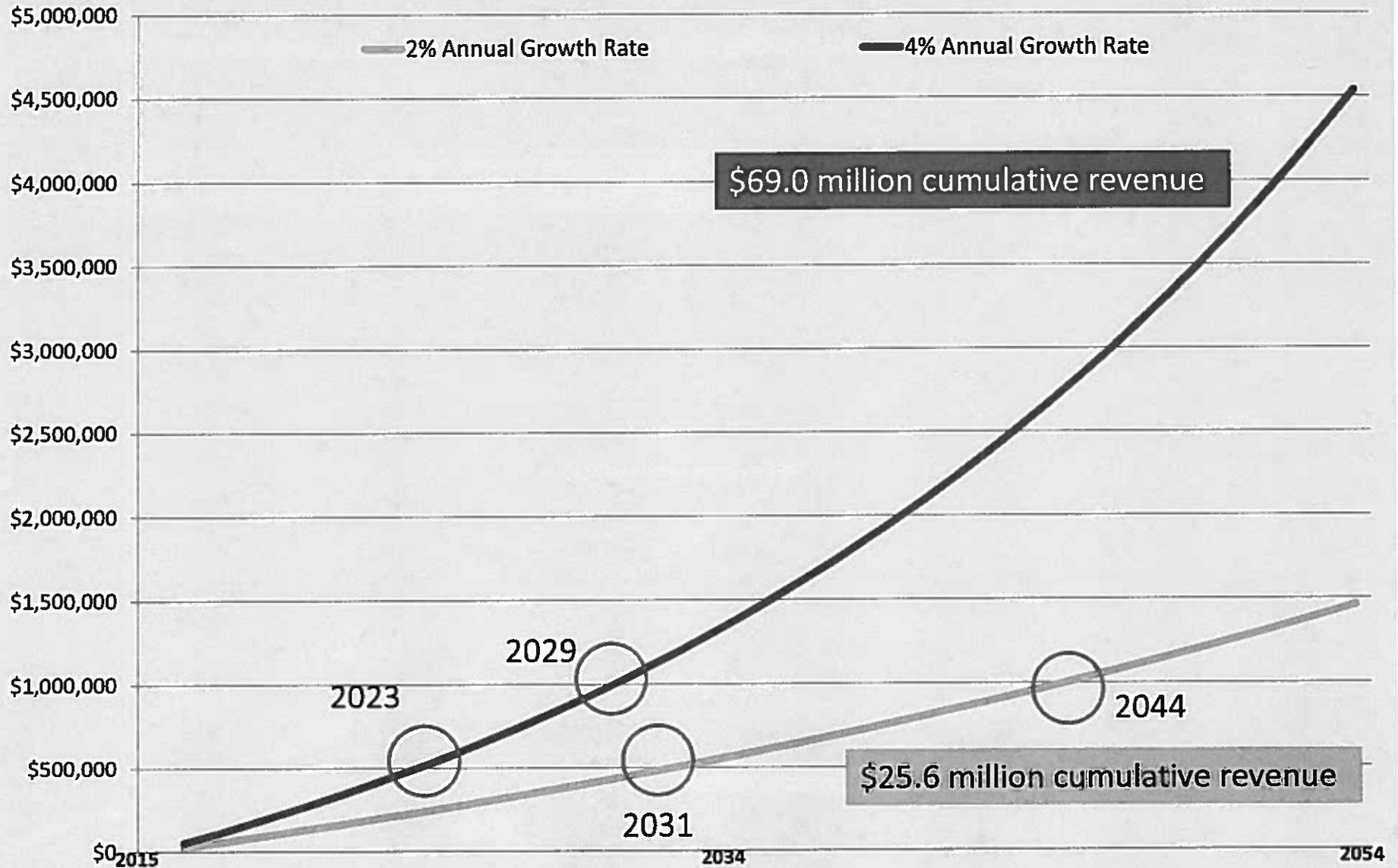
Projected Annual Revenue (2015-2054)

Melrose/Mercy TIF



Projected Annual Revenue (2015-2054)

34th Street TIF





Central Avenue Revitalization Plan

Central Avenue Revitalization Plan

Adopted: September 20, 2012 (Resolution 2012-449)

1st Amendment: December 19, 2013 (Resolution 2013-544)



Central Avenue Revitalization Plan

ACKNOWLEDGEMENTS

The City of St. Petersburg would like to thank:

Conversation on Central Participants,

Mayor Foster,

City Council Members,

the Planning and Economic Development Department,

the Transportation and Parking Management Department,

and the Marketing and Communications Department for their contributions to this plan.

September, 2012



Central Avenue Revitalization Plan

B. Capital Improvement Plan

The three (3) phase capital improvement program reflects the many capital projects that were identified in the Plan. The Capital Improvement Plan (CIP) demonstrates the significant amount of resources that are currently being directed to Central Avenue (Phase I, \$5.88 million) and the extensive future resources needed to implement the CIP (Phases II and III, \$33 million, includes \$25 million BRT Transit System). The capital plan is described below and in greater detail on the following page.

Phase I: Phase I projects all have appropriated funds (\$5,880,000 total budget)

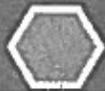
- Mast Arm Installations, Bulbouts with appropriate landscaping and Textured Crosswalks at 13 major intersections between 31st Street and 5th Street (\$3,880,000)
- BRT Enhancement Project; Transit Shelters (artistic), Bulbouts with appropriate landscaping and Pedestrian improvements at several major intersections throughout the corridor (\$2,000,000)

Phase II: Phase II projects funding sources are tentative and subject to future appropriation (\$5,650,000 estimated cost)

- Mast Arm Installations at 8 major intersections between 32nd Street and Park Street (\$2,400,000)
- Streetscape Improvements, enhancement of existing streetscape, including sidewalk repair, upgrade and replacement in the 2 lane sections of Central Avenue (areas east of 31st Street) (undetermined estimated cost)
- Streetscape Improvements west of 58th Street, including landscaped medians and decorative street lights (\$2,000,000)

Phase III: Phase III project funding sources are tentative and subject to future appropriation (\$27,250,000 estimated cost)

- Streetscape Improvements from 34th Street to 58th Street (County blocks), including landscaped medians and decorative street lights (\$2,000,000)
- Streetscape improvements from 31st Street to 34th Street (City blocks), including landscaped medians and decorative street lights (\$250,000)
- BRT Transit System, premium transit system between downtown and St. Pete Beach (\$25,000,000)



Central Avenue Revitalization Plan

FIGURE 19 - CAPITAL IMPROVEMENT PLAN

PROJECTS		SOURCES							
Phase I	Project Status	Project Budget	Funding Source ⁵	Current (FY12) and Previous Fiscal Years	FY13	FY14	FY15	FY16	FY17
Phase I									
Mast Arms Installations, Bulbouts and Textured Crosswalks									
Central at MLK, 16th; 1st Av N at MLK, 13th and 16th; 1st Av S at MLK and 16th (Edge District)	under construction	\$1,700,000	Intown West Tax Increment Funds ⁷	\$1,700,000					
Central at 5th, 6th, 8th and 31st (Central Arts and Central Plaza Districts)	contract let	\$1,200,000	Transportation Impact Fees	\$1,200,000					
Central at 20th, 22nd, and 28th (Grand Central District)	complete	\$980,000	Federal Enhancement Grant	\$980,000					
BRT Enhancement Project; Shelters, Bulbouts, Ped. Improvements (All Districts)									
Central Ave, 1st Aves North and South at 1st, 4th, 8th/MLK, 32nd, 16th, 49th and 58th; 1st Ave N at 1st St, Central Ave at 31st and 66th	planning & design phase	\$2,000,000	Federal Transit Administration Grants	\$1,000,000					
			Complete Streets/City Penny ⁸	\$500,000					
			Transportation Impact Fees	\$500,000					
Phase I Subtotal		\$5,880,000							
Phase II									
Mast Arm Installations									
B Intersections: Park, 72nd, 66th, 64th, 58th, 49th, 40th and 37th		\$2,400,000	County Penny ¹	funding schedule TBD					
32nd at Central (Central Plaza District)		\$250,000	Transportation Impact Fee		\$250,000				
Streetscape Improvements									
Bayshore to MLK (Central Arts and Core Districts)		Undetermined	Intown Tax Increment Funds ⁶						
MLK to 31st (Edge and Grand Central Districts)		\$1,000,000	City Penny - Complete Streets ²			\$200,000		\$200,000	
			Funding Sources for this Category are Under Review		\$200,000	\$200,000		\$200,000	
58th to Park (West Central District)		\$2,000,000	County Penny ^{3,4}	funding schedule TBD					
Phase II Subtotal		\$5,650,000							
Phase III									
Streetscape Improvements									
34th to 58th (Central Plaza and Professional District - County Blocks)		2,000,000	TBD						
31st to 34th (Central Plaza District - City Blocks)		\$250,000	TBD						
BRT Transit System									
		\$25,000,000	PSTA/Federal Transit Administration (subject to future PSTA/FTA funding)						
Phase III Subtotal		\$27,250,000							
Grand Total		\$38,780,000							
Notes									
¹ Subject to the existing interlocal agreement between City and County; "Countywide Road Improvement Programs, a) Mast Arms at County Road Intersections in City" - \$5,000,000 total funding									
² Portion of \$500,000 funded for Complete Streets in FY15 and FY17									
³ Subject to the existing interlocal agreement between City and County; "Roadway Beautification Program, a) Central Avenue (Pinellas Trail to Sunset Park)" - \$2,000,000 total funding									
⁴ City requesting Pinellas County to allow these funds to be spent from 34th Street to Park Street - currently restricted to west of Pinellas Trail overpass as per note #4 above									
⁵ Earmarked for Central Avenue BRT									
⁶ The City allocates \$200,000/year for Intown CRA streetscape projects									
⁷ The Intown West CRA Tax Increment Finance District allows pay-as-you-go funding of projects									
⁸ Tentative and subject to future appropriation									
⁹ Funding already appropriated									



Appendices F-I Not Applicable

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
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* 3. Date Received: <input type="text" value="12/18/2015"/>	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="59-6000424"/>	* c. Organizational DUNS: <input type="text" value="0731949200000"/>
--	---

d. Address:

* Street1:	<input type="text" value="175 5th Street North"/>
Street2:	<input type="text"/>
* City:	<input type="text" value="St. Petersburg"/>
County/Parish:	<input type="text" value="Pinellas"/>
* State:	<input type="text" value="FL: Florida"/>
Province:	<input type="text"/>
* Country:	<input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code:	<input type="text" value="33701-3708"/>

e. Organizational Unit:

Department Name: <input type="text" value="Planning and Economic Dev."/>	Division Name: <input type="text" value="Economic Development"/>
---	---

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: <input type="text"/>	* First Name: <input type="text" value="Sophia"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Sorolis"/>	
Suffix: <input type="text"/>	

Title:

Organizational Affiliation:

* Telephone Number: <input type="text" value="727-893-7787"/>	Fax Number: <input type="text" value="727-892-5365"/>
---	---

* Email:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of St. Petersburg Community Wide Assessment Grant Proposal FY 2016

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: