



Find your place

January 22, 2014

Environmental Management Support, Inc.
Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

Dear Mr. West:

The City of Ocala, Florida is pleased to submit the enclosed application to the FY 14 US EPA Brownfields Program for a community-wide assessment grant in the amount of \$400,000 (\$200,000 for Hazardous Substances Assessments and \$200,000 for Petroleum Assessments).

West Ocala, a large portion of focus of this application is a primarily minority based neighborhood, developed following the Civil Rights movement of the 1960's, with residential areas being built in proximity to industrial sites. Industries have since closed, leaving behind abandoned, dilapidated buildings with a potential for unknown sources of contamination. The West Ocala community has **substantial and pervasive levels of poverty**. Approximately 35% of the West Ocala population is below the poverty level. This is more than one and a half times the city rate of 22.6% and is approximately two times the county rate of 17.3%. Transportation is a challenge for the community with 48% of the residents having no access to personal transportation, compared to 12% and 6% for the city and county respectively. To compound the poverty and disadvantages that exist in West Ocala, this area is surrounded by, and included in, the seven zip codes in Marion County with the highest rates of violent crimes, percentage of children in free and reduced lunch programs, and incidences of family violence in Marion County.

In order to inventory and prioritize Brownfield sites within its community, the City has developed the Ocala Brownfields Information System (OBIS), a computer database program. **Over ninety contaminated sites** have been identified in the downtown Community Redevelopment Area (CRA). The City of Ocala has been able to identify, inventory, categorize, and monitor **forty-six additional sites** of environmental concern in the Ocala Brownfields Area.

Ocala is requesting \$200,000 in brownfields hazardous substance assessment funding and an additional \$200,000 in petroleum assessment funding from the US EPA to address additional assessment activities in its recently expanded brownfields area. The City has expanded the OBA to include West Ocala, one of the poorest sections of the community. The City is proposing a three year time frame in which to complete the following tasks:

- 30 Phase I Assessments;
- 12 Phase II Assessments;
- 4 Analysis of Brownfield Cleanup Alternatives (ABCA's) or Reuse Plans and
- Public Outreach

In addition to the measurable outputs listed above, the City will continue health monitoring, provide project oversight, continue public engagement and conduct programmatic support activities at its own expense. The value of these in-kind services is \$80,000. Although eligible and allowable costs, the City will leverage its own dollars to cover these expenses in order to maximize the productivity of awarded federal funds. **98.75% of the budget for the grant award detailed within the application will be directly used for assessment and cleanup planning activities.**

The City believes that with the right tools, brownfields redevelopment can be financially rewarding for all, while providing environmental, social and public health benefits to the community. It has been proven that successful redevelopment of such sites is possible with past successes; the City strives to extend this success to West Ocala. Adequate infrastructure exists to support redevelopment. Roadway and transit service, as well as water, sewer and utility lines are already in place in West Ocala. This redevelopment

effort will maximize the public investment made in these structures and will provide abundant benefits discussed within the application to a deserving community.

Required Information	
a. Applicant Information:	The City of Ocala, Florida 110 SE Watula Avenue Ocala, FL 34471
b. Applicant DUNS Number:	0559474280000
c. Funding Request:	i. Grant type: – Assessment ii. Federal Funds Requested: \$400,000 iii. Contamination: Hazardous Substances \$200,000 and Petroleum \$200,000 iv. Community-wide Assessment
d. Location:	City of Ocala, Florida
e. Site Locations:	Not applicable
f. Contacts:	i. Project Director: Marc Mondell; 110 SE Watula Avenue; Ocala, FL 34471; 352-629-8312; mmondell@ocalafl.org ii. Highest Ranking Elected Official: John M. McLeod City Council President; 110 S.E. Watula Avenue; Ocala, FL 34471; jmcleod@ocalafl.org
g. Date Submitted:	January 22, 2014
h. Project Period:	Three years
i. Population:	City of Ocala, FL: 56,945 US Census 2012 estimate
j. Special Considerations:	See attached

The City appreciates the opportunity to apply for FY 14 EPA Brownfields Assessment funding to support environmental justice efforts and restoration of economic vitality within its communities. If you have any questions, please do not hesitate to contact the persons above.

Sincerely,

John M. McLeod
City Council President

Appendix 3 Other Factors Checklist

Name of Applicant: City of Ocala

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 #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	7
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
X	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change	

Project Narrative

Ranking Criteria

1. Community Need

a. Targeted Community and Brownfields –

i.) Targeted Community Description: The City of Ocala (the City) located in Marion County, is at the heart of North Central Florida. In 2012 the population of the City was estimated at 56,945, the total land area at approximately 44.83 square miles. The community is famous for its sprawling equestrian farms, world class thoroughbred horses and once pristine natural springs. Home to the Ocala National Forest, the second largest national forest in the state and the Florida Scenic Trail, the area is a nature lover's paradise. Serviced by railroad lines since the late 1880's, the community has been home to an extensive array of industry over the course of its history. Historical industries have included lumber mills, cigar manufacturing, fruit and meat packing facilities, fertilizer plants, railroad depots, and farm supply centers. Later, automobile dealerships, service stations, dry cleaning facilities and other pollution generating commercial activities were added to the mix. These industries have left their environmental mark and have created an abundance of brownfield sites within the City.

West Ocala, a large portion of this application's area is a primarily minority based neighborhood developed following the Civil Rights movement of the 1960's, with residential areas being built in proximity to industrial sites. Industries have since closed, leaving behind abandoned, dilapidated buildings with a potential for unknown sources of contamination. The City has entered into purchase/sale agreements for portions of the City's former Landfill to be sold to three separate local entities whose projects when completed will contribute to the health, safety, and financial well-being of the community by the creation of health services and food distribution operations.

Sensitive Populations: Sensitive populations in Ocala include children (22.4% of population), pregnant women, minorities (29.3% of population), elderly (17.2% age 65 and over), and low income persons (22.6% of persons living below the poverty level) (United States Census Bureau QuickFacts).

Minorities: Ocala has a substantial and growing minority population with 20.9% of the City population being African American and 11.7% classified as Hispanic (*2010 Census*). Minority populations in the West Ocala area are much higher, estimated at 52.2%. The percentage of minorities for Florida is just 22.1%.

Low Income: In Ocala, 22.6% of families live below the poverty level, compared with 17.3% of Marion County and 14.9% nationally (United States Census Bureau QuickFacts). In west Ocala, 45% of all residents live below the federal poverty rate.

Unemployment: The unemployment rate for Marion County is estimated at a staggering 7.2% while the state rate was 6.4% (*US Bureau of Labor Statistics*). If these estimates were to include unemployed residents who have been out of work for more than one year, they would likely be much higher. What is particularly troubling about these facts is that recent economic events have conspired to make the future economic forecast for the City even worse. Area estimates indicate this upward trend is likely to continue for some time to come. In fact, since 2007, Ocala lost over 3,501 jobs to mass layoffs within its community. (See Appendix D).

Housing Crisis: The devastating construction and real estate market crash has resulted in high rates of foreclosure and declining home values and has compounded the issues resulting from high unemployment and lower income levels in the City. In the last five years, Ocala experienced over a 21.7% decrease in property values. The national numbers for August 2012 indicate 1 of every 681 housing units in the nation is in foreclosure, while Florida reports 1 in every 328 homes is in foreclosure – in Ocala, it's 1 in every 302 and in West Ocala it's 1 in 112 (*RealtyTrac*). The City's tax base has realized substantial losses and it is estimated it will take several years for a noticeable economic recovery. Revenue projections for FY 2012-13 mark the 5th consecutive year of cutbacks due to the combined economic downturns of declining

property values, recession, and low consumer confidence that left Florida's citizens and communities staggering to recover.

Educational Attainment: To further complicate the situation facing the City, limited education of residents makes job diversification and reemployment difficult. Of the City's adult residents over age 25, 56% are lacking a college degree of any kind, 15.4% have not completed High School and 5.1% have less than a 9th grade education (*Claritas 2009*).

Children and Pregnant Women: The average age in the City is 38.2. An estimated 12,756 children under 18 reside here – 22.4% of the City's population. The City is comprised of 52.4% women, over one-third of whom are of child bearing age. These groups are particularly and disproportionately subject to higher rates of poverty and subsequently are at greater health risk from environmental factors -- due in large part to the fact that they are more likely to live in older, substandard housing units.

ii.) **Demographic Information** -- The presence of brownfield sites within West Ocala has provided an additional obstacle to redevelopment efforts within this struggling community. The City has witnessed the evaporation of developer interest due to environmental concerns and constraints within this community on a number of sites. Recent examples have included a construction debris landfill owned by the City, in addition to 1900 NE 25th Avenue (an abandoned manufacturing facility), and several abandoned service stations on SR40; it is unlikely that these sites will attract end users without proper assessment.

	West Ocala	City of Ocala	Marion County	State of Florida	United States
Population:	1300 ³	56,945 ¹	334,298 ¹	19,317,568 ¹	313,914,040 ¹
Unemployment:	25% ²	7.8% ²	7.2% ²	6.4% ²	7.0% ²
Poverty Rate:	35.62% ¹	22.6% ¹	17.3% ¹	15.6% ¹	14.9 % ¹
Percent Minority:	52.2% ¹	29% ¹	16.8% ¹	21.7.% ¹	22.1% ¹
Median Household Income:	\$24,661 ³	\$36,780 ¹	\$39,770 ¹	\$47,309 ¹	\$53,046 ¹
¹ 2010 U.S. Census data http://www.census.gov/ . ² Bureau of Labor Statistics and is available at www.bls.gov ³ 2009 http://www.city-data.com/county/Marion_County-FL.html & http://www.census.gov					

Demographic Data Comparison

The west Ocala community has *substantial and pervasive levels of poverty*. Approximately 36% of the West Ocala population is below the poverty level; this is more than one and two-thirds times the city rate of 22.6% and is almost five times the county rate of 17.3%. Transportation is a challenge for the community, 48% of residents have no access to personal transportation, compared to 12% and 6% for the city and county respectively. To compound the poverty and disadvantages that exist in west Ocala, this area is surrounded by, and included in, the seven zip codes in Marion County with the highest rates of violent crimes, percentage of children in free and reduced lunch programs, and incidences of family violence in Marion County.

iii.) **Brownfields** -- The City initiated its brownfields program in 1996 when the concept was just beginning to gain national attention. Ocala's Brownfields Area (OBA) covers approximately 7.8 square miles. The downside of small development is the profusion of smaller parcels with potential contamination distributed throughout a wide area; this situation makes it necessary to investigate numerous sources of pollution and hazardous substances. The vast number of sites that have been identified in the City's Community Redevelopment Area (CRA) and West Ocala indicates a larger environmental issue which must be addressed. The economic and physical health of the community, either real or perceived, and its goals for redevelopment must be considered in order to achieve community revitalization.

iv.) **Cumulative Environmental Issues**-- In order to inventory and prioritize brownfields sites within its

community, the City has developed the Ocala Brownfields Information System (OBIS), a computer database program. Over ninety contaminated sites have been identified in the OBA. The City of Ocala has been able to identify inventory, categorize, and monitor forty-six (46) additional sites of environmental concern. The City is seeking with this application to expand its ability to assess these additional properties, refer to Appendix E for detailed list of potentially contaminated sites.

Moreover an inventory of environmental data was recently conducted for a 2 mile radius from the center of the City; through Environmental Data Resource Inc. (EDR) 429 potential brownfield sites were revealed. An individual database search conducted through a review of EPA and FDEP public database search engines revealed 1,337 potential sites. The tables below provide a summary of these findings.

Based on 2 mile Central Radius		#	Source (through EDR)
UST	Registered Underground Storage Tank Sites	193	FDEP Storage Tank Database
LUST	Leaking Underground Storage Tank Sites	104	FDEP Tank Facility Discharge Database
AST	Aboveground Storage Tank Sites	27	FDEP Storage Tank Database
LAST	Leaking Aboveground Storage Tank Sites	6	FDEP Tank Facility Discharge Database
RCRA	EPA Resource Conservation & Recovery		
LQG	RCRA Large Quantity Generator	0	EPA RCRA Database
SQG	RCRA Small Quantity Generator	32	EPA RCRA Database
CESQG	Conditionally Exempt SQG	21	EPA RCRA Database
Non-Generator	RCRA Non-Generator (accumulation) Site	38	EPA RCRA Database
SWF/LF	Solid Waste/Landfill Facility	1	State/tribal Database
CERCLIS	Typically Superfund Sites	1	EPA RCRA Database
IC	Institutional Controls	1	FDEP IC Registry
MGP	Manufactured Gas Plants	1	EDR Proprietary Database
Priority DC	Priority Dry Cleaner (documented impacts)	4	FDEP Dry Cleaning Program
	TOTAL	429	

City-wide Data Based on Agency Database Searches		#	Individual Database Searches
UST	Registered Underground Storage Tank Sites	747	FDEP Storage Tank Database
LUST	Leaking Underground Storage Tank Sites	269	FDEP Tank Facility Discharge
Dry Cleaners	Registered Dry Cleaners with Tanks	23	FDEP Tank Facility Discharge
RCRA	EPA Resource Conservation & Recovery		
LQG	RCRA Large Quantity Generator	4	EPA RCRA Database
SQG	RCRA Small Quantity Generator	130	EPA RCRA Database
CESQG	Conditionally Exempt SQG	159	EPA RCRA Database
Used Oil Handlers	Used Oil Handlers	4	EPA RCRA Database
CORRACTS	RCRA – Subject to Corrective Action	1	EPA RCRA Database
	TOTAL	1,337	

b. Impacts on Targeted Community – According to <http://www.countyhealthrankings.org>, Marion County ranks 44th of the 67 Florida counties in overall community health. The City of Ocala makes up approximately 20% of Marion County and therefore a number of health issues present within the community that would suggest the population has been disproportionately impacted by environmental problems. The following table represents data provided by the Florida Dept. of Health (www.floridacharts.com). As illustrated below, the community is experiencing higher rates of breast and prostate cancers, as well as premature births and neonatal death rates than the State. The area's leading causes of death are coronary heart disease, stroke, congestive heart failure, and cancer (lung, colorectal, breast, prostate) (*Florida CHARTS* <http://www.floridacharts.com>). This is believed to be impacted by the perceived contamination from sites such as old charcoal factories and decommissioned landfills within the

West Ocala community.

Community Health Facts

	Marion County	Florida	US		Marion County	Florida	US
Adults who currently smoke	23.1%	17.1%	17.3%	Residents below 100% poverty	15.3%	16.5%	15.1%
Stroke age-adjusted death rate/100,000	30.7	30.3	42.2	Colorectal cancer age-adjusted death/100,000	15.4	14.9	16.9
Breast cancer age-adjusted death rate/100,000	17.7	20.0	22.9	Breast cancer age adjusted incidence rate/100,000	114.5	113	120
Prostate cancer age-adjusted death/100,000	21.8	19.3	23.5	Prostate cancer age-adjusted incidence rate/100,000	160.8	137.7	156.9
Adults who have been diagnosed with asthma	8.6%	8.3%	9.1%	Low birth weights (<2500 grams)	7.9%	8.7%	8.2%
Premature births (<37 weeks)	11.5%	13.8%	12.3%	Neonatal death rate/1,000	8.7	4.8	4.5
Adults who are overweight or obese	67.3%	65%	63.9%				

c. Financial Need –

Economic Conditions – i) With a population exceeding 56,000, Ocala has fallen on hard times like many communities around the country. However, unlike many other areas, the City has not stabilized and is in fact, falling into deeper despair. North Central Florida has been among the hardest economically hit in the nation. A series of devastating hurricanes in 2004 and 2005, record unemployment, the housing market crash, and a sharp decline in the area’s largest industries, has left the region in dire straits.

The City of Ocala has been devastated by job losses in recent years. A detailed table has been provided in Appendix D identifying layoffs realized within the City since 2008. According to the Florida Department of Economic Opportunity, the City has lost over 3,501 jobs. With a work force of 31,199, this represents a job loss rate of 11.58%, approximately 1 in 8 workers, and has driven unemployment to record levels. Unemployment for the community has been calculated at 7.8%, however, city officials believe that these numbers are actually much higher. Given the length of time many of its workers have been without employment, it is likely that they have fallen off unemployment rolls. In West Ocala, where educational attainment is lower, unemployment numbers are much higher, estimated at 25% (www.floridajobs.org).

ii) Economic Effects of Brownfields -- The presence of brownfield sites within West Ocala has provided an additional obstacle to redevelopment efforts within this struggling community. The City has witnessed the evaporation of developer interest due to environmental concerns and constraints within this community on a number of sites. Recent examples have included a construction debris landfill owned by the City, an abandoned manufacturing facility 1900 NE 25th Avenue, and several abandoned service stations on SR40. It is unlikely that these sites will attract end users without proper assessment. The City has recently obtained an EDA infrastructure grant, however that does not address environmental constraints and concerns in the community.

2. Project Description and Feasibility of Success

a.) Project Description -- i.) Describe the Project -- Ocala is requesting \$200,000 in brownfields hazardous substance assessment funding and an additional \$200,000 in petroleum assessment funding from the US EPA to address additional assessment activities within its brownfields area. The City has expanded the OBA to include west Ocala, one of the poorest sections of the community. The City’s Economic Development Plan, which was revised and adopted by city council on October 15, 2013, identified the Brownfields program as a priority for the City. Ocala has conducted inventories on this expansion area and has identified 46 priority sites requiring environmental assessment, as detailed previously. The City is proposing a three year time frame in which to complete the assessment portion of its brownfields program. This project will consist of the four tasks as listed in 2.b. below. The City plans to use

EPA Brownfield funds to accomplish **30 Phase I Assessments, 12 Phase II Assessments, 4 Analyses of Brownfield Cleanup Alternatives (ABCA's) or Reuse Plans and extensive public outreach** over the time period of this award. The successful completion of all phases of brownfield cleanup will create developable properties which will aide in the future mixed-use development of West and Downtown Ocala.

In addition to the measurable outputs listed above, the City will continue health monitoring, provide project oversight, continue public engagement and conduct programmatic support activities at its own expense. The value of these in-kind services is identified parenthetically in the budget table below, but not contained within the proposed budget for EPA funds. Although eligible and allowable costs, the City will leverage its own dollars to cover these expenses in order to maximize the productivity of awarded federal funds. ***98.75% of the budget for the grant award detailed below will be directly used for assessment and cleanup planning activities.*** The City has been extremely successful in providing brownfields assessment funding for market ready and under-utilized properties in the OBA. The proposed funding will stimulate economic development, community redevelopment, open space and green space, and other viable uses in the expanded west Ocala community.

ii.) **Describe the Project Management** – The City has dedicated a large staff to direct program activities due to the high priority brownfields assessment and clean-up have within the community. See Section 5, Programmatic Capability for staff information on staff involved with grant administration. If a member of the staff were to leave the City for any reason, there will be sufficient cross-training with remaining staff to successfully coordinate grant activities. The City would ensure no interruption of its Brownfields program occurs and staff changeover would not impact the successful administration of the award.

The City has converted from the property profile form system to the online ACRES reporting system and has successfully entered all grant activities from the 2004 and 2006 awards into the ACRES database. In addition, the City will procure the services of an experienced environmental engineering firm to conduct assessment activities under this award. The firm will be selected in full compliance with federal procurement procedures as detailed in 40 CFR 31.36.

iii) **Site Selection** -- The vast number of sites that have been identified in the City's Community Redevelopment Area (CRA) and West Ocala indicates a larger environmental issue which must be addressed. The economic and physical health of the community, either real or perceived, and its goals for redevelopment must be considered in order to achieve community revitalization.

In order to inventory and prioritize brownfields sites within its community, the City has developed the Ocala Brownfields Information System (OBIS), a computer database program. Over ninety contaminated sites have been identified in the downtown CRA. The City of Ocala has been able to identify inventory, categorize, and monitor forty-six (46) additional sites of environmental concern, see Appendix E for the complete list. The City is seeking with this application to expand its ability to assess these additional properties.

b. Task Description and Budget Table

Task Description -- The City plans to use EPA Brownfield funds to accomplish 30 Phase I Assessments, 12 Phase II Assessments, 4 Analyses of Brownfield Cleanup Alternatives (ABCA's) or Reuse Plans and extensive public outreach over the time period of this award.

In addition to the measurable outputs listed above, the City will continue health monitoring, provide project oversight, continue public engagement and conduct programmatic support activities at its own expense. The value of these in-kind services is identified parenthetically in the budget table below, but not contained within the proposed budget for EPA funds. Although eligible and allowable costs, the City will leverage its own dollars to cover these expenses in order to maximize the productivity of awarded federal funds. ***98.75% of the budget for the grant award detailed below will be directly used for assessment and cleanup planning activities.*** The City has been extremely successful in providing brownfields assessment funding for market ready and under-utilized properties in the OBA. The proposed

funding will stimulate economic development, community redevelopment, open space and green space, and other viable uses in the expanded west Ocala community.

Task 1: Phase I & II Assessments – The City will conduct the following environmental site assessments activities at selected sites: up to 30 Phase I's at \$3,500 each for a total of \$105,000 and up to 12 Phase II's at \$20,000-\$25,000 each for a total of \$270,000. The total budget for assessments is \$375,000 (50% hazardous substances and 50% for petroleum).

Task 2: Remediation & Reuse Planning – Development of site appropriate remediation and/or reuse plans to reduce risks to health and environment for selected sites within the City; no more than 4 Analyses for Brownfields Cleanup Alternatives (ABCAs) or Brownfields Reuse Plans are planned at a cost of \$5,000 each for a total of \$20,000 (50% will be used for hazardous substances and 50% for petroleum products).

Task 3: Outreach – The City will continue to foster its strategic partnerships and community involvement. Outreach efforts include dissemination of information and comments to inform the community and stakeholders, as well as community meetings and printed materials. In order to maximize the effectiveness of its grant dollars, the City's own personnel will conduct these efforts at an estimated in-kind value of \$55,000.** The City is requesting \$2,000 to supplement travel funds for attendance and registration at national and regional brownfields-related training conferences/workshops. Additionally, \$3,000 is budgeted for printing/reproduction of materials that will be used in outreach efforts – for a total of \$5,000 (50% for hazardous substances and 50% for petroleum products).

Task 4: Programmatic Support – The City will bear the costs of all program support activities. The City has estimated the value of these in-kind services at \$25,000 over the three year time period (\$12,500 hazardous substances & \$12,500 petroleum). Programmatic support includes assistance in completing EPA quarterly reports, MBE/WBE forms, and EPA ACRES database. Other activities include QA/QC, completion of EPA work plans and other programmatic support necessary to maintain compliance with EPA cooperative agreement terms and conditions.

Budget Table Hazardous Substances					
Categories	Project Tasks 1	Task 2	Task 3	Task 4	
	Phase I/II Assessments	Remediation/ Reuse Planning	Outreach	Programmatic Support	Total
Personnel	\$(-)*	\$(-)*	\$(-)*	\$(-)*	\$(-)*
Travel			\$1,000		\$1,000
Supplies			1,500		1,500
Contractual	\$187,500	\$10,000			\$197,500
Sub-Total	\$187,500	\$10,000	\$2,500		\$200,000
*See City Personnel costs in each associated task description					
Petroleum Products					
Categories	Project Tasks				
	Phase I/II Assessments	Remediation/ Reuse Planning	Outreach	Programmatic Support	Total
Personnel	\$(-)*	\$(-)*	\$(-)*	\$(-)*	\$(-)*
Travel			\$1,000		\$1,000
Supplies			\$1,500		\$1,500
Contractual	\$187,500	\$10,000			\$197,500
Sub-Total	\$187,500	\$10,000	\$2,500		\$200,000

Grand Total	\$375,000	\$20,000	\$5,000		\$400,000
*See City Personnel costs in each associated task description					

c. Ability to Leverage

This Chart represents the most recent funding leveraged and proposed for 2014 Brownfields Grant award:

Source	Value	Year	Purpose
City of Ocala	\$80,000	2014 - 2017	Voluntary Cost Share
Downtown Improvement Fund	\$21,000	2009	Demolition of 3 brownfield structures
City General Revenue Fund	\$700,000+	2010 - 2013	OBA Infrastructure improvements
Community Dev. Block Grant	\$443,861	2012 - 2013	Workforce Housing Development
US EDA Transportation Fund	\$2,000,000	2013 - 2015	Ocala Road/Infrastructure Work

Ocala has a long history of facilitating community-initiated brownfields projects resulting in a direct benefit to OBA residents. Brownfield grant funds have been utilized in **47 private sector projects and 1 city-related project.**

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

-- Community involvement is the foundation of the City's brownfields program. In order to ensure the proper community involvement and a continuous line of communication, the City instituted a Brownfield Advisory Board (BAB) comprised of community leaders, businessmen and women, bankers, developers, and neighborhood residents. Brownfields program information is disseminated through subscriber emails, newsletters, the City's webpage, and public meetings, as well as through fact sheets, printed materials, newspaper notices/advertisements, and property signs for properties undergoing assessment. In addition, staff holds workshops with property owners, renters, and business owners to gain input and inform them of grant progress. Meetings are also hosted to address the concerns and gather input from other stakeholders in the community; to include professionals in areas such as real estate, developers, financial institutions and citizen groups.

The City makes every effort to inform its citizenry of Brownfield program activities at all available public forums. City staff discussed the application in conjunction with the expansion of the City's Enterprise Zone at several recently scheduled community meetings including: Ocala's Enterprise Zone Development Agency (December 11, 2013), West Ocala Steering Committee (January 16, 2014), Governor's West Ocala Neighborhood Revitalization Council (January 14, 2014), and other appropriate meetings.

English is the language used in the region; however, due to the City's large Hispanic population the city has made bilingual program materials available and utilizes bilingual City staff and consultants to communicate in Spanish, whenever necessary, in order to ensure the inclusion of this large portion of the population.

Communicating Progress -- Assessment activities within the OBA are led by the BAB, The BAB has a list of criteria that can be used as a guideline for the program's "Assess and Assist" site selections. Applicants are asked to provide a letter permitting access to their property at the time they formally request participation in the "Assess and Assist" program. Any or all of the criteria can be used in the selection process. The BAB can add new criteria as needed, or as requested by the public. Some of the criteria are as follows:

- Has the owner/buyer formally requested a brownfields site designation?
- Does the site pose an imminent threat to public health or the environment?
- Is the site *suspected* of having some form of environmental contamination?
- Are there plans in place for the sale and/or development, redevelopment, or renovation of the site?

- Is the site accessible for conducting assessments and cleanup?
- Is redevelopment of the site consistent with the City's development / redevelopment plans?
- Is the site otherwise market-ready?

In order for the BAB to approve a site for the program, the owner of the property must submit a request in writing to the Revitalization Strategies Department. This request also entitles staff and contracted personnel to access the property for the Phase I and Phase II Environmental Site Assessments (ESA). The Project Coordinator submits the site to the BAB after a cursory review to establish eligibility. The site is brought before City Council upon the approval of the BAB. Council accepts the property as a brownfield site; a pre-screening report is developed and submitted to the Project Officer at the Regional Office of the USEPA who will then decide if brownfields funds may be used for the project. Once all approvals are received, a Phase I ESA is initiated, which could possibly lead to a Phase II or Phase III ESA.

Assessments are prioritized by properties which may threaten the community's health, safety, and welfare; properties that have been vacant for long periods of time and those that are market ready taking priority. Municipal properties are eligible; the City has waived most of the properties they own in favor of using brownfields funds for the assessment of private properties. The private sector taking a lead role in assisting with sale and redevelopment of their properties is preferable; private investment contributes more readily to community employment needs through the creation of jobs while serving to expand the tax base and assisting in the community redevelopment plan.

Ocala maintains an inventory of potentially contaminated properties in its OBIS. In past cycles, letters have been written to owners of properties suspected of contamination, encouraging their participation in the program. However, emphasis has always remained on the voluntary aspect of participation.

b. Partnerships with Government Agencies – The City is committed to continuing partnerships with a variety of stakeholders, including environmental, health and government agencies, as well as local job training programs

i.) Local & State Health Agencies. The City has an established partnership with the Marion County Health Department. In addition, the City has entered into a property sale agreement whereby Heart of Florida Health Centers (a community health service organization serving underserved and disadvantaged populations) will construct, on a portion of the City's former landfill property, a \$5 million facility to provide much needed medical services to the west Ocala and surrounding community.

State Environmental Agency. The City will continue to coordinate these efforts with the Florida Department of Health. As an integral part of its brownfields program, the city has worked extensively with the Florida Department of Environmental Protection (FDEP) over the past 12 years to ensure appropriate assessment and cleanup measures are being achieved. The City's FDEP representative has regularly attended the City's brownfields meetings and is actively involved in program activities. The city has been successful in leveraging its EPA grant dollars with state incentives offered through the Florida Brownfields Program and FDEP offices. The City will continue to participate in the FDEP's Voluntary Cleanup Tax Credit Program, Brownfields Building Materials Sales Tax and Brownfields Job Bonus Refund Programs, the Brownfields Loan Guarantee Program and Brownfields Liability Protections (as provided statutorily). These state incentives are intended to encourage the redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive impact on many redevelopment projects, financially. Additionally, the City closely coordinates with FDEP to access FDEP CERCLA 128(a) Site Specific Activities/Targeted Brownfields Assessment Assistance for assessment/source removal activities.

ii.) Other Relevant Federal, State and Local Governments. The city acknowledges that the proposed funding will not be adequate to accomplish all of the city's brownfields redevelopment objectives. It will seek

partnerships with federal and state agencies listed in the table below, as well as any others, to identify and secure additional grant funding, loan opportunities and technical assistance for the program.

State and federal agencies:
 US Depts. of Defense/Office of Economic Adjustment and Transportation; Housing and Urban Development; Economic Development Administration; Enterprise Florida; Florida Department of Environmental Protection; Office of Greenways and Trails; Florida Department of Community Affairs; Community Development Block Grants Administration; Florida Department of Health – Marion County Health Department; Department of Emergency Management; Withlacoochee Regional Planning Council; and Florida’s Department of Economic Opportunity.

Local Job Training Program. The City has solicited a partnership with and will coordinate with the local job training organization, WorkForce Connection, to implement a strategy to link job seekers to potential employment opportunities in brownfield assessment, cleanup or redevelopment that result from the City’s brownfields program. WorkForce Connection has assisted in tracking the dramatic layoffs the community has experienced from 2007-2013. Additionally, the agency is assisting the City in the identification of prospective end users for brownfields properties.

Local & Regional Nonprofits. The City has successfully partnered with the following non-profit agencies: Habitat for Humanity, Florida Brownfields Association, and the Florida Redevelopment Association.

c. Partnerships with Community Based Organizations. The City is fortunate to have the committed support of the community. The following CBOs have committed to provide support to the City’s brownfields program and have provided letters of support. (See Appendix C)

Community Based Organization	Contact Person	Support Role Pledged
Albright & Associates of Ocala, Inc.	Stephen J. Albright, Jr.	Public Outreach, marketing
College of Central Florida	James D. Henningsen	Public outreach on their website; Provide space for meetings; Educational efforts, as needed
Community Housing Partners	Orlando Artze	Partnering in low income house opportunities
Florida Institute of Human and Machine Cognition	John R. Rogacki, Ph.D.	Assistance in identifying additional resources to complete redevelopment work.
Governor’s West Ocala Neighborhood Revitalization Council	Ire Bethea	Public Outreach, marketing
Habitat for Humanity of Marion County	Brad Nimmo	Advertise the program on its website and social media; Serve on Advisory Boards
Munroe Medical Center	Mike Robertson	Public Outreach; Serve on advisory boards
Ocala Enterprise Zone Development Agency	Brad Nimmo	Public Outreach, marketing
Ocala/Marion County Chamber and Economic Partnership	Kevin T. Sheilley	Public Outreach, marketing
Rasmussen College	Pete Beasley	Incorporation of Brownfields into coursework
Small Business Development Center, University of North Florida	Dr. Philip R. Geist	Work with businesses to relocate to the redeveloped sites; Serve on Advisory Boards
Workforce Connection	Thomas E. Skinner, Jr.	Use of space and equipment for education and job training; Job referral services; Job market information for recruitment

4. PROJECT BENEFITS

a. Health and/or Welfare and Environment -- The brownfields program provides a means to evaluate potential threats to health and the environment; it allows current or prospective property owners to understand specific actions which may be needed to address site issues. Any hazards posing threats to the community’s health and safety are being addressed using the expertise of professional engineering

consultants to perform Phase I and Phase II ESAs. The City recognizes several social and public health benefits to the expansion of its brownfields program to the community. These benefits include:

Protection of the Drinking Water Supply. Perhaps, the greatest health hazard posed to residents by existing brownfield sites is the threat of contaminated drinking water. The Floridian Aquifer, the source of drinking water for the community, flows beneath the City and is largely unprotected by overlying formations. The community is only 60 feet above sea level and the water table is relatively shallow; therefore, even the smallest threat of contamination creates concern. For this reason, any potential sources of contamination must be investigated and removed. Identification of pollution sources is the first step in the removal of contamination threats to its drinking water source, as well as the preservation of its natural springs.

Protection of natural resources. The identification of pollution sources is the first step in the removal of contamination threats to the City's natural resources. The City's natural springs, are fed directly by the aquifer. Preservation of this fragile resource is a high priority.

Reduction of hazardous substances in an aging housing stock. The age of the housing stock in west Ocala, which is an older section of the City, increases the potential for high levels of lead, asbestos and mold. The presence of these substances presents a significant public health hazard for the high population of children and other sensitive populations in the west Ocala community. Lead exposure and high rates of asthma are concerns. The City will continue to work closely with health officials at the Marion County Health Department to address lead exposure screenings and the removal of these pollutants. The City hopes these efforts will work to address health disparities present in west Ocala and will result in public health improvement in the community.

Provision of affordable workforce housing. The City's initiative to assess vacant and abandoned properties for affordable housing has resulted in the creation of many new work force homes. An example of this success includes the Phoenix Place neighborhood, located in West Ocala. The City hopes that the expansion of its efforts will produce similar results through the removal of older/obsolete housing with high potential for lead based paint, asbestos based building materials and mold contamination.

Institution of equitable development within its community. The City has taken the initiative to integrate equitable development principles into its brownfields program, ensuring fair representation of community members on its BAB and including traditionally underrepresented groups such as renters in community engagement efforts. The City has made every effort to ensure that redevelopment of brownfields sites does not displace the residents historically affected by brownfields.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i). The City has adopted a strategic plan for 2013-14 which includes four goals with supporting objectives. The goals are to: balance all funds' expenses to revenues for fiscal sustainability; cultivate an environment that elevates innovation; become the economic hub of North Central Florida by leveraging location and resources; and to protect and advance the quality of place. Some of the objectives to achieving the goals are eliminating barriers that impede opportunities to improve our economy, establishing downtown as a regional destination, providing superior infrastructure, promoting Ocala as a center for logistics-distribution, expanding the incentive toolbox, continuing to enhance safety and security, and unifying the city by addressing barriers to mobility and connectivity. In an effort to fulfill these goals and promote sustainable reuse, the City facilitated the decommissioning and demolition of an oil field that was leaking contaminants into the soil. Removing this issue creates a possibility for the City to regain a developable piece of property within the existing city limits thus promoting urban infill and public safety. In addition, the City also provides energy rebates and community service assistance to homeowners that seek to improve their energy efficiency.

ii). **Provision of affordable workforce housing** -- The City's initiative to assess vacant and abandoned

properties for affordable housing has resulted in the creation of many new work force homes. An example of this success includes the Phoenix Place neighborhood, located in West Ocala. The City hopes that the expansion of its efforts will produce similar results through the removal of older/obsolete housing with high potential for lead based paint, asbestos based building materials and mold contamination.

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c. Economic or Non-Economic Benefits.

i). Revitalization of brownfields sites within the City has led to the addition of valuable open spaces, recreational areas and historical resources in the community. The City is seeking to expand upon this success further promoting the livable and walk-able community while eliminating perceived contamination issues. The City of Ocala is engaged in a transformative economic development strategy designed to increase private capital investment, diversify its economy and redevelop Ocala, especially its downtown, into a central Florida destination. This multi-faceted business development strategy includes tourism and the residential conversion of mid-20th century office buildings serving to eliminate excess inventory on the office side. Younger, professional workers, Ocala's target segment, would much rather live and work in an urban environment to take advantage of unique entertainment opportunities that aren't available any place else other than downtown.

Downtown is expanding. Efforts are underway to pull a previously undefined area between the Central Business District and the North Magnolia Commercial District into downtown. While traditional urban parks are public spaces designed for passive recreation, the Multimodal Trail and Linear Park planned on Osceola Avenue will take you places, and will be a highly effective mechanism connecting workers, visitors and residents up and down the new trail. The linear park will lure development, increase real estate values, and attract new tenants and owners to homes and apartments with nearby amenities.

Multimodal linear parks are diverse. Many, like Ocala's planned linear park, is being constructed on a railway situated on an active street. Its success as a Class 1 railway after the upgrade, as a transportation connection, and as a facility for both active and passive recreation can only be safely achieved by a realignment and reconstruction of a segment of rail funded by the FRA grant. The following are some examples of City projects that leveraged brownfields grant funds with other sources to transform former brownfields properties into open, green and community spaces, including the use of sites for non-profit activities:

Historic Restoration. The City has renovated a historic railroad station to its original 1917 image. The City obtained grants and invested its own money in restoring the building which has become a dispatch center for a mass transit bus system with routes servicing a large portion of the City.

Storm Water Control. Thompson Bowl is a storm water collection area in West Ocala. The City invested over two million dollars to develop twelve acres around the 'Thompson Bowl,' adding walking paths, trees, shrubbery, and grass areas for family gatherings upon completion of an ESA.

North Magnolia Area Parks/Farmers' Market. Two former brownfields sites in the North Magnolia Area have been developed as green space and recreational areas. They include walking paths surrounded by trees, bushes, park benches and a decorative clock tower. These projects were partially funded with the use of Tax Increment Financing (TIF) after brownfields assessments. These efforts have resulted in part in the area merchants establishing a weekly Farmers' Market.

Non-profit activities.

a . **Habitat for Humanity** is currently constructing the Phoenix Place subdivision, which will result in fourteen new, affordable, work force home ownership opportunities on property adjacent to a

former charcoal plant.

- b. Two properties, assessed through the brownfields program, have been deeded by the City to Interfaith Emergency Services, a non-profit organization that provides emergency assistance to individuals and families in crisis and in 2010 touched the lives of more than 150,000 individuals in Marion County.

As the City's efforts are expanded to West Ocala, redevelopment plans will continue to consider green space and non-profit activities as integral to both the walkability and environmental health of the community.

ii). The City is looking for every opportunity to create and facilitate employment opportunities. The City has a very high unemployment resulting for lay-offs from local manufactories, commercial and retail businesses impacted by the 2008 Economic Recession. The City has a "Local Business and Hiring Initiative" that encourage all contractors to hire local residents and provide incentives for those hiring minority who have the highest unemployment rate.

5. Programmatic Capability and Past Performance

a) **Programmatic Capability** -- Grants received by the City allow for leveraging resources; the impact of grant funding upon the community is significant, the process of grant administration and management is a critically important function. For FY 2010/11, Ocala expended \$8,850,772 through administration of 50 state and federal awards. The audit for FY 2010/2011 indicates Ocala complied in all material aspects with grant/award requirements.

The City has committed the Revitalization Strategies Department to oversee the brownfields program; the department has been tasked with undertaking economic development, redevelopment, and reinvestment initiatives. Staff has a combined total of over 65 years of economic development experience and leveraging brownfields funds to assist in redevelopment and job creation.

Marc Mondell is the Assistant City Manager of Community Development Services for the City of Ocala. Since 2008, he has been responsible for citywide economic development including business attraction, retention, expansion, airport development, and downtown redevelopment,. He previously served as Development Services Director, Planning and Business Development Manager, and as Economic Development Planner for the Withlacoochee Regional Planning Council. Mr. Mondell has experience with Phase I Environmental Assessments while working with CDBG programs for the Regional Planning Council. Mr. Mondell, as the City's Building Director, was responsible for general oversight, operations, and division budget including building permitting, plan review, and inspections. Mr. Mondell has experience leveraging brownfields incentive programs towards new job creation.

Tye Chighizola has been with the City for 24 years, beginning his career as a Planner in 1989. Receiving several promotions, he is currently the Director of the Growth Management Department. As Planning Director, he drafted the original Brownfields Grant in the late 1990s. Mr. Chighizola has also been the lead staff member in working with the Downtown Business Alliance and the North Magnolia Merchants' Association; these two organizations advise the City's Community Redevelopment Agency. He has also been directly involved with numerous redevelopment/revitalization projects in the Community Redevelopment Area.

Sean Lanier, PE, City Engineer/Director Public Works, Mr. Lanier has broad expertise in civil and structural engineering, including design, project management and construction management; and a demonstrated leadership ability to lead multi-disciplined engineering and construction project teams to successful project completion. Mr. Lanier is a licensed professional engineer in the states of Florida, Texas and New Mexico. He is also a Certified Flood Plain Manager and is active in many engineering and professional organizations, including Society of American Military Engineers, American Society of Civil Engineers,

Florida Engineering Society, Florida Stormwater Association, Institute of Transportation Engineers and the American Public Works Association. Mr. Lanier is a former US Navy Reserve, Civil Engineer Corps Officer and served in Iraq in 2005 and 2006 as an Assistant Operations Officer for Naval Mobile Construction Battalion 22, where he received a Navy Achievement Medal for his efforts and his unit received a meritorious service commendation. Prior to relocating to North Central Florida, Mr. Lanier worked for 10 years as a Senior Civil Engineer for B&W Pantex, LLC, at the DOE Pantex Plant in Amarillo Texas, the nation's only Nuclear Weapons Assembly/Disassembly plant, where he was responsible for managing the design, construction and maintenance of plant facilities and infrastructure.

Melanie Gaboardi is the Senior Manager for Economic Development. Management for this application will be under the direction of Ms. Gaboardi, who has 11 years state/local grant administration experience and over 16 years of experience in contract administration. Ms. Gaboardi's experience includes three years as Finance Director for a children's homeless shelter, administering a budget exceeding \$5 million annually which included the successful implementation and reporting of various grants, including: Children in Need of Services/Families in Need of Services – awarded by the Department of Juvenile Justice; Department of Children and Families programs; DHHS (Federal Basic Center Grant); and the City of Ocala's Community Development Block Grant as a sub-recipient. Ms. Gaboardi has also held purchasing, and administrative positions within the private sector in the areas of manufacturing, retail, education, and healthcare.

Aubrey Hale is the Community Development Coordinator for the City of Ocala and has been with the City for 3 years. Mr. Hale's experience includes 3 years of design for a private architecture firm specializing in Commercial and Institutional design. He has also performed project management, conceptual design for redevelopment projects and the development of CIP budgets during his tenure with the City of Ocala. Mr. Hale has also overseen the removal and demolition of a former oil distribution center, land acquisition of blighted properties and the demolition of unsafe structures.

Endira Sharma is a Planner I for the Revitalization Strategies Department and has been with the City for 4 years. Ms. Sharma is responsible for researching and developing documentation for both economic development and redevelopment purposes; these include but are not limited to documenting data for the Findings of Necessity for the City's three new upcoming CRA programs. She has also conducted a successful façade grant program utilizing CRA Tax Increment Financing dollars. Ms. Sharma was instrumental in developing the City's Enterprise Zone by using her GIS skills and data research to create numerous map scenarios which graphically depicted areas meeting the qualifications for designation.

The City has dedicated a large staff to direct program activities because of the high priority brownfields assessment and clean-up have within the community. If a member of the staff were to leave the City for any reason, there will be sufficient cross-training with remaining staff to successfully coordinate grant activities. The City would ensure no interruption of its Brownfields program shall occurs and staff change will not impact the successful administration of the award.

b. Audit Findings -- The City of Ocala is in full compliance with requirements associated with all US EPA Brownfields grants/agreements, and has responded to a limited scope desk review dated February 17, 2010. The City has converted from the property profile form system to the online ACRES reporting system and has successfully entered all grant activities from the 2004 and 2006 awards into the ACRES database. There have been no findings against the City concerning the awards/financial assistance regarding internal controls, compliance and other matters, as indicated in the Auditors' Letter with the Annual Financial Statements.

The City will procure the services of an experienced environmental engineering firm to conduct assessment activities under this award. The firm will be selected in full compliance with federal procurement procedures as detailed in 40 CFR 31.36.

c. Past Performance and Accomplishments

i) Has Previously Received EPA Brownfields Grants -- The City has received the following EPA Brownfields grants:

Year	EPA Brownfield Grant	Amount	Expenditures	Grant #
1999	Brownfields Assessment (Hazardous Materials)	\$200,000	\$144,352	BP98486399
2004	Brownfields Assessment (Hazardous Materials)	\$200,000	\$199,934	BF96411004
2006	Brownfields Assessment (Hazardous Materials)	\$200,000	\$146,291	BF96461006
	Total	\$600,000	\$490,577	

When Renew Ocala (the City of Ocala brownfields redevelopment program) was initiated, the area around the Downtown Square had a vacancy rate of approximately 60%. Brownfields Environmental Site Assessments were completed, properties were purchased and redeveloped, and subsequently the stigma of *perceived* contamination has been removed. Currently, the blocks surrounding the Square have a 95% occupancy rate. The redevelopment of one Brownfields property in the North Magnolia district led the same investor to purchase and redevelop another site a few blocks to the east. Between the two projects, more than seven hundred new jobs were created and the largest Brownfields site was nominated as one of USEPA's Region 4 representative sites for the 2009 National Phoenix Award. The long-range plan is environmentally and physically cleanup and redevelop dilapidated areas throughout Ocala's major corridors. Several sites that stood vacant for years were made marketable through Renew Ocala. The City of Ocala will be providing the necessary personnel and resources to assure the success of the program; the City is committed to its continued success.

Ocala has a long history of facilitating community-initiated brownfields projects resulting in a direct benefit to OBA residents. Brownfield grant funds have been utilized in **47 private sector projects and 1 city-related project**. Below are some examples of the City's successful projects that have resulted from the leveraging of brownfield assessment grants and Florida's Brownfield Redevelopment Refund program:

- Merchant's Park, a former Electric Motor repair shop was converted to green space with a neighborhood walking park, complete with a scenic clock tower.
- The former Taylor, Bean & Whitaker Corporate Headquarters site, previously White Meat Packing Plant, was a \$15-million project involving acquisition/construction and has a capacity to house 500+ jobs.
- Ocala Pawn and Jewelry, formerly the Dossey Chevron Auto Service Center, is a redeveloped property which created 6 new jobs.
- Performing Arts Conservatory of Ocala, formerly a newspaper publishing and distribution center, redeveloped property which created 8 new jobs.
- Former City Yard converted to Retention Pond to assist with storm water run-off from downtown area.
- Habitat for Humanity's Phoenix Place Subdivision is adjacent to a former charcoal plant, 14 new affordable homes are being constructed.
- The former Taylor, Bean & Whitaker Service Center which previously housed a supermarket, is now home to a new call center company, planning to create 500+ jobs as a result of the City's recent acquisition and removal of buildings on a long vacant petroleum site.

The former Taylor, Bean & Whitaker/Maslow Insurance office has been acquired by a second call center operation planning to hire approximately 300+ employees over the next 3 years.

1. Compliance With Grant Requirements – The City of Ocala is in full compliance with requirements associated with all US EPA Brownfields grants/agreements, and has responded to a limited scope desk review dated February 17, 2010. The City has converted from the property profile form system to the online ACRES reporting system and has successfully entered all grant activities from the 2004 and 2006 awards into the ACRES database. There have been no findings against the City concerning the awards/financial

assistance regarding internal controls, compliance and other matters, as indicated in the Auditors' Letter with the Annual Financial Statements.

The City will procure the services of an experienced environmental engineering firm to conduct assessment activities under this award. The firm will be selected in full compliance with federal procurement procedures as detailed in 40 CFR 31.36.

2. Accomplishments -- Since 1999, the Renew Ocala brownfields program has accomplished the following:

- Developed a program for community education, involvement, and accessibility related to environmental issues leading to the improved health of the community.
- Assembled a continuing Brownfield Advisory Board of diverse community stakeholders.
- Provided a program for community environmental stewardship, public input on environmentally-distressed sites and the maximum use of existing infrastructure.
- Establishment in excess of 700 jobs.
- Influential in property transactions of more than **56 acres** & **\$15,954,325** in assessed property values, translating into an increase of hundreds of thousands of dollars in annual tax income.
- **Phase I ESAs for 48 Brownfield Sites.**
- **Phase II ESAs for 16 Brownfield Sites.**
- **Cleanup of 3 Brownfield Sites.**
- Expanded the Brownfields Areas to include Environmental Justice in a minority district.
- Established ongoing partnerships with numerous community redevelopment organizations.
- Assisted in leveraging millions of dollars in redevelopment funds.
- Nomination for the national Phoenix Award for a major redevelopment project.

As exhibited above, the City has had a very successful program during the past 12 years. However, in 2008, the City's program was challenged by the loss of its program director, George Roberts. The program suffered as a result and the City was not able to expend its award funds within the project period. The City recognizes this weakness in its past program management and has taken several steps to correct it, including improved record keeping, staff cross-training and engineering staff overlap within its project management. Program activity responsibilities are now shared between multiple staff members with substantial overlap. In addition, the City has found new champions within its staff to propel the program forward. The staff has manually entered all property profile forms into the EPA ACRES database making program information easily accessible to both EPA program officers and City staff, which have received training on the system. The City's GIS-based Ocala Brownfield Information System is a user friendly, central database within the City that allows for easy tracking and management of its brownfield properties. The City has conducted an extensive inventory to update information and is anxious to move forward again.



**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION**

BOB MARTINEZ CENTER
2600 BLAIRSTONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

January 21, 2014

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 Ocala's application for Community-wide Hazardous Substance and Petroleum or Petroleum Products assessment grants. The Department understands that these applications have been prepared in accordance with EPA's guidance document EPA-OSWER-OBLR-13-05 titled "Guidelines for Brownfields Assessment Grants". This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority", describe in Section III.C.2. EPA Brownfields grant funding will strengthen the cleanup and redevelopment efforts in the City of Ocala. 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 projects. The City of Ocala is also encouraged to contact George Houston, P.G., the Central District Brownfields Coordinator, at (407) 897-4322 to learn more about the Florida Brownfields Redevelopment Program.

Ms. Nolan
January 21, 2014
Page 2 of 2

Sincerely,

A handwritten signature in blue ink that reads "Kimberly A. Walker". The signature is written in a cursive style.

Kimberly A. Walker, Administrator
DoD and Brownfields Partnerships

KW/db

cc: Melanie Gabordi, City of Ocala (mgaboardi@ocalafl.org)
George Houston, P.G., FDEP Central District Brownfields Coordinator
(george.houston@dep.state.fl.us)
Margaret Olson, EPA Region 4 Florida Grants Coordinator
(Olson.Margaret@epa.gov)

ALBRIGHT & ASSOCIATES
of Ocala, Inc.

Stephen J. Albright, Jr., MAI
State-Certified General Real Estate Appraiser RZ2392
Andrew T. Gray, Associate
State-Certified General Real Estate Appraiser RZ3030

Mr. Marc Mondell
Executive Director, Municipal Development
City of Ocala-Revitalization Strategies
201 SE Third Street
Ocala, FL 34471-2148

January 16, 2014

Dear Marc:

I am happy to provide the City of Ocala with this letter of support to expand the environmental assessment and eventual revitalization of this great American community. Urban revitalization and historic preservation are working in concert to bring back our cities and towns. It is good public policy to look beyond transportation improvement projects that move vehicular traffic to, through and away from cities to downtowns, nearby neighborhoods which contribute to the economic vibrancy of successful cities.

As you know, my business is property valuation. Every property is different from the next and all properties differ from each other in their location which is an important factor in their value. The Brownfields Assessment Grant is a logical first step to returning downtown and nearby neighborhoods to a higher and more productive use. Once assessment is complete, efforts to bring back cities and craft new development in the urban core and nearby neighborhoods will be enhanced.

The redevelopment of Ocala is no small task, and because the community recognizes it must be sustained, its redevelopment must encompass economic development. Should the Brownfields Assessment Grant from the US EPA be awarded, a growing number of local entrepreneurs will be given the opportunity to bring their innovation and creativity to downtown serving to restore its former vitality, and consequently, its value.

What makes Ocala a city worth living in is its new pledge to diversity and flexibility, its strong sense of locality, and the historic sense of place that its planning efforts have confirmed.

Thank you for the opportunity to participate in this significant application process.

Sincerely,

ALBRIGHT & ASSOCIATES of Ocala, Inc.



Stephen J. Albright, Jr., MAI

15 January 2014

Mr. Marc Mondell
Assistant City Manager
City of Ocala-Community Development Services
201 SE Third Street
Ocala, FL 34471-2148

Dear Mr. Mondell:

On behalf of the Ocala/Marion County Chamber & Economic Partnership (CEP), thank you for making this grant request of the 2014 EPA Brownfields Assessment Grant. This initiative helps the City of Ocala begin to reverse the effects of the housing bust and economic downturn only the most innovative small and mid-sized cities can accomplish with the help of forward-thinking grantors dedicated to redevelopment.

The CEP and the city of Ocala have a long-standing tradition of partnering to improve the local business climate, economic vitality and quality of life in our community. Now, more than ever before, this partnership is fundamental to the development of programs, initiatives and events that create a healthy and prosperous environment which can be sustained long-term. The CEP's membership is composed of a multitude of business types all with varying needs. As businesses seek to develop or expand, this creates a greater demand for developable property. The brownfields area provides a great opportunity for the expansion of resources throughout our community. Indeed, our strength lies in growth and creating an inventory of resources from which to draw ideas, energy and finances.

The job of environmental assessments in Ocala is not small. I understand that nearly 100 brownfield sites representing nearly 1100 acres of land need environmental assessment. All of these properties are either located in, or close to the city's urban center, one of the top areas we believe has the greatest potential for game-changing expansion.

While industry experts acknowledge that occupancies and rising revenues will be slow to recover, investors and tenants will gravitate towards land and facilities ready for development. These environmental assessment funds will assist towards helping Ocala achieve greater development potential recognition.

Thank you for the opportunity to help obtain these important funds.

Sincerely,



Kevin T. Sheilley
President/CEO



College of Central Florida

Office of the President

January 16, 2014

Mr. Marc Mondell, Assistant City Manager
City of Ocala-Community Development Services
City of Ocala-Revitalization Strategies
201 SE Third Street
Ocala, FL 34471-2148

Dear Mr. Mondell:

The College of Central Florida supports the city's 2014 Brownfields Assessment Grant request of \$400,000 to the US EPA for the purpose of returning underproductive potential job sites to potential job centers. In an economic environment where jobs can be transferred almost seamlessly to lower cost markets, strategies for preparing young people for employment must continuously evolve and improve. Building partnerships with business and government to leverage strengths and minimize weaknesses is an important part of our educational strategies.

The structural economic changes that present challenges to education are the same structural economic changes that present challenges for real estate redevelopment. In simple terms, real estate growth depends on jobs. With 4.5 million young people turning 21 annually, job growth is presently not keeping up with demand. While the assessment grant will not solve the entire problem, it will give Ocala the jumpstart it needs to attract private investment that will. Pockets of hiring can occur in certain industries and in certain locations. Health care, for example, is the number one growth industry in Ocala and Marion County. Most health care facilities are located in the brownfields area where allied health facilities can be created.

We encourage the US EPA to invest in Ocala where need, opportunity and will to succeed are all catalysts to a successful redevelopment effort. The College of Central Florida is a strong partner with the City of Ocala, and we lend our support to this request.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Henningsen", is written over a horizontal line.

James D. Henningsen
President

JDH:cr



COMMUNITY
HOUSING PARTNERS

Community Housing Partners
www.CommunityHousingPartners.org

4915 Radford Avenue, Richmond, VA 23230 | (804) 343-7201, fax: (804) 345-7208



January 15, 2014

Aubrey Hale
Community Development Coordinator
City of Ocala – Community Development Services
201 SE Third Street
Ocala, FL 34471

Dear Mr. Hale,

Community Housing Partners Corporation of Florida is the proud owner of Parkside Gardens Apartments in Ocala. We additionally own the vacant land adjacent to Parkside Gardens and other properties in Marion County. Part of our vision is to partner with the City of Ocala with new low income housing opportunities, particularly in the West Ocala neighborhood, along with limited commercial development. Having information as to the safety and development costs of vacant properties in Ocala is critical to decisions we can make regarding our future development. The City of Ocala's grant application request for the Brownfields Assessment Program is an application we fully support and whose results will impact decisions we will make in future years in relation to our work in Ocala.

Thank you for accepting this letter of support. Community Housing Partners Corporation of Florida will eagerly await the positive results of this effort.

Sincerely,

Orlando Artze
Executive Vice President and COO
Community Housing Partners
4915 Radford Avenue, Suite 300
Richmond, VA 23230

OCALA ENTERPRISE ZONE DEVELOPMENT AGENCY
201 SE 3rd Street – Ocala, FL 34471 (352) 629-8312

January 15, 2014

Mr. Marc Mondell
Assistant City Manager, Community Development Services
Revitalization Strategies
201 SE Third Street
Ocala, FL 34471

Dear Mr. Mondell,

The City of Ocala Enterprise Zone Development Agency (EZDA) is happy to provide this letter of support for the city of Ocala's grant application to the 2014 Brownfields Assessment Grant program. The EZDA is composed of 13 members who represent members of the community who support revitalization efforts provided through the Enterprise Zone program. Our membership includes leaders in our community representing education, workforce development, affordable housing, economic development, business retention, real estate, code enforcement, law enforcement, faith-based organizations, non-profit service organizations and community organizations. We commit to including discussions about the Brownfield program and Enterprise Zone benefits in our personal and professional encounters.

While governments have historically played prominent roles in redevelopment, other community stakeholders including members of the local business community, nonprofits, and residents are needed to realize broad community regeneration goals. The Enterprise Zone Development Agency, formed in 2010 to recommend approval of Enterprise Zone business incentive applications, is an important part of this community's redevelopment stakeholder network.

In Ocala, the city and its stakeholders have implemented a series of neighborhood level redevelopment initiatives ranging from financial incentives to qualifying businesses to public infrastructure improvements to attract private investment. There continues to be a concern that some neighborhoods are falling behind on a range of socio-economic indicators including employment, crime, blighting conditions and code enforcement, and underutilization of properties. The 2014 Brownfields Assessment Grant would support cohesion of redevelopment initiatives while helping address these disadvantages.

Thank you for the attention to this matter. Infill development at the neighborhood level and throughout the downtown core is central to our future as a sustainable community.

Sincerely,



Brad Nimmo
Chairman

GOVERNOR'S WEST OCALA NEIGHBORHOOD
REVITALIZATION COUNCIL

201 SE 3rd Street – Ocala, FL 34471 (352) 629-8322

January 14, 2014

Mr. Marc Mondell
Assistant City Manager, Community Development Services
Revitalization Strategies
201 SE Third Street
Ocala, FL 34471

Dear Mr. Mondell:

The City of Ocala Brownfields Redevelopment Program, has been an active contributor to the redevelopment of the West Ocala area successfully in the past. Through the utilization of U.S. Environmental Protection Agency (USEPA) Brownfields assessment grants, numerous neighborhood commercial properties have been evaluated, allowing for any real or perceived environmental issues to be addressed. By removing the stigma of environmental concern, several vacant or underused properties have been sold, renovated or redeveloped, which has had a positive impact on the community's redevelopment effort. We feel there is a definite need for the Brownfields program to continue in our city and our neighborhoods.

While many sites have been mitigated over the years through the Brownfields efforts, there are still numerous properties that have a perception of environmental contamination. Through the Brownfields program these concerns can be resolved and their clarification or removal would serve to energize the community redevelopment activities being pursued by our community leaders. This organization will show support and bring awareness of Brownfield program and its benefits through town hall meetings, advocating to our neighborhoods, and encouraging redevelopment of Brownfield sites.

The City of Ocala would benefit greatly from the continued financial help of the USEPA. Therefore, we strongly support the City of Ocala's Brownfield efforts to obtain another three-year environmental assessment grant in order to continue the Brownfields Program that has been so successful in the past.

Sincerely,



Ire Bethea
President



Post Office Box 5578, Ocala, Florida 34478-5578
Telephone: (352) 351-4663 Fax: (352) 351-3081
Web Page: habitatocala.org

January 15, 2014

Mr. Marc Mondell
Assistant City Manager
City of Ocala-Community Development Services
City of Ocala-Revitalization Strategies
201 SE Third Street
Ocala, FL 34471-2148

Dear Mr. Mondell:

Habitat for Humanity of Marion County, Inc (HFHMC) offers the City of Ocala its ardent support for the 2014 EPA Brownfields Assessment Grant in the amount of \$400,000. While our mission is to eliminate poverty housing and homelessness, we believe it is important to participate in this effort. Remediating and revitalizing brownfields which hold potential for increasing economic growth is directly related to enabling people to seek independence and achieve dignified housing solutions.

You probably know that in real estate markets, there is less interest today in suburban environments. Potential homebuyers and others seeking real estate opportunities are interested in an urban environment offering the chance to live closer to work and mass transit. In Ocala, brownfields are located primarily in the urban environment.

As foreclosures continue to occur, the single family construction market will continue to give way to the multi-family sector. The brownfields in Ocala are located in areas well-suited to the development of quality, apartment and townhome development where people can take advantage of a less expensive, compact lifestyle.

Habitat for Humanity of Marion County has a broad audience. Should the City of Ocala receive this grant funding, it will offer advertisement of the EPA award on its website and via social media. We would also be happy to serve on the advisory board associated with the redevelopment effort.

Thank you for the opportunity.

Sincerely,

Brad Nimmo
President and CEO

I was going to ask God why He allowed people to live in poverty and homelessness, but didn't for fear He would ask me the same question."



A Christian Ministry—Building Homes, Building Hope, Building Community

January 16, 2014

Marc Mondell
Executive Director, Municipal Development
Development Services-Revitalization Strategies
201 Third Street
Ocala, Florida 34471

Dear Mr. Mondell:

The Florida Institute of Human and Machine Cognition (IHMC) is headquartered in Pensacola and has operated a new research facility in Ocala since January, 2010. Our decision to locate our research facility in this mid-century, renovated structure was based in large part on the city's community redevelopment vision, which includes attracting the creative class to generate jobs and increase capital investment. To this end, we support the city's application for the Brownfields Assessment Grant for \$400,000 to generate additional economic activity.

Research at IHMC focuses on human-centered computing, artificial intelligence and biologically-inspired systems, and its underlying mission is the creation of useful technological systems to leverage and extend human cognitive, physical, and perceptual capacities. The creative class, previously thought to be comprised of nonprofit arts and culture, extends to the knowledge-based, highly skilled and entrepreneurial researchers employed within our research facilities.

We recognize that community redevelopment is both people-driven and place-driven. Many factors, including leadership, public and private engagement, and a shared vision among stakeholders are required to prompt and sustain action. We look forward to being both a participant and beneficiary of actions to be undertaken to improve downtown and surrounding neighborhoods.

Let us work together to identify additional resources to complete the redevelopment work this assessment grant will launch.

I look forward to hearing from you.

Sincerely,



John R. Rogacki, Ph.D.

Associate Director

FLORIDA INSTITUTE FOR HUMAN & MACHINE COGNITION

PENSACOLA

OCALA

40 South Alcaniz St. • Pensacola, FL 32502
850.202.4462

15 SE Osceola Ave • Ocala, FL 34471
352.387.3050

www.ihmc.us





January 13, 2014

Mr. Marc Mondell
Assistant City Manager
City of Ocala-Community Development Services
City of Ocala-Revitalization Strategies
201 SE Third Street
Ocala, FL 34471-2148

Dear Mr. Mondell:

Not-for-profit hospitals are the foundation of the American health care system. Their legacies of excellence, innovation, research and community service personify the country's commitment to the best and most accessible health care in the world. An uncertain economy, rising costs and pressures on the nonprofit operating environment motivate not-for-profit hospitals to continue to invest in ourselves. The City of Ocala, like Munroe Regional Medical Center, seeks to continue to invest in itself by preparing its assets for sustained productive use. The 2014 Brownfields Assessment Grant serves as the investment vehicle.

In recent decades, the health care system has undergone unprecedented change. In addition to technological innovations and new paradigms for care, new financing mechanisms are being introduced for facility construction and rehabilitation. Incentives are an important part of the financial equation to bring about this increased capital investment. Brownfields assessment grants help projects make financial sense, especially to the nonprofit.

The community benefits flowing from not-for-profits are extensive. Protecting and nurturing these health care assets should be a priority commitment of governments, businesses and communities that rely on the missions and services of nonprofit health care providers.

As has been its tradition, Munroe Regional Medical Center will highlight its partnership with the City of Ocala Brownfields Program in the community partnership section of its website. A member of our staff would also be a good professional resource for a committee established to oversee the Brownfields program.

Thank you for the opportunity to be of assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Robertson", is written over a blue horizontal line.

Mike Robertson
VP, Strategic Planning & Marketing



January 10, 2014

Mr. Marc Mondell
Assistant City Manager
City of Ocala-Community Development Services
201 SE Third Street
Ocala, FL 34470-2148

Dear Mr. Mondell:

Rasmussen College wishes to lend it wholehearted support towards the City of Ocala's application for the 2014 Brownsfields Assessment Grant from the US EPA. The grant, in the amount of \$400,000, will make impressive improvements throughout Ocala's urban core.

Along with the city's other enhancement efforts, it is apparent the city has chosen the correct path in these difficult economic times. Investors are attracted to cities that are not shaken by the downturn, and are gravitating towards secondary and tertiary cities where opportunities for real estate growth are not yet realized.

Rasmussen College offers bachelor's and associate degrees in business, technology and design, nursing, health sciences, justice studies and education. We recognize that earning a degree is a huge investment, but it is one of the best investments that one can make. The Brownfields Assessment Grant is also an investment. With funds from the US EPA, the city of Ocala will realize returns in terms of increased property values, returning properties to productive use and giving young people an opportunity to put their new found skills to use in cities looking for solutions rather than dwelling on problems.

Rasmussen College looks forward to furthering the awareness of the US EPA Brownfields Assessment Grant's long and successful history. We will examine how we can incorporate the before and after conditions of the city's brownfield sites into future business curricula. Coursework could examine the complexities of brownfields, and identify business solutions which return stagnant properties to productive use.

Sincerely,

Pete Beasley
Campus Director



Helping Businesses Grow & Succeed

FSBDC at the University of North Florida

Ocala District Office
3003 SW College Road, Suite 105
Ocala, FL 34474-6253

P 352.622.8763

F 352.351.1031

www.sbdc.unf.edu

January 15, 2014

Mr. Marc Mondell
Assistant City Manager
City of Ocala-Community Development Services
201 SE Third Street
Ocala, FL 34471-2148

Dear Mr. Mondell:

The Florida Small Business Development Center (FSBDC) at the University of North Florida welcomes the opportunity to provide this letter of support for the 2014 Brownfields Assessment Grant request by the city of Ocala. The Brownfields Assessment Grant has contributed funds to distressed communities for the rehabilitation of troubled properties for many years. Without these funds, local real estate investors would likely continue to delay further capital investment. With these funds, unattractive properties offer appeal, lower risk and opportunity for return.

You are aware the FSBDC at UNF has assisted thousands of potential and existing business owners by providing the management advice, training and information they need to start, grow, and profit. We envision a meaningful partnership with the city of Ocala as it applies brownfields assessment funds throughout the community. Brownfields of all sizes represent business opportunities for potential and existing businesses that would normally be unable to raise the capital necessary to assess and remediate properties. These funds would remove this obstacle.

The FSBDC will be able to promote the brownfields sites to current and future clients who might benefit by locating or relocating their businesses. Our program which includes no-cost consulting, financial and management advice could incorporate the development of an environmentally-impacted site into a specific business plan for an interested client. Further, as Area Director of the FSBDC, I would be happy to serve on any future advisory board.

I look forward to hearing about the city's award.

Sincerely,

Dr. Philip R. Geist, Area Director, CBCP, CGBP

Hosted by



January 13, 2014

Mr. Marc Mondell
Assistant City Manager
City of Ocala-Community Development Services
201 SE Third Street
Ocala, Florida 34471-2148

Dear Mr. Mondell:

CareerSource Citrus Levy Marion (formerly Workforce Connection) anticipates a continuing partnership with the City of Ocala and gladly provides this letter of support as it seeks grant funding from the Environmental Protection Agency for assessment of brownfields. We appreciate the potential this grant project of \$400,000 has to support future business development projects, and attract new employers to this area.

CareerSource Citrus Levy Marion serves as a catalyst to mobilize and integrate all private and public partners to effectively educate, train, and place individuals with the necessary resources and skills to fulfill employer needs. We offer a dynamic and comprehensive workforce investment system through our CareerSource Citrus Levy Marion One-Stop Centers. Our continued partnership with the City of Ocala helps us accommodate job seekers and employers by assisting in the land redevelopment process which returns properties to a productive use.

Should the City of Ocala be awarded this grant request, CareerSource Citrus Levy Marion would continue to support efforts by providing our workforce services to job seekers and employers that include: use of resource room, equipment to conduct education and training, job referrals and job matching services, referrals to partnering agencies and labor market information on growth industries to recruit development interest.

Please keep us informed of the grant process. Should we be able to be of further assistance, do not hesitate to contact Brenda Chrisman, our Chief Business Development Officer who oversees the operations of our One-Stops at (352) 873-7991.

Sincerely,



Thomas E. Skinner Jr.
Chief Executive Officer

MEMBER



Workforce Connection is an equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. All voice telephone numbers listed above may be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711. If you need accommodations, please call 352-840-5700, ext. 7878 or e-mail accommodations@workforceconnectionfl.com. Please make request at least three business days in advance.



Appendix D Documentation of Significant Economic Disruptions (Ocala Layoffs 2008 – 2013)

COMPANY NAME	NOTICE DATE	LAYOFF DATE	EMPLOYEES AFFECTED	INDUSTRY
Hamilton Products	6/25/2008	7/3/2008	3	Manufacturing
Emergency Medical Services Alliance	7/7/2008	9/30/2008	233	Health Care and Social Assistance
Fluid Routing Solutions	7/15/2008	7/18/2008	75	Manufacturing
Seminole Foods	7/15/2008	8/5/2008	15	Manufacturing
ClosetMaid	7/21/2008	7/31/2008	20	Manufacturing
E-One	7/21/2008	8/5/2008	172	Manufacturing
Hamilton Products	7/28/2008	7/31/2008	16	Manufacturing
Merillat	7/30/2008	10/31/2008	245	Manufacturing
Hamilton Products	8/8/2008	8/15/2008	12	Manufacturing
Universal Forest Products, Inc.	8/13/2008	10/11/2008	103	Administrative and Support and Waste Management and Remediation Services
MASCO Builder Cabinet Group	8/26/2008	11/1/2008	260	Manufacturing
MRMC	9/24/2008	9/30/2008	21	Healthcare
Ocala Star Banner	10/16/2008	10/17/2008	15	Information/Mfg
Fluid Routing Solutions	11/4/2008	11/21/2008	146	Manufacturing
Georgia Pacific	11/13/2008	1/10/2009	43	Manufacturing
Ocala Recycling	11/25/2008	12/1/2008	5	Manufacturing
ClosetMaid	12/3/2008	12/8/2008	50	Manufacturing
ESD Waste2Water	12/15/2008	1/21/2009	10	Manufacturing
E-One	12/16/2008	1/15/2009	100	Manufacturing
Mako Compressors	1/9/2009	1/20/2009	3	Manufacturing
Albertson's LLC	1/16/2009	1/18/2009	107	Retail Trade
American Panel	1/26/2009	1/28/2009	16	Manufacturing
Monterey Boats	2/5/2009	2/6/2009	65	Manufacturing
84 Lumber	2/12/2009	2/16/2009	10	Retail-Bldg Materials
Taylor, Bean & Whitaker Mortgage Corp.	8/10/2009	8/5/2009	964	Finance and Insurance
American Panel	8/28/2009	8/28 & 8/31/09	23	Manufacturing
Genesis House	9/23/2009	9/30/2009	16	Business
Camelot Care	9/25/2009	10/1 - 12/31/09	45	Business
Mako Compressors	10/8/2009	11/6 & 11/20/09	35	Manufacturing
Class 1	11/17/2009	11/19/2009	8	Manufacturing
Apria Healthcare	11/18/2009	11/19/2009	6	Healthcare



City of Ocala

FY14 USEPA Brownfields Assessment Grant Application

Appendix D Documentation of Significant Economic Disruptions (Ocala Layoffs 2008 – 2013)

COMPANY NAME	NOTICE DATE	LAYOFF DATE	EMPLOYEES AFFECTED	INDUSTRY
E-One	1/28/2010	2/4/2010	24	Manufacturing
Hamilton Products	2/22/2010	3/31/2010	1	Manufacturing
Pro Poly	5/12/2010	5/13/2010	6	Manufacturing
Franck's Pharmacy & Lab	5/14/2010	5/17/2010	11	Pharmacy
Pi	6/11/2010	6/30/2010	12	Restaurant
E-One	7/22/2010	7/22/2010	55	Manufacturing
Hospice of Marion County	8/4/2010	8/9 & 8/10/2010	14	Health Care and Social Assistance
Georgia Pacific	8/5/2010	9/10/2010	2	Manufacturing
Taylor Bean & Whitaker	12/17/2010	12/17/2010	18	Finance and Insurance
Department of Juvenile Justice	5/2/2011	5/9/2011 & 5/18/2011	20	Protection Services
CenterState Bank	5/3/2011	5/31/2011 & 6/30/2011	8	Finance and Insurance
Marion County Health Department	5/31/2011	5/31/2011	20	Health Care and Social Assistance
Department of Children and Families	6/1/2011	6/30/2011	70	Health Care and Social Assistance
Kmart Store #4727	7/6/2011	10/9/11-10/23/11	62	Retail Trade
Vend Service Inc.	8/25/2011	9/20/2011	15	Transportation and Distribution
Compass HRM Inc.	9/14/2011	9/16/2011	14	Human Resource Consulting Services
Munroe Regional Medical Center	10/3/2011	10/4/2011	9	Health Care and Social Assistance
Redlands Christian Migrant Assoc.	11/12/2011	11/12/2011 & 11/22/2011	52	Health Care and Social Assistance
Marion County BOCC	03/08/2012	03/08/2012	10	Government
Hostess Brands, Inc. Store #2841, #2812, #2065	05/14/2012	05/14/2012	21	Retail Trade
Elster AMCO Water, LLC	05/16/2012	05/25/2012	130	Manufacturing
Franck's Lab, Inc.	05/23/2012	05/23/2012 & 7/31/2012	20	Pharmacy
Center State Bank	06/16/2012	06/16/2012	9	Finance and Insurance
Ring Power	10/18/2012	10/18/2012	8	Retail Trade
Senture	7/08/2013	7/15/2013	18	Admin, Support, Waste Mgmt Remediation
Infolab, Inc.	8/23/2013	8/23/2013	8	Health Care and Social Assistance
American Panel	11/01/2013	11/01/2013	10	Manufacturing
AHCA Agency for Healthcare Admin	11/22/2013	06/31/2014	13	Government



Appendix E Ocala Sites Identified for Additional Assessments

	PARCEL	NAME	LOCATION
1	23320-000-22	CITY OF OCALA #6.7.14	
2	23320-000-23	CITY OF OCALA #6.7.14	
3	23320-000-24	CITY OF OCALA #6.7.14	
4	23320-000-25	CITY OF OCALA #6.7.14	
5	24664-002-00	CAWTHON OIL CO	2414 NE JACKSONVILLE RD
6	22786-002-01	OCALA PETROLEUM INC	2711 W SILVER SPRINGS BLVD
7	23820-007-00	CITY OF OCALA	3500 SW 67TH AVE
8	23820-016-00	CITY OF OCALA	3001 SW 67TH AVE
9	13717-001-00	OCALA 489 LLC	1 BEHIND 3848 NW 27TH AVE
10	21465-000-00	OCALA 489 LLC	3425 NW 21ST ST
11	21490-000-00	OCALA 489 LLC	3341 NW 21ST ST
12	22831-003-00	OCALA PETRO INC	3825 W SILVER SPRINGS BLVD
13	22827-000-01	THE LIVING TRUST OF JAMES L ANDREWS 12/0	3637 W SILVER SPRINGS BLVD
14	23799-000-06	RACETRAC PETROLEUM INC	3708 SW COLLEGE RD
15	23320-002-00	CITY OF OCALA	
16	23320-001-00	CITY OF OCALA	
17	23652-001-00	FRONTIER OCALA LLC	2645 SW COLLEGE RD
18	23557-001-00	HANIN STANLEY B	2547 SW COLLEGE RD
19	23754-000-00	RITI INVESTMENTS LLC	3711 SW COLLEGE RD
20	23820-007-01	CITY OF OCALA	3450 SW 67TH AVE
21	27294-000-00	LEGACY SS INVESTMENT GROUP LLC	3933 E SILVER SPRINGS BLVD
22	26403-001-00	CENTERSTATE BANK OF FLORIDA NA	1900 NE 25TH AVE
23	27305-000-00	SAPP PROPERTIES INC	3789 NE SILVER SPRINGS BLVD
24	28554-000-00	CLARDY JOHN S JR	1001 S PINE AVE
25	28558-000-00	JEREMY OIL & FOOD INC	1010 S PINE AVE
26	13718-000-00	OCALA 489 LLC	
27	25427-000-00	KAY RALPH S	363 NW 20TH ST
28	25424-000-00	NAICKER ENTERPRISES INC	2015 N PINE AVE
29	25405-001-00	GANESHY INC	331 NW 20TH ST
30	28574-007-14	BOOTHBY WILLIAM TRUST	1423 S PINE AVE
31	23553-000-00	CITY OF OCALA CCN #008	2020 SW 8TH PL
32	21760-000-00	FLORIDA MIDDLE PROPERTIES INC	3740 NW BLITCHTON RD
33	23320-000-00	CITY OF OCALA CCN #6.7.14	1770 SW 60TH AVE
34	30790-000-00	CENTRAL FL PETROLEUM DISTRIBUTORS LLC	1702 S PINE AVE
35	26879-000-04	PARK PROPERTIES INC	1909 NE 25TH AVE



City of Ocala
FY14 USEPA Brownfields Assessment Grant Application

Appendix E Ocala Sites Identified for Additional Assessments

36	26890-004-00	OCALA RESTAURANT PARTNERS INC	3105 NE SILVER SPRINGS BLVD
37	2833-011-133	THING PHALLA	1327 E SILVER SPRINGS BLVD
38	2833-012-117	NAICKER ENTERPRISES INC	1255 E SILVER SPRINGS BLVD
39	28339-013-00	CLD PROPERTIES LTD	1544 E SILVER SPRINGS BLVD
40	2823-005-006	CITY OF OCALA	302 SE BROADWAY ST
41	2823-075-000	CITY OF OCALA	504 SE BROADWAY ST
42	2852-006-002	CENTRAL FLORIDA PETROLEUM	905 S PINE AVE
43	2823-065-000	CITY OF OCALA CCN#137	110 E SILVER SPRINGS BLVD
44	2570-204-401	RYMARK INC	833 NW 10TH ST
45	29315-000-00	PICCADILLY RESTAURANTS LLC	1602 E SILVER SPRINGS BLVD
46	2823-066-000	NEW HORIZONS LLC	35 SE 1ST AVE