

# COMMUNITY INVOLVEMENT PLAN

**HENRIETTA BRIDGE FARM  
1400 HENRIETTA AVENUE  
WEST PALM BEACH, FLORIDA**



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Submitted by:  
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WEST PALM BEACH



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## 1.0 OVERVIEW OF THE COMMUNITY INVOLVEMENT PLAN

The United States Environmental Protection Agency (EPA) Brownfields Program provides grants and technical assistance to communities, states, tribes and others to assess, safely clean up and sustainably reuse contaminated properties. EPA awards cleanup grants to provide funding for grant recipients to implement cleanup activities at Brownfield sites. The primary goals of Brownfield programs are to reduce public health and environmental hazards on existing properties that are abandoned or underused due to the environmental hazards; create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites; derive cleanup target levels and a process for obtaining a "No Further Action" letter using Risk-Based Corrective Action principles; and provide the opportunity for Environmental Equity and Justice.

The City of West Palm Beach (the City) is pleased to have received \$200,000 to support its efforts in facilitating a much-needed cleanup project for the Henrietta Bridge Farm Project, located within the Coleman Park community. These Brownfields Cleanup Grant funds are dedicated to the cleanup of the Site and associated community engagement activities. The City will partner with the Palm Beach County Department of Housing and Economic Sustainability (HES) to manage and administer the grant.

The Coleman Park neighborhood is distressed, poverty-ridden, underserved and environmentally challenged both in absolute terms and by comparison to the City, Florida and the United States.

	<b>Coleman Park Neighborhood (Census Tract 22)</b>	<b>West Palm Beach</b>	<b>Florida</b>	<b>United States</b>
Population	1,714	102,283	19,361,792	314,107,084 <sup>1</sup>
Unemployment	22.0% <sup>1</sup>	5.2% <sup>2</sup>	5.2% <sup>2</sup>	5.1% <sup>2</sup>
Poverty Rate	52.9%	19.4%	16.3%	11.3 % <sup>1</sup>
Percent Minority	95.8%	36.7%	23.8%	36.7% <sup>1</sup>
Median Household Income	\$16,084	\$44,897	\$46,956	\$53,046 <sup>1</sup>
Aggregate Real Estate Taxes Paid	\$248,700	\$69,622,200	\$11,119,654,600	\$215,774,946,900
Households Receiving Food Stamps with 1 or more people ≥ 60 years old	39.1%	37.4%	33.5%	26.0%

	<b>Coleman Park Neighborhood (Census Tract 22)</b>	<b>West Palm Beach</b>	<b>Florida</b>	<b>United States</b>
Households Receiving Food Stamps with children < 18 years old	53.7%	45.2%	50.0%	55.5%

<sup>1</sup>Data are from the 2009 – 2013 and 2010 - 2014 American Community Survey 5-Year Estimates.

<sup>2</sup>Data are from the Bureau of Labor Statistics and are available at [www.bls.gov](http://www.bls.gov).

The Coleman Park community suffers from an unemployment rate of 22%; has a median household income of \$16,084 compared to \$44,897 in the City; has almost half its population (48%) below the poverty level with 61% of the community’s children living below the poverty line; experiences infant mortality rates significantly higher than those in Palm Beach County and is located in a food desert. The United States Department of Agriculture (USDA) defines food deserts as parts of the country void of fresh fruit, vegetables, and other healthful whole foods, usually found in impoverished areas. This is largely due to a lack of grocery stores, farmers’ markets, and healthy food providers.

Not only is Coleman Park a low-income minority community in terms of its poverty rate, high unemployment rate, and low median household income, it is also challenged by its small population. In fact, since the 2000 Census (2000 to 2015), the neighborhood has seen a steady decline in residents, losing 25.5% of its population while the City has grown by 22.7%. With population decline and an abundance of vacant and dilapidated parcels, including some perceived and real contaminated properties, the community has and will continue to experience a cycle of disinvestment and challenges. Community stabilization efforts such as this cleanup grant in combination with housing and community development initiatives will help to stabilize and transform this community into a healthy, vibrant and economically self-sufficient community.

This project will provide cleanup planning, public outreach and remediation activities for the Brownfield site located at 1400 Henrietta Avenue in the Coleman Park neighborhood of West Palm Beach (the “Site” or the “Project”). The Site is a vacant, irregularly-shaped lot that is situated along the railroad tracks on the eastern edge of Coleman Park. Because of the proposed land use as a farm, the City took prudent measures to test the soil and groundwater to evaluate if the historic industrial and urban nature of the property had resulted in previously undocumented contamination. Contaminants were identified in the Site surface soils, but no source of the contamination was identified. Because the property is contaminated, the current farm pilot project is limited to planting in pots and community volunteers do not disturb the ground. It has been stated by the Florida Department of Environmental Protection (FDEP) that research shows that the contaminants of concern identified in the Site soils do not create a health concern for growing consumable items. However, the contamination has created a stigma and community perception problem in this Environmental Justice neighborhood and could pose a potential health concern for farmers coming into contact with the surface soil during planting and harvesting operations.



Urban Growers Community Economic Development Corporation (CEDC) has initiated a pilot project of vegetable farming in aboveground beds that has been successful planting on 90- day growing cycles. However, there is concern among Coleman Park residents regarding the negative health impacts of food grown on a contaminated site. The full-scale implementation of the farm will not be realized until the contamination at the Site is remediated. Following remediation, the urban farm pilot project can be brought to scale and fully implemented, resulting in redevelopment of the Henrietta Bridge Farm parcel as a community-based farm. Vegetables such as pumpkins, okra, collards, squash, peppers and tomatoes will be planted beneath shade houses. Based upon the farm's business plan, there will be an educational center where gardening and arborist training will be conducted. The Site will be a green space and area where people from the community can come together and work toward a common goal and learn about growing, preparing and enjoying fresh foods.

Involving the community and soliciting feedback regarding Brownfields activities and plans for the Site are essential to this community Brownfields program's success. The City understands that community engagement is the cornerstone of a Brownfields program in ensuring successful cleanup and redevelopment of Brownfields projects, and specifically to this project. The City has already begun its outreach efforts within the community regarding the project and has received positive feedback and support. The City placed a community notification advertisement in the Palm Beach Post on December 1, 2015 which indicated that a copy of the draft grant proposal, including the draft Analysis of Brownfield Cleanup Alternatives (ABCA) was posted for public review and comment on the West Palm Beach Department of Housing and Community Development's website. The City accepted comments on the draft grant proposal either in writing or electronically. The community notification advertisement also announced that the public was invited to a community meeting that was held on December 10, 2015 at the Coleman Park community center to discuss the draft grant proposal and ABCA and to consider public comments. Several residents attended and food from the pilot farm was provided. The City is in consultation with FDEP to finalize the assessment and cleanup plan for the Site. Once the assessment is complete, the draft ABCA will be finalized. At that time preparation of an administrative record and notification to the public of its availability for review similar to what was previously done will be completed. Since the grant was awarded, the City has presented the project again to the Coleman Park Neighborhood Association (CPNA) and to the Coleman Park Task Force. The City will continue to engage the community to seek their input and keep them apprised of the project progress.

The City's approach to community engagement for this project is to use the local partners who provided letters of support in the grant proposal to keep the conversation about the project ongoing until we can celebrate the completion of the successful cleanup of the Site. With HES as a strong and involved partner, there is ample staff dedicated to ensuring the success of this Community Involvement Plan (CIP). While some community members are aware of the Brownfield Cleanup Grant, many more community members knows about the farm. The City will connect people to the Brownfields program, healthy food choices, environmental protection, climate change and sustainability. The City will tap into existing partnerships and leverage their offerings into education for fiscal planning, environmental science, hazardous waste site

operations training, and community planning. With this holistic approach, the City believes that it will engage people who have an interest in improving the community, their lives and the environment. The City also believes that this variety of educational opportunities will provide a unique venue for seeking community input on a variety of topics that will transcend beyond the project. Those topics, such as finances, environment, healthy foods and planning will be used to engage a broader audience and have a broader positive effect. The action plan to achieve this is outlined in Section 3.0.

## 2.0 PROJECT DESCRIPTION AND PLAN OBJECTIVES

This section provides a project description and the CIP objectives.

### 2.1 Project Description

The City and County have been successful in leveraging the benefits of the Brownfields program with multiple areas of the City that have been designated as Brownfields, through the use of assessment funds as an active partner on a Brownfields Coalition Grant with the Treasure Coast Regional Planning Council (TCRPC) and use of Palm Beach County's Brownfield Cleanup Revolving Loan Fund. The City identified the Henrietta Bridge Farm as a project that warranted investment in and support. Through the Brownfields Coalition Grant, the City conducted groundwater and soil assessment activities that identified contaminants in the surface soils of the Site. This condition has hindered the full use of the Site for its proposed purpose as an urban farm. Since that time, the City received an EPA Brownfields Cleanup Grant (CA Number BF 00D47416) to conduct community engagement and cleanup of contaminated soils. The EPA is providing \$200,000 to the City to implement a cleanup of the Site to be completed within three years.

### 2.2 Community Involvement Plan Objectives

The objectives of implementation of the CIP throughout the cleanup project is to keep community members informed of the cleanup process and provide educational opportunities. Through this program, the City will provide general Brownfields program information to interested community members and identify opportunities for their participation in the project. The City's objectives are to provide timely, project-specific information so that community members can provide their input and to insure that interested parties are well-informed about the site activities and understand the Brownfields process. Specific activities are described in Section 3.0

### 3.0 COMMUNITY INVOLVEMENT ACTIVITIES

This section provides an overview of the action plan for the community involvement. The following describes the planned outreach and community involvement activities.

#### 3.1 Community Meetings

Meetings will continue to be held with the community at locations that will not require travel to encourage attendance. The following meeting venues will be used:

- Quarterly updates will be held at CPNA Meetings, as appropriate. The association typically holds meetings the second Thursday of each month. While the City has already presented the project at the CPNA on two occasions, it will continue to apprise the community by attending prescheduled meetings and providing updates on the progress of the project. An introduction to Brownfields will be presented as well during one of these meetings. Each presentation will include opportunities for the community to participate in additional educational activities to be hosted by the City (see Section 3.2).
- The West Palm Beach Housing Authority (WPHA) is located less than ½-mile from the Site. WPHA has offered to support public outreach and marketing through its resident council meetings and membership. The City will attend their meetings and provide updates on the project as it progresses or if appropriate, the City will invite the WPHA representatives to the CPNA meetings to increase the reach to stakeholders.
- Urban Growers CEDC will be invited to attend all meetings so that they can provide updates on the farm and community activities associated with the farm.
- The City will host a celebration at the farm once the Site has been remediated. This will allow the pride of the project to bring the surrounding community onto the Site and into the farm.

#### 3.2 Additional Educational Opportunities for the Community

The City will use the public meetings described above as a forum to bring in partners to provide educational opportunities to the community.

- The PNC Bank (PNC) Community Development Banking (CDB) is a distinct line of business within their retail bank that is primarily engaged in activities that strengthen low-to-moderate income (LMI) people and geographies. CDB is the primary interface with organizations engaged in affordable housing, economic development, financial education, and community services for LMI individuals and revitalization and stabilization of LMI areas. PNC has indicated that they would be willing to present information concerning direct services, such as financial education and outreach, and lending and investing at a community meeting.
- The TCRPC has agreed to support this project by assisting with public outreach and community planning activities. The City will engage them to identify specific educational and community planning opportunities that they may bring to the community.

- The Florida Brownfields Association (FBA) will assist by providing education on the Brownfields program to the community. A representative of the FBA will participate in a Brownfields overview presentation at one of the community meetings.
- Quantum Foundation, located in West Palm Beach, has a vision for the people of Palm Beach County to experience a better life through quality health. Their mission is to inspire and fund initiatives that improve the health of our communities. The City will request that the Quantum Foundation provide an overview of their community-related grants so that the community can be aware of and pursue those opportunities.
- The City will provide environmental awareness training for community members that will tie in to potential work opportunities at the site. The City's consultant will employ a local contractor to implement the remediation activities, as appropriate. In order to prepare the workers for working at the Site, the City's consultant will sponsor 40-hour Occupational Safety and Health Administration (OSHA) Hazardous Waste Site Operations (HAZWOPER) certification training to select community members to prepare them in conducting the actual cleanup activities. Providing this opportunity to community members will not only provide HAZWOPER Certification for working at contaminated sites and short-term employment opportunities, but it will also teach skill and knowledge about environmental programs and contaminated site cleanup.
- The City's consultant will also offer the opportunity for training on sample collection techniques and employ local residents to assist with environmental sample collection. Recommendations of community members for this opportunity will be provided by the Urban League of Palm Beach County and CEDC.
- The City's Housing and Community Development department will invite representatives from the City's Sustainability Division to present information on the City's sustainability initiatives at a community meeting. This will educate and encourage residents to participate in the various initiatives and programs such as the High Efficiency Toilet Voucher and Residential Property Assessed Clean Energy (PACE) programs. The Sustainability Division strives to increase awareness of climate change and engage residents and businesses to share ideas and priorities as they work to address sustainability issues.

### 3.3 Point of Contact

The main points of contact for the community engagement activities will be the following representatives of the City and County:

Armando Fana  
Director, Housing and Community Development  
City of West Palm Beach  
401 West Clematis Street  
West Palm Beach, Florida 33401  
[afana@wpb.org](mailto:afana@wpb.org)  
561-822-1250

Alan Chin Lee  
Principal Planner, Special Projects Section  
Department of Housing and Economic Sustainability  
Palm Beach County Board of County Commissioners  
100 Australian Avenue - 5th Floor  
West Palm Beach, FL 33406  
[AChinLee@pbcgov.org](mailto:AChinLee@pbcgov.org)  
561-233-3607

### 3.4 Providing Access to Relevant Documents

The City will develop a webpage on their Housing and Community Development website [www.wpb.org/hcd](http://www.wpb.org/hcd) that will be dedicated to providing information about their Brownfields program. Dates of community meetings and updates of project information will be listed on the webpage. Project documents, such as this CIP, technical documents (such as site assessment and remediation documents, the ABCA, regulatory communications and approvals), presentations from public meetings, letters of support and fact sheets will be available for view or download.

A repository of hard copies documents will be made available to community members. The City will make project-related information available to local residents at the easily accessible locations listed in Appendix B. All documents available at the repository will also be available on the City's dedicated webpage. Documents to be posted on the webpage and to be available at the repositories are described in Appendix B and Section 4.3.

### **3.5 Communication/Distribution of Information**

A contact list will be developed and maintained to facilitate distribution of materials, such as fact sheets and meeting notices, to interested and potentially affected community members. The list will provide a quick reference to key community members, such as local officials and community group leaders. Residents, local businesses, elected officials, and the media will be included on the contact list. A sign-in sheet requesting contact information will also be provided at each public meeting to ensure that interested parties are added to the contact list. The contact list will be periodically updated and revised, if necessary, throughout the course of the project. Contact lists will not be shared with private entities.

The Urban League of Palm Beach is poised and ready to support the community engagement programs and initiatives through marketing and social media support. The City will work with this organization to identify opportunities for them to assist in enhancing community engagement by helping to “get the word out” about the project and to encourage community members and leaders to attend the meetings where information will be presented.

Public Notices will be used to announce important project related developments, advertise availability of technical documents, such as the ABCA and provide dates/locations of public meetings and education opportunities.

The City will develop a fact sheet about the Brownfields program and the project. This will be distributed at public meetings and will be available at the repositories and for download on the webpage. The fact sheet will be a good tool to provide community members with something to share the information about the project and Brownfields with other interested parties.

### **3.6 Media Coverage**

Project information will be disseminated to a number of media outlets. These are described in Appendix E.

### **3.7 Alternative Language Considerations**

Review of demographic information indicates that the main language spoken in the target area is English. However, the City will provide materials in alternative languages and translators at meetings, if needed or requested.

### **3.8 Local Officials**

Local officials will be kept informed of the project periodically by making presentations at City Commission meetings.

### 3.9 Schedule of Activities

The table below indicates the schedule of community engagement activities for the project.

Community Engagement Activities Schedule		
Date	Event	Representative(s)
December 7, 2015	Project Introduction at City Commission Meeting	City
December 10, 2015	Project and Brownfields Introduction at CPNA	HES, TCRPC, Consultant
June 8, 2017	Project update at CPNA	City
June 20, 2017	Project update at Coleman Park Task Force	City
September 25, 2017	Presented project and provided environmental training to City of West Palm Beach Urban Youth Empowerment Program	Consultant
October 2017	Fact Sheet Development	City, HES, Consultant
October 2017	Webpage Development	City, Consultant
Quarterly throughout project, or as needed	Meeting with CPNA and Partner training	City, HES, CEDC, Consultant
Quarterly throughout project, or as needed	Meeting with Coleman Park Task Force	City, HES, CEDC Consultant
Quarterly throughout project, or as needed	Meeting with Resident Council	City, HES, CEDC, Consultant
Quarterly throughout project, or as needed	City Commission Meetings	City, Consultant
January-March 2018	HAZWOPER Training	Consultant
Following remediation activities	Celebration at Farm	City, HES, CEDC, Consultant

#### 4.0 SITE DESCRIPTION AND DOCUMENTATION

This section describes the Site and project, assessment history and the City's plan to use their website and a local repository to provide continued access to information on the project.

#### 4.1 Site and Project Information

The Brownfields redevelopment Site is located at 1400 Henrietta Avenue, situated within the Coleman Park neighborhood in the northwest section of the City of West Palm Beach, along the east coast of Florida. The Site is adjacent to a railway to the east, residential properties to the west and south, and a railroad storage yard to the north. The Site is undeveloped and currently utilized on a limited basis as an urban farm. The farm activities are limited to aboveground planting. Figure 1 below shows an outline of the project and the surrounding area.

Figure 1-Project Area Map

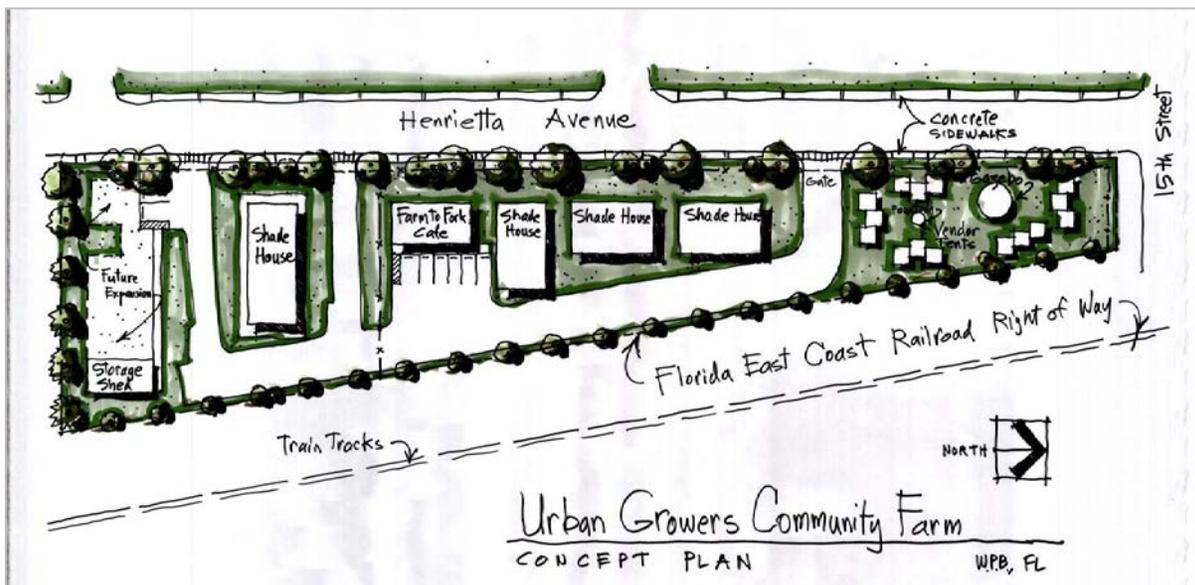


The implementation of this urban farm project will lead to both economic and non-economic outcomes and benefits that will help to anchor the Coleman Park community. This project will provide much-needed entrepreneurial opportunities for unemployed and underemployed residents to develop livelihoods in value-added food production and urban farming. The farm project also envisions employing at build-out a market manager, master gardener, finance manager and marketing manager. The non-economic benefits of the project encompass creation of open space and the farm itself which will provide community residents access

to healthy fruits and vegetables to counter the limited access to healthy foods which the community currently faces.

The City is also planning to utilize a portion of the Site as an urban tree farm for the City's canopy expansion program through the Office of Sustainability. Educational workshops for youth and residents on healthy eating and wellness are also planned for the Site. Finally, the building of a planned community center less than a quarter of a mile from the Site will allow for additional educational and community outreach opportunities centered on wellness. Figure 2 below shows a rendering of a concept layout of the farm that was considered.

**Figure 2-Farm Concept**



#### 4.2 Previous Assessment Activities

Phase I and II Environmental Site Assessments (ESA) were completed at the Site in 2014 under the previous Coalition Brownfield Grant. The historical and regulatory information review conducted as part of the Phase I ESA identified a variety of historical activities suspected of creating contamination that occurred in the vicinity of the Site since the early 1900s. These former land uses include activities that used, stored, or disposed of petroleum products or chemicals. Historical land uses included a railroad adjacent to the Site since the early 1900s, the operation of a lumber yard north of the Site from 1940s to 1960s, lumber yards that operated east of the Site in the 1920s and 1950s, dry cleaners that operated east of the Site from the 1930s to the 1980s, underground storage tanks discovered north of the Site in the 1950s, a service station that operated west of the Site from the 1930s to the 1960s, and a battery/auto service station that operated northeast of the Site from the 1950s to the 1980s. While no public records of contamination were identified in association with these land uses, many of these operations occurred prior to the enactment and enforcement of current environmental regulations. As a result there could be undocumented contamination present in the area.

Although on-site contamination sources were not identified during the Phase I ESA, the City elected to conduct a Phase II ESA consisting of soil and groundwater sampling and testing as a conservative measure based on the proposed use of the Site as an urban farm. Laboratory analysis included a broad range of potential contaminants including solvents, metals, petroleum and pesticides. Test results indicated the presence of petroleum compounds in surface soils at concentrations in excess of state cleanup standards. No indication of discharges, spills or environmental incidents were identified during the Phase I ESA that would directly explain the presence of petroleum compounds in the soil at the Site, however, the detected compounds are commonly encountered in urban areas because of vehicular exhaust deposition and stormwater runoff. Based on the results of the Phase II ESA, it was recommended that the onsite in-ground soil not be used for planting vegetables. Groundwater analytical results did not reveal the presence of groundwater impacts at the Site.

#### 4.3 Site Documentation

A repository of documents will be established to provide access to the public local to the project, during normal working hours. The following list of documents have been, or will be, made available for public review:

<b>Documents for Repository and Website</b>
Phase I Environmental Site Assessment
Phase II Environmental Site Assessment
Draft Analysis of Brownfields Cleanup Alternatives
Final Analysis of Brownfields Cleanup Alternatives
Brownfield Grant Work Plan
Quality Assurance Project Plan (QAPP)
Community Involvement Plan
Site Assessment Document
Remedial Action or Source Removal Plan
Source Removal Report
Regulatory Agency Correspondence
Brownfields and Project Fact Sheet
Presentations and Educational Information from Public Meetings

This documentation will also be available for download and viewing on the City's webpage discussed in Section 5.3 and at the repository locations listed in Appendix B.

**APPENDIX A**

**LIST OF CONTACTS**

## A.1 FEDERAL ELECTED OFFICIALS

The following outlines a list of federal officials and their contact information:

Congressman Alcee Hastings  
Town of Mangonia Park Municipal Center  
1755 East Tiffany Drive  
Mangonia Park, Florida 33407  
561-469-7048  
<https://alceehastings.house.gov/contact/>

Senator Bill Nelson  
413 Clematis Street, Suite 210  
West Palm Beach, Florida 33401  
561-514-0189  
<https://www.billnelson.senate.gov/contact-bill>

Senator Marco Rubio  
4580 PGA Blvd, Suite 201  
Palm Beach Gardens, Florida 33418  
561-775 3360  
<https://www.rubio.senate.gov/public/index.cfm/contact>

## A.2 STATE ELECTED OFFICIALS

The following outlines a list of state officials and their contact information:

Governor Rick Scott  
400 S. Monroe Street  
Tallahassee, Florida 32399  
850-488-7146  
<http://www.flgov.com/contact-gov-scott/email-the-governor>

Senator Bobby Powell  
2715 North Australian Avenue, Suite 105  
West Palm Beach, Florida 33407  
561-650-6880  
<https://www.flsenate.gov/Senators/s30>

Representative Al Jacquet  
314 11th Street  
West Palm Beach, Florida 33401-3322  
561-650-6846  
<http://www.myfloridahouse.gov/Sections/Representatives/emailrepresentative.aspx?MemberId=4628&SessionId=86>

### A.3 LOCAL OFFICIALS

The following outlines a list of local officials and their contact information:

City of West Palm Beach Mayor Jeri Muoio  
561-822-1400  
[jmuoio@wpb.org](mailto:jmuoio@wpb.org)

District 1 City Commissioner Sylvia Moffett  
(District in which project is located)  
561-822-1390  
[smoffett@wpb.org](mailto:smoffett@wpb.org)

District 2 City Commissioner Cory Neering  
561-822-1390  
[cneering@wpb.org](mailto:cneering@wpb.org)

District 3 City Commissioner Paula Ryan  
561-822-1390  
[pryan@wpb.org](mailto:pryan@wpb.org)

District 4 City Commissioner Keith A. James  
561-822-1390  
[kjames@wpb.org](mailto:kjames@wpb.org)

District 5 City Commissioner Shanon Materio  
561-822-1390  
[smaterio@wpb.org](mailto:smaterio@wpb.org)

Palm Beach County Mayor Paulette Burdick  
District 2  
561-355-2202  
[pburdick@pbcgov.org](mailto:pburdick@pbcgov.org)

District 6 Palm Beach County Vice Mayor Melissa McKinlay  
561-355-2206  
[MMcKinlay@pbcgov.org](mailto:MMcKinlay@pbcgov.org)

District 1 County Commissioner Hal R. Valeche  
561-355-2201  
[HValeche@pbcgov.org](mailto:HValeche@pbcgov.org)

District 3 County Commissioner Dave Kerner  
561-355-2203  
[dkerner@pbcgov.org](mailto:dkerner@pbcgov.org)

District 4 County Commissioner Steven L. Abrams  
561-355-2204  
[SAbrams@pbcgov.org](mailto:SAbrams@pbcgov.org)

District 5 County Commissioner Mary Lou Berger  
561-355-2205  
[MBerger@pbcgov.org](mailto:MBerger@pbcgov.org)

District 7 County Commissioner Mack Bernard  
(Commission District in which project is located)  
561-355-2207  
[MBernard@pbcgov.org](mailto:MBernard@pbcgov.org)

#### **A.4 EPA REGION 4 OFFICIALS**

The following lists the EPA officials who are engaged in the project:

Olga Perry  
Brownfields Project Officer  
United States Environmental Protection Agency  
61 Forsyth Street SW  
Atlanta, Georgia 30303-8960  
[Perry.olga@epa.gov](mailto:Perry.olga@epa.gov)  
404-562-8534

Barbara Alfano  
Region 4 Brownfields Coordinator  
United States Environmental Protection Agency  
61 Forsyth Street SW  
Atlanta, Georgia 30303-8960  
[Alfano.barbara@epa.gov](mailto:Alfano.barbara@epa.gov)  
404-562-8923

#### **A.5 STATE ENVIRONMENTAL AGENCY OFFICIALS**

The following contact is the state of Florida Brownfields coordinator. The FDEP District Office Brownfields Coordinator position is currently vacant.

Carrie L. Kruchell, P.G.  
Brownfields Liaison  
Florida Department of Environmental Protection  
2600 Blair Stone Road, MS 4505  
Tallahassee, Florida 32399-2400  
850-245-8765  
[carrie.l.kruchell@dep.state.fl.us](mailto:carrie.l.kruchell@dep.state.fl.us)

## **A.6 MEDIA**

The following media will be used to inform the public about the project progress and announcement for meetings will be used:

*The Palm Beach Post*

**APPENDIX B**

**INFORMATION REPOSITORIES  
AND  
POTENTIAL MEETING LOCATIONS**

## **B.1 INFORMATION REPOSITORIES**

Project information outlined in Section 4.3 will be maintained at the City of West Palm Beach's webpage dedicated to the City's Brownfields Program at [www.wpb.org](http://www.wpb.org) and at the following locations:

**Custodian of Public Records: Hazeline Carson, MMC**  
**City of West Palm Beach City Hall**  
401 West Clematis Street  
West Palm Beach, Florida 33401  
561-822-1210  
[www.wpb.org/clerk](http://www.wpb.org/clerk)

Hours of Operation:  
Monday through Friday: 8:00 AM - 5:00 PM

**Mandel Public Library of West Palm Beach**  
411 Clematis Street  
West Palm Beach, Florida 33401  
561-868-7700  
[www.wpb.org/mycitylibrary/](http://www.wpb.org/mycitylibrary/)

Hours of Operation:  
Monday through Thursday: 9:30 AM – 8:30 PM  
Friday & Saturday: 9:30 AM – 5:00 PM  
Sunday: 1:00 PM – 5:00 PM

## **B.2 PUBLIC MEETING LOCATIONS**

Public meetings will be held within the affected community during the evenings to encourage participation. Most meetings will be held in conjunction with the community's monthly neighborhood association meetings at the following location:

**Coleman Park Community Center**  
1116 21st Street  
West Palm Beach, Florida 33407  
561-804-4965

The following alternate meeting location was offered and may be used as well:

**West Palm Beach Housing Authority**  
1715 Division Avenue  
West Palm Beach, Florida 33047  
561-655-8530

**APPENDIX C**  
**GLOSSARY OF TERMS**

## GLOSSARY OF TERMS

**Analysis of Brownfields Cleanup Alternatives (ABCA)**-An analysis of cleanup alternatives the cooperative agreement recipient must conduct to choose and document the most appropriate cleanup action considering the site characteristics, surrounding environment, land-use restrictions, and potential future uses.

**Brownfields**-Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. (See CERCLA § 101(39)(A)). A Brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. It is estimated that there are more than 450,000 Brownfields in the country. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment.

**Cleanup**-Action associated with removing, mitigating, or preventing a release or threat of a release of a hazardous substance, pollutant, or contaminant.

**Code of Federal Regulations (CFR)**-This document codifies all rules of the executive departments and agencies of the federal government. It is divided into 50 volumes known as titles. Title 40 of the CFR (referenced as 40 CFR) lists environmental regulations.

**Community Involvement Plan (CIP)**-Specifies the community involvement activities that the cooperative agreement recipient expects to undertake during the cleanup, based on community interviews and other relevant information, prior to completion of the ABCA or its equivalent. The cooperative agreement recipient is required to prepare a community involvement plan for EPA review and approval.

**Cooperative Agreement**-An assistance agreement whereby EPA transfers money, property, services or anything of value to a state, local or tribal government, university, non-profit, or not-for-profit organization for the accomplishment of authorized activities or tasks. In the case of cleanup grants, the cooperative agreement awards federal funds according to specified standard terms and conditions, as well as any special terms and conditions, related to environmental management and cleanup requirements, reporting requirements, record keeping, etc. The EPA may be substantially involved in overseeing and monitoring the cooperative agreement.

**Grantee**-Eligible entity that enters into a cooperative agreement with EPA to receive grant funding. Also referred to as a cooperative agreement recipient.

**Quality Assurance Project Plan (QAPP)**-Establishes and communicates the grantee's goals and how the Brownfield site assessment will reach those goals. It should combine planning for the entire project, including management, sampling, analysis, data review/evaluation, and reporting. The most common process for developing a QAPP is the data quality objectives process.

**APPENDIX D**

**LIST OF ACRONYMS**

<b>List of Acronyms</b>	
<b>Acronym</b>	<b>Definition</b>
ABCA	Analysis of Brownfields Cleanup Alternatives
B(a)P	Benzo(a)pyrene
CDB	Community Development Bank
CEDC	Urban Growers Community Economic Development Corporation
CEP	Community Involvement Plan
COC	Contaminant of Concern
CPNA	Coleman Park Neighborhood Association
CRA	Community Redevelopment Agency
HES	Palm Beach County Department of Housing and Environmental Sustainability
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FDEP	Florida Department of Environmental Protection
HAZWOPER	Hazardous Waste Site Operations Training and Certification
ISM	Incremental Sampling Methodology
LMI	Low-to-moderate income
OSHA	Occupational Safety and Health Administration
PACE	Property Assessed Clean Energy
QAPP	Quality Assurance Project Plan
TCRPC	Treasure Coast Regional Planning Council
USDA	United States Department of Agriculture
WPHPA	West Palm Beach Housing Authority