



# Southwest Florida Brownfield Coalition Community Involvement Plan

## 1. Community Involvement Plan Overview

The Southwest Florida Brownfields Coalition's (SWFBC) primary focus of the brownfields program will be to provide economic incentive for the development and redevelopment of underutilized properties with the underlying goal of job creation and ensuring the protection of public health. To encourage the investment and job creation SWFBC will support, among other things, environmental assessment and technical assistance to encourage investment in the SWFBC Coalition's area of focus.

SWFBC will use brownfields funding to provide pre-development resources to encourage community-based projects as a catalyst to promote urban and rural site redevelopment, affordable/workforce housing, and open space/green space projects that will result in recreational opportunities. An environmental consultant has been contracted through a competitive bid process to assist in the inventory development of brownfield sites within the SWFBC Coalition area.

This Community Involvement Plan (CIP) will describe the methods of communication the Coalition will use to inform the community about proposed project activities in the SWFBC area. The CIP, or Plan, identifies the communities involved with this project and describes how the Coalition will encourage community participation through various methods of communication as the project unfolds. This is a living document and will be amended as necessary to meet these expectations. The SWFBC Coalition, as a starting point, has identified the following actions to establish a groundwork dialog with the community:

- Make the public aware of the grant program, encourage stakeholders and community members to be involved in the project.
- Identify and discuss the needs of the community in order to understand their concerns and vision for the project.
- Develop a clear understanding within the community of the project goals.
- Ensure that the community has opportunity for engagement, and the engagement effort has real worth and value and ensures that all voices are heard.
- Adequately address language barriers to promote community participation from all community members.

## 2. Brownfield Project and Area Description

The Coalition was awarded a US EPA Brownfields Assessment Grant to provide funding for the identification, prioritization and environmental assessment of targeted brownfields properties located in Glades County, Hendry County, and the Immokalee CDP (Census Designated Place) in Collier County under the Cooperative Agreement Number BF 00D71318. The project will support the SWFBC Coalition's efforts to perform community-wide hazardous substance and petroleum assessments on multiple sites in the SWFBC area. The funding period is a three-year time frame in which to complete the brownfields grant program (Oct 1, 2018 – Sept 30, 2021). The main tasks within the grant program include Site Inventory, Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, and Remediation and Reuse Planning. These tasks are described below.

**2.1. Site Inventory** – The Coalition members will evaluate and prioritize the sites to undergo Phase I and Phase II assessments. The criteria for prioritizing will focus on site viability and potential redevelopment supported projects such as sustainable development, reducing blighted and vacant properties, and providing green space areas and other viable uses of underutilized properties. (See Section 4.2 Site Selection)

**2.2. Phase I Environmental Site Assessments** – Sites selected based on the inventory process will undergo a Phase I Environmental Site Assessment (Phase I ESA). The Phase I ESA will be completed in accordance with the American Society of Testing and Materials (ASTM) E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the United States Environmental Protection Agency (USEPA All Appropriate Inquiry (AAI) standards.

**2.3. Phase II Environmental Site Assessments** – Based on the results of a Phase I ESA, a site may have an identified Recognized Environmental Condition (REC). Recognized Environmental Conditions are defined by ASTM E 1527-13 as “the

presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.” If a REC is identified and eligibility is approved by EPA, a Phase II ESA scope of work will be developed for the collection of soil and/or groundwater samples from the site. Based on the evaluation of the soil and/or groundwater samples the Phase II ESA may determine that environmental cleanup work (remediation) may be needed on certain sites.

**2.4. Cleanup Planning and Institutional Controls** – For the sites selected that require remediation the Coalition may provide remediation and reuse planning to facilitate the productive reuse of environmentally-impaired properties. The Coalition will complete necessary remediation planning under the EPA terms and conditions based on the applicable Florida Department of Environmental Protection (FDEP) requirements.

**2.5. Community Involvement Plan Objectives** – Through this Community Involvement Plan, the communities in the SWFBC Coalition will be provided opportunities for participation and engagement in the project through an effective and efficient communication system. Members of the community will gain knowledge of the Brownfields assessment and redevelopment process; as well as opportunities to participate in the decision-making process. This Plan will ensure that the communication process is ongoing, evolving and information is available as the project moves forward.

### 3. Community Involvement Activities

The SWFBC Coalition was created by the Southwest Florida Regional Planning Council, Collier County, Glades County, and Hendry County. Each member of the Coalition has a representative from their appropriate staff to assist in the implementation of the Grant program. The following activities will be utilized to ensure that stakeholders can sustain involvement in the project:

- The Coalition will meet (including conference calls) bi-monthly to provide a forum for Coalition members to refine and develop the work plan, discuss strategies, plans and results for the Brownfields program; as well as identifying effective means of public participation.
- The Coalition will conduct a Brownfields kick-off meeting and prepare for implementation of the grant. The Kick-off meeting invitees include the EPA’s Region 4 Brownfields Grant Project Officer and Coalition members.
- Community-based organizations (CBOs) that supported the objectives of the Coalition during the grant process by providing letters of support and recommendation will be included in all opportunities for community engagement. The CBOs will be encouraged to reach out to their target constituencies.
- A SWFBC Brownfields webpage will be developed that will provide additional information about the Brownfields Assessment Grant program, ongoing community outreach activities, meeting dates and locations, and other related announcements. A link from each of the SWFBC Coalition members’ main website pages will direct interested community members to the SWFBC Brownfields webpage.

#### 3.1. Point of Contact

C.J. Kammerer with the Southwest Florida Regional Planning Council (SWFRPC) will serve as the SWFBC Grant Project Manager. Mr. Kammerer will handle day-to-day operations of the grant, including coordinating public outreach efforts. Information will be distributed to the community on the SWFRPC website: <http://www.swfrpc.org/brownfields.html>. The counties in the coalition will also have brownfield webpages. Those links will be shared on the SWFRPC website once they are available. Additional points of contact are presented in Appendix A.

C.J. Kammerer  
Planner I/Operations Analyst  
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### **3.2. Distribution of Information**

Information will be provided on the SWFBC webpage regarding this project:

- Information regarding this project, including a project schedule and public meeting notices, will be provided on the SWFBC Coalition webpage on the SWFRPC website.
- Public meetings will be held with community stakeholders to educate, inform, update and address any questions and/or concerns regarding the brownfields program, including any health and safety aspects of the project.
- The Coalition may use newspaper advertising, press releases and local community calendars throughout the duration of the project to reach target communities and notify stakeholders of the Brownfields Program opportunities and activities.
- An informational brochure will be created to help communities better understand brownfields, remediation, redevelopment and community benefits.
- The Coalition will update the SWFBC Brownfields webpage regularly.
- Inclusiveness is a goal, and while English is the dominant language spoken in the target area, the Coalition will take steps to secure translators in different languages as needed. Translators for informational documentation will also be provided when needed.
- All marketing material (website or hardcopy) that is developed as part of this cooperative agreement will include the following statement: "Though this project has been funded, wholly or in part by EPA, the contents of this document do not necessarily reflect the views and policies of EPA".
- If a sign is developed as part of this project than it may include either the statement above and/or use the EPA Logo. The EPA's logo acknowledging that EPA is a source of funding for the project. The Logo may be used on project signage when the sign can be placed in a visible location with direct linkage to site activities and will follow the EPA sign specifications.

### **3.3. Information Repository**

Information regarding the SWFBC Brownfields Grant is available in digital/hard copy format at the following locations: Southwest Florida Regional Planning Council (SWFRPC)

1400 Colonial Blvd, Suite 1

Fort Myers, FL 33907

(239) 938-1813

<http://www.swfrpc.org/brownfields.html>

Open: Monday – Friday, 8:30am – 4:30pm

### **3.4. Public Announcements and Meetings**

The Coalition will seek and encourage citizen input throughout the duration of the Brownfields grant life. It will continue these efforts throughout the grant implementation process, including preparing outreach/promotional materials to be distributed via email, neighborhood or stakeholder meetings, professional association meeting(s), newspapers, or through social media blasts and postings on the SWFBC webpage.

The first Coalition meeting was held on October 11, 2018. The Coalition was introduced to the project's environmental consultants from Terracon and were guided through the process and benefits of the Brownfields program. Future Coalition meetings will occur bimonthly by conference call.

A Brownfields kick-off meeting was held to prepare for implementation of the grant. The meeting included the EPA's Region 4 Brownfields Grant Project Manager and Coalition partners. The focus of the meeting was to ensure all parties had the opportunity to obtain a clear and precise understanding of their anticipated participation in the Brownfields Program and grant implementation. Site tours were also conducted in each of the three Coalition Counties.

Below is a table of the Coalition meeting schedule. Future meeting dates/locations/purposes are subject to change.

SWFL Brownfields Coalition Meetings			
Date	Event	Location	Attendees
October 11, 2018	Brownfields 101	Hendry County Administration (640 S. Main Street, LaBelle, FL 33935)	Coalition Members & Consultants
November 8, 2018	Kick-Off Meeting	Hendry County Administration (640 S. Main Street, LaBelle, FL 33935)	EPA Project Officer, Coalition Members, & Consultants
TBD, 2019	Brownfields Outreach Meeting for Public	TBD	Community Members & Stakeholders
TBD, 2020	Brownfields Outreach Meeting for Commercial Realtors	TBD	Realtors, Members of the Community, & Stakeholders
TBD, 2021	Project Progress & Accomplishments	TBD	Community Members & Stakeholders

### 3.5. Community Support

The SWFBC Coalition will establish partnerships with the community stakeholders; as well as continue partnerships with state and federal agencies. Community groups suitable for partnerships in the program will be identified in upcoming coalition meetings. The table below depicts partners involved in the Brownfields Program to date. The list will expand as we get further along in the grant period.

SWFL Brownfields Partners		
Southwest Florida Regional Planning Council (SWFRPC)	U.S. Environmental Protection Agency (EPA)	Florida Department of Environmental Protection (DEP)
Collier County	Glades County	Hendry County
Immokalee Community Redevelopment Area (CRA)	Glades County Economic Development Corporation (EDC)	Hendry County Economic Development Corporation (EDC)
Collier County Airport Authority	Terracon	

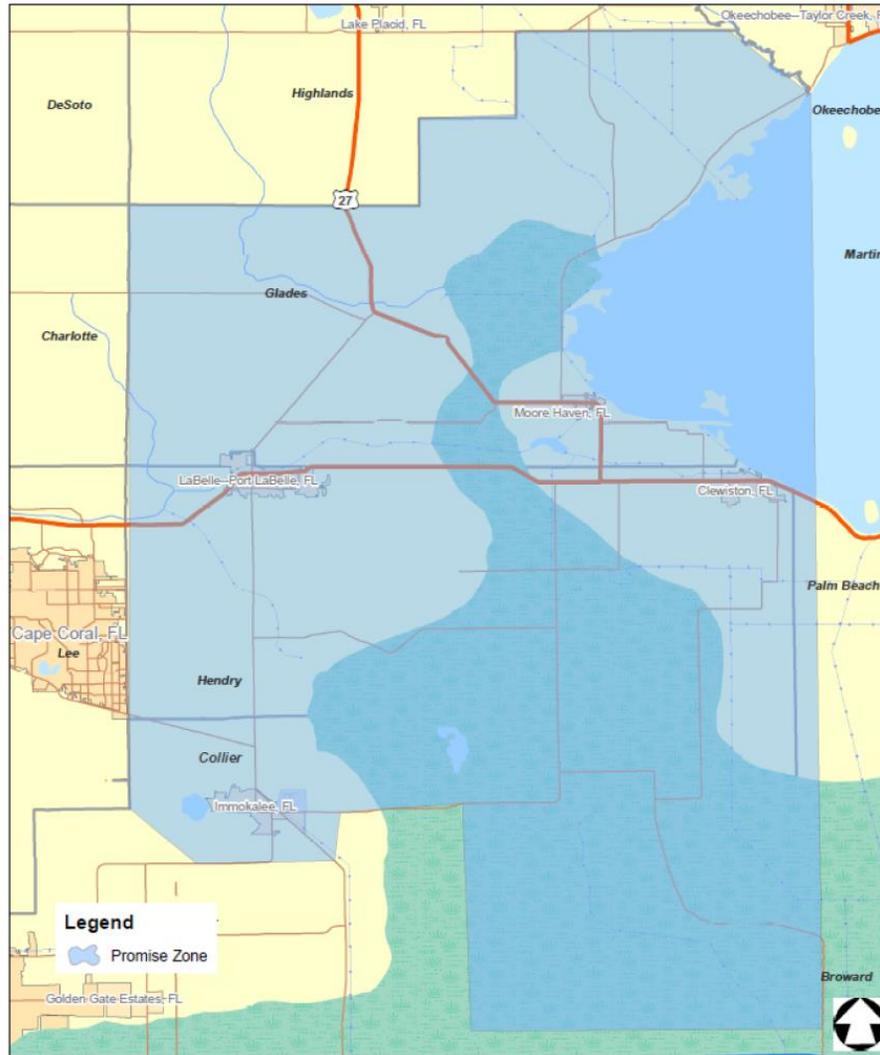
## 4. Project Location

### 4.1 Brownfield Project Area Description

The project will identify and prioritize various potential Brownfields sites within the Coalition area. With the assistance of appropriate community members and the Coalition members, a brownfield site inventory will be developed for each of the targeted areas. Coalition members will participate, and where necessary, prioritize the sites and areas to receive Phase I assessments. The criteria utilized for site prioritization will focus on potential redevelopment supported projects, such as facilitating sustainable development, mitigating known environmental contamination, reducing blighted and vacant properties, and providing green space areas and other viable uses of underutilized properties.

The results of the Phase I assessments will determine the sites in need of Phase II assessments. Sites and areas recommended for additional environmental investigations work will be prioritized. The Coalition members will prioritize the sites via stakeholder recommendations, community input, and potential benefit to the community to achieve a fair balance of needs and benefits for each Coalition partner. Each community within the target area will receive a fair evaluation for prioritizing sites to receive grant-funded Phase I and Phase II assessments. . The Site Evaluation Form will be available on the Coalition’s webpage. It is the intent of the Coalition to divide grant funds as evenly as possible between the three Counties.

## SWFL Brownfields Coalition Area



### 4.2. Site Selection

The contiguous Coalition area is home to approximately 77,500 residents. The Coalition will establish locations of sites that may be or are suspected to be environmentally impacted through Coalition meetings, community input, and property owner interest. The evaluation will establish the number and type of sites within the SWFBC area. The type of site will be divided into those with *suspected* environmental impairment due to either petroleum products or hazardous substances. This task will assist stakeholders in determining which properties should be identified for Phase I ESA activities. The Coalition may seek input from community-based organizations on potential brownfield sites for redevelopment. An inventory database of information of environmentally regulated sites will be updated as required to maintain a viable inventory of sites.

The inventory will assist the coalition in determining which properties should be targeted for Phase I ESA and Phase II ESA activities. This task will set a baseline of potentially impaired sites within the Coalition area that can be evaluated and measured during implementation of the Brownfields Grant.

### 4.3. Site Documentation

Documents and information related to this project are available for public review at the SWFBC webpage. The following items (documents) will be made available:

- Community Involvement Plan (CIP).
- Generic Quality Assurance Project Plan (QAPP).
- Informational handout available during public meeting.
- Any additional required documentation if applicable.

## Appendix A – Contact Information

### A.1. SWFL Brownfield Coalition Contacts

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Coalition Member  
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### A.2. Environmental Consultant Contacts

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### **A.3. EPA Region 4 Officials**

#### **EPA Region 4 Officials**

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EPA Project Officer

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EPA Grant Specialist

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### **A.4. State Environmental Agency Officials**

#### **State Agency Officials**

Patricia Goense

FDEP South District Brownfields Coordinator

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Carrie Kruchell

FDEP Brownfield Administrator

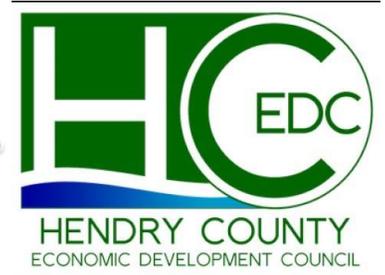
850-245-8765

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Appendix B – Partners



IMMOKALEE CRA



# Terracon