Date: November 12, 2026

Memorandum

MIAMI-DADE COUNTY

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

IITC
Supplement to
Agenda Item No. 2(B) Substitute

From: Daniella Levine Cava
Mayor

Subject: Fiscal Impact and Social Equity Statement for Substitute Ordinance Relating to Environmental Remediation and Utility Service Fee; Amending Section 24-34 of the Code of Miami-Dade County, Florida; Establishing a Loan Program for Environmental Remediation; and Providing Severability, Inclusion in the Code, and an Effective Date

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The proposed substitute ordinance would establish a program through which certain legally available and unencumbered Utility Service Fee (USF) funds could be loaned at zero interest for up to 35 years to County departments, agencies, and qualifying tenants of County-owned properties for eligible environmental remediation. Although individual loans would require Board approval, the ordinance could make available up to 80 percent of the qualifying USF Fund balance and up to 80 percent of qualifying annual collections. **It establishes no program-wide dollar cap, uniform individual loan limit, or operative sunset date.**

The premise that these funds are sitting unused—and therefore are available for long-term, interest-free lending—is incorrect. The Department of Solid Waste Management (DSWM) has responsibly accumulated USF revenues in anticipation of substantial future costs associated with landfill closure, remediation, monitoring, and long-term care, as well as the unknown remediation costs for the former Resource Recovery Facility (RRF). The Department of Regulatory and Economic Resources (RER) and the Department of Environmental Resources Management (DERM) use their annual USF allocations to support ongoing environmental and regulatory operations. Moreover, annual carryover balances are currently earning approximately four percent interest. **These balances are therefore neither dormant nor without purpose: they constitute an interest-earning reserve for known and foreseeable public obligations.**

Converting that reserve into zero-interest loans of up to 35 years would impose a substantial cost on ratepayers. The County would forgo investment earnings, absorb the continuing erosion of principal through inflation, and assume repayment and default risk without compensation. By illustration, if $10 million were advanced at zero interest and the principal remained outstanding until the end of a 35-year term, the County would lose out on approximately $400,000 a year in interest proceeds. The present value of those lost interest earnings is approximately $10.5 million plus the loss of $6.5 million due to the erosion of principal in 35 years when the $10 million is repaid that is only worth $3.5 million due to inflation. In basic math, for every $10 million that is loaned out, the USF fund will be in the red by $17 million, or another way to understand this; for every $10 million that is loaned out, The USF would forgo the $10 million in loan proceeds and incur an additional $7 million in losses.

During the September 10, 2026 Infrastructure, Innovation, and Technology Committee (IITC) meeting, the Committee directed the Administration to recommend a proposed interest rate as well as a dollar cap per eligible property as part of the proposed loan program. The proposed ordinance is not supported by

reliable remediation cost estimates, borrower credit information, underwriting standards, collateral valuations, projected defaults and recoveries, anticipated program demand, or an analysis demonstrating that the USF Fund can sustain long-term lending without jeopardizing existing obligations. Without this information, any recommendation concerning an interest rate or loan cap would be arbitrary rather than the product of a defensible financial analysis. Establishment of a new loan program is not necessary to put these resources to productive public use. The County has already identified approximately $2.7 billion in remediation projects, as detailed in a separate report provided to the Board on September 16, 2026 (Attachment 1), that may qualify for USF funding under existing law. If the Board's policy objective is to accelerate the expenditure of available funds, those documented public needs should be evaluated first.

Social Equity Statement

The proposed substitute ordinance may encourage necessary environmental remediation of qualifying County-owned properties and could provide environmental and community benefits. However, it does not require an obvious community need or immediate public benefit such as workforce and affordable housing use or ensure that the public benefit is proportionate to the substantial financial benefit provided to a private tenant. It is important to note that private entities already have access to other financing programs and incentives that do not require the County to compromise a restricted fund, such as the Brownfield Redevelopment Program and other County economic-development incentives. Tenants on County properties are already receiving a significant financial benefit from the County (taxpayers), which is a property interest for less than fair market value, an exchange largely based upon the recipient's promises to remediate the property at their own cost. Allowing the use of restricted ratepayer funds to provide financing benefits to tenants who have other financial resources would not be fiscally prudent. The proposed ordinance also prioritizes developers' remediation projects over future solid waste remediation projects, potentially resulting in the fund being empty when the County needs the money the most. While the proposed substitute ordinance may encourage necessary environmental remediation of qualifying County-owned properties and could provide environmental and community benefits, risks creating a social burden by shifting financial responsibility from private beneficiaries to the public.

The ordinance would place an inequitable financial burden on water and sewer customers, who currently pay six percent of their water and sewer charges into the USF with the expectation that these revenues will be responsibly used for protecting the drinking water supply. The rate was previously eight percent and was reduced on October 1, 2017, to lessen the burden on ratepayers. Allowing private tenants or developers to access these funds through zero-interest loans with terms of up to 35 years would (for every $10 million loaned) require ratepayers to absorb approximately $10.5 million due to the loss of investment earnings, administrative costs, risk of nonpayment, and diminished purchasing power of $6.5 million as $10 million would be equal to $3.5 million in 35 years.

USF balances are not sitting unused. County departments rely on annual allocations for regulatory and environmental operations, while remaining balances are responsibly accumulated for major obligations such as landfill closure, long-term care, and remediation of the RRF site. In the FY 2026-27 Adopted

Budget, $12 million was approved for the EEL program and an additional $188 million is programmed over the next five years in the capital plan to be used towards various remediation projects**.** The County has also identified over $2 billion in public projects that may qualify for USF support that will be included in subsequent budget proposals as either funded or unfunded projects. Diverting these restricted revenues to long-term private financing could delay public projects, accelerate the need for a future fee increase, and undermine public confidence that ratepayer funds are being managed fairly, responsibly, and for their intended public purpose.

Fiscal Impact Statement

The proposed ordinance takes a restricted fund set aside to do big remediation projects the County knows are approaching and allows most of that fund to be loaned out – ***for free*** – to private tenants and developers causing an estimated loss of $17 million per $10 million loaned over a 35-year period. The proposed ordinance does not impose a new fee or increase the existing USF rate; however, it could make up to 80 percent of certain legally available and unencumbered USF balances and annual collections available for loans. Funds programmed for County projects may not yet be formally encumbered, and the ordinance does not clearly exclude all such funds from its calculation. It also establishes no aggregate program cap, individual loan limit, or reserve requirement tied to projected operating and capital needs, creating a risk that loan funding could conflict with planned County obligations.

Currently, the funds in this account are earning four percent interest, and no proposal should even be considered to benefit private developers unless it results in earnings greater than the historical average federal funds rate of 4.6 percent plus a two percent up front administrative fee.

Loan Program Application Process

The substitute ordinance imposes accelerated implementation and review requirements. Within 30 days of the ordinance's effective date, the Mayor or designee must establish the application process. An application would be deemed complete unless the Administration identifies specific deficiencies in writing within 10 days of receipt, and a written recommendation to approve or deny a completed application would be required within an additional 10 days. Meeting these deadlines may not be feasible because each application will require coordinated environmental, technical, financial, and legal review by multiple County departments.

Each recommended approval must then be presented to the Board as a legislative item specifying the required findings, maximum loan amount, repayment terms, and security provisions. The Administration would also be responsible for annual reporting on applications, approved loans, disbursements, repayments, available balances, remediation progress, and applications recommended for denial. Collectively, these requirements would create substantial new administrative responsibilities under timelines that may not allow for adequate due diligence, financial risk assessment, and protection of County funds. The fiscal impact cannot be fully determined and will depend on the amount loaned, repayment terms, program participation, defaults, and administrative costs.

In addition, zero-interest loans of up to 35 years would reduce the real value of repayments through inflation (approximately $6.5 million per $10 million loaned), eliminate investment earnings while funds remain outstanding (approximately $10.5 million), and provide borrowers with an economic subsidy at a cost to the USF Fund. Loan subordination could further limit or eliminate recovery in a bankruptcy or foreclosure. These commitments could reduce funding and liquidity for County priorities, including approximately $132.5 million in anticipated DSWM landfill closure, post-closure care, and remediation obligations, potentially affecting reserves, debt-service coverage, future financing, and rates charged to solid-waste customers. Loan administration would also require additional staff and resources for underwriting, agreements, disbursements, remediation oversight, invoicing, collections, and enforcement, which cannot be determined at this time.

Conclusion

As presently structured, the proposed program would replace an interest-earning reserve maintained for substantial County environmental obligations with decades-long, uncompensated lending. Although the Administration was directed to provide certain requested information during the September 10 IITC meeting, we cannot responsibly recommend terms for or support the commitment of restricted public funds to a program that lacks the basic financial information, safeguards, and demonstrated necessity required for accountable stewardship of taxpayer and ratepayer resources. The Administration remains committed to advancing environmental remediation that protects public health, safeguards the County's drinking water supply, and addresses documented environmental risks. The accumulation of USF revenue reflects the responsible accumulation of funds in anticipation of substantial future costs associated with landfill closure, remediation, monitoring, and long-term care, as well as the unknown remediation costs for the former RRF site—this does not represent a lack of urgency or eligible needs. The Administration's priority is to deploy these funds prudently for qualifying projects while preserving sufficient resources to meet known and anticipated obligations. If future opportunities involving environmental remediation for eligible high-impact public projects with private entities arise, the Administration is confident that current policies would allow these funds to be considered for inclusion into negotiated agreements.

Attachment

Roy Coley
Deputy Mayor

Attachment 1

Memorandum

Date: September 16, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

Subject: Utility Service Fee: Fund Overview and Future Obligations

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Executive Summary

The purpose of this memorandum is to provide an overview of the Utility Service Fee (USF), the uses authorized by Section 24-34 of the Miami-Dade County Code (Code), the current financial status of the fund, as well as the capital projects and operational obligations supported by this dedicated revenue source. This information is provided in advance of the September 17, 2026 Second Budget Hearing for Fiscal Year 2026-2027 (FY 26-27) so that Board of County Commissioners (Board) may evaluate any proposals affecting the USF in the context of the existing environmental, regulatory, and financial obligations. **The current USF balance is not an unplanned surplus, it reflects deliberate accumulation of restricted revenue to meet significant landfill closure, long-term care, water supply protection, and regulatory and site remediation obligations, including costs that cannot yet be finalized until the Board determines the future of the former Resources Recovery Facility (RRF) site.** The total projected USF balance is approximately $181.315 million in FY 25-26 and is increasing to approximately $187.211 million in FY 26-27. Approximately $125 million in FY 25-26 (increasing to approximately $129 million in FY 26-27) is legally available but currently programmed for landfill remediation, RRF remediation, and other capital projects. The County's remediation needs far exceed the available balance, further highlighted in Exhibit 1.

Identification and Priority of Additional USF-Eligible Projects

All County department directors were asked to identify current and anticipated properties or projects that may qualify for USF-supported environmental remediation. The list of projects is attached herein as Exhibit 1. In addition, the Department of Environmental Resources Management (DERM) identified 211 contaminated sites on County-owned properties, including 108 sites within the Wellfield Protection Area (WPA) and 103 outside sites outside the WPA (Exhibit 2) as well as the geographic distribution of these properties in relation to the WPA (Exhibit 3). This inventory demonstrates the breadth of the County's remediation responsibility which is most likely to be USF-eligible, subject to legal and technical approval. Section 24-34 of the Code requires each proposed expenditure to provide a demonstrable benefit to utility customers and to have the required nexus to groundwater, surface water, or drinking water protection. Exhibit 1 identifies projects that departments have determined may satisfy those restrictions, including projects already underway and other near-term, future, or currently unfunded needs. Although no specific projects have yet been identified, certain workforce or affordable housing projects may include remediation activities eligible for USF support even if they are not located within the WPA, provided that each proposed use satisfies the Section 24-34 required benefit to utility customers and nexus to groundwater, surface water or drinking water protection.

The Administration remains committed to advancing environmental remediation that protects public health, safeguards the County's drinking water supply, and addresses documented environmental risks. The accumulation of USF revenue reflects the responsible stewardship of a restricted funding source—

not a lack of urgency or eligible needs. The Administration's priority is to deploy these funds prudently for qualifying projects while preserving sufficient resources to meet known and anticipated environmental obligations.

Background

Section 24-34 of the Code requires each water and/or sewer utility operating within Miami-Dade County (County) to collect from its customers and remit to the County a service fee equal to $6.00 per $100.00 (6%) of receipts derived from water and/or sewer utility operations. This fee is a pass-through charge collected through customer bills. The Code establishes clear public-purpose limitations: USF revenues may be used exclusively for the costs of specified environmental services to, and environmental regulation of, water and sewer utilities. Section 24-34 authorizes the following uses[1]:

- Monitoring and evaluating water and sewerage systems of said water and sewer utilities.
- Responding to and attempting to resolve citizen complaints against said water and sewer utilities.
- Investigation, preparation, and prosecution of enforcement actions, pursuant to Chapter 24 of this Code, to protect the groundwater, surface water and drinking water.
- Ambient monitoring of groundwater and surface water.
- Special studies of groundwater, drinking water, and surface water when deemed necessary by the Director to protect the groundwater, surface water and drinking water.
- Water supply protection, planning and programming, including without limitation, municipal solid waste landfill closure, environmental remediation at landfill sites, and land acquisition for purposes of water supply protection.
- Laboratory analyses of groundwater, surface water, drinking water, wastewater, and other effluents affecting water quality.

Current and Anticipated Public Uses

The USF is not an incidental or surplus funding source. Its balance reflects both recurring environmental and regulatory work and the responsible accumulation of revenue for large foreseeable obligations that will arise in the near future. These obligations include landfill closure and long-term care, environmental remediation, and capital projects across several County departments.

Section 24-34 of the Code does not authorize USF revenue for environmental remediation generally. Historically, remediation expenditures have been concentrated in wellfield protection areas, where groundwater contamination presents the clearest direct relationship to protection of the County's drinking water supply and a benefit to existing utility ratepayers. Projects outside those areas require careful technical and legal review to establish that the proposed work falls within an authorized environmental service to, or environmental regulation of the utility.

The USF allocations included in the proposed FY 26-27 budget reflect careful deliberation regarding the County's regulatory requirements, operating needs, known environmental liabilities, and available revenues. A reduction or reallocation of these funds outside of the adopted budget process would require departments to defer or eliminate projects, reduce services, and eliminate funded positions unless an

[1] Sec. 24-34 – Service Fee Payable to County (Utility Service Fee)

equivalent replacement revenue source is identified. In the proposed FY 2026-27 budget, departments have identified the following USF-supported programs and anticipated needs:

Water and Sewer Department (WASD)
WASD serves as the billing and collection mechanism and does not retain USF revenue as departmental operating income. Nevertheless, eligible anticipated needs may include work that directly protects utility systems and water resources, such as smoke testing and inflow-and-infiltration investigations, groundwater modeling and monitoring in coordination with the U.S. Geological Survey, contamination-related construction change orders, PFAS monitoring and response planning, and eligible components of water supply protection and septic-to-sewer initiatives. Exhibit 1 identifies 24 WASD projects and activities, including ongoing investigation and monitoring of contaminated utility sites, groundwater modeling, PFAS monitoring and treatment planning. Each expenditure must be evaluated for consistency with Section 24-34 before funds are committed.

Department of Solid Waste Management (DSWM)
The proposed budget identifies approximately $25.0 million in USF revenue for DSWM[2]. Consistent with Section 24-34, the Department bears the critical, long-term responsibility to manage solid waste facilities in a manner that protects the County's groundwater and drinking water supply from contamination. These safeguards are essential to the health and safety of residents and surrounding communities, which rely on the Department to properly close, monitor, remediate, and maintain these sites. Consistent with Section 24-34, DSWM relies on this revenue source to fulfill these obligations, including:

- Environmental monitoring and regulatory compliance at active and closed landfill sites.
- Closure of Resources Recovery Facility Cell 20, South Dade Landfill Cells 4 and 5, and North Dade Landfill East Cell.
- Landfill gas, leachate, groundwater, and related environmental systems.
- Long-term post-closure care, which may extend for 35 years or longer.
- Debt service and other eligible landfill capital obligations.

Continued availability of USF funding is essential for DSWM to meet its regulatory landfill closure, remediation, monitoring, and long-term care requirements. Exhibit 1 identifies approximately $237.7 million in DSWM-administered projects and related qualifying costs across current and future periods. The South Dade Landfill is anticipated to close within the next five years, resulting in the loss of operating revenue and an estimated $66 million obligation, which includes $33 million for closure and $33 million for Florida Department of Environmental Protection (FDEP)-required long-term care. The Ash Fill requires closure now, with an estimated $18 million obligation, which includes $5 million for closure and $13 million for long-term care.

Additionally, the North Dade Landfill is anticipated to close within the next ten years, with an estimated $48.5 million obligation, which includes $24.5 million for closure and $24 million for long-term care. Collectively, these closure and long-term closure costs represent approximately $132.5 million in identified obligations, underscoring the critical need to preserve USF funding for these regulatory requirements.

[2] FY 26-27 Proposed Budget, Volume 3, Page 14.

The accumulated balance should therefore be understood as advance planning for unavoidable, long-duration environmental liabilities—not as funding held without an identified public purpose. Maintaining a stable USF revenue stream also helps DSWM meet reserve and debt-service coverage requirements, preserve credit strength, and obtain favorable financing for future solid-waste infrastructure. Prematurely redirecting or materially constraining these funds could shift costs to other limited revenue sources and could impair the Department's ability to address environmental obligations on schedule.

Resource Recovery Facility
The former RRF site presents an additional, potentially substantial remediation obligation for which a reliable cost estimate cannot yet be developed. Preliminary estimates suggest that remediation could be at least $5 million, however the scope and cost of remediation will depend on the Board's decision regarding the site's future use, including whether a replacement waste-to-energy facility is constructed at the existing site, another solid waste management modality is selected, or the property is repurposed. Until that policy direction and the associated site requirements are established, the Administration cannot finalize the remediation plan to determine the approach, schedule, or funding need. Preserving sufficient USF capacity is therefore necessary to avoid committing funds before the County can define this liability.

Department of Environmental Resources Management (DERM)
The proposed budget identifies approximately $34.2 million in USF support for DERM[3]. The USF funds core environmental compliance and enforcement, groundwater and surface water quality monitoring and improvement, laboratory analysis, and protection of the County's sole drinking water supply. This includes critical responsibilities mandated by the Environmental Protection Agency's consent decree.

These programs rely heavily on DERM's enforcement and scientific staff. Enforcement personnel conduct inspections, investigate violations, collect water and soil samples for further analysis, verify compliance with environmental regulations, and track compliance of operations that have ongoing violations, while research and laboratory staff provide the monitoring data and technical analyses that guide regulatory decisions and protect County ecosystems.

Without the USF, the Department would face severe and immediate funding gaps that would significantly compromise its ability to meet both State and Federal regulatory obligations and protect Miami-Dade County's drinking water supply and valuable natural resources.

Regulatory and Economic Resources (RER)
The proposed budget identifies approximately $16.1 million in USF support for RER's environmental programs[4], representing nearly one-half of the operating budget for those programs. These funds support the environmental permitting and land development activities that implement the standards that protect our surface and groundwater. This includes actions for pollution remediation, development of water and wastewater infrastructure, as well as associated investigation, monitoring, and other enforcement and compliance services required by Chapter 24.

[3] FY 26-27 Proposed Budget, Volume 3, Page 154.
[4] FY 26-27 Proposed Budget, Volume 2, Page 103.

Parks, Recreation and Open Spaces (PROS)
The proposed budget identifies approximately $651,000 in USF support for eligible environmental work[5]. The USF is the primary funding source available to remediate County parks that were formerly used as waste disposal or trash collection sites. Continued access is necessary to address contamination discovered during future park projects when the work qualifies as water supply protection under Section 24-34. As detailed in Exhibit 1, PROS has identified 31 current or potential environmental projects across three groups. Five projects already use USF as the funding source in the FY 26-27 proposed budget, with approximately $16.6 million allocated in future budget schedules. 14 additional projects involve active assessment, remediation, or monitoring and are only partially funded or supported by other sources. 12 more projects are unfunded, on hold, planned for future work, or newly identified through comparison of park boundaries with DERM's data.

The remaining work at these sites is planned through FY 28-29. Where environmental work remains incomplete, affected park areas may remain restricted and programmed improvements may be deferred. Projects such as Gwen Cherry Park and future improvements at the Miami-Dade Regional Soccer Park, may also require environmental work. The Regional Soccer Park project occupies a closed landfill parcel within the Northwest Wellfield protection area, both are expected to require USF-eligible environmental work as well. They currently remain fenced off until a DERM Remediation plan is executed and complete, at which point the remediation costs can also be determined.

Private Remediation Incentives
It is important to note that private parties have access to a number of non-USF sources to incentivize remediation actions that protect our water supply on private property. RER manages a portfolio of incentive programs, such as the Brownfield Redevelopment Program. Once a site has been approved by the Board of County Commissioners as a Brownfield Designated Area, businesses may apply for state funding to clean up and redevelop contaminated or perceived-contaminated properties.

Available state-funded resources under the program may include economic development incentives, tax credits, low-interest loans, and waivers of certain contamination assessment report review fees. Businesses seeking to establish a new operation or expand an existing business within a Brownfield area may also qualify for financial assistance through the State of Florida.

The County also has other economic incentives that are not necessarily targeted towards environmental remediation, but commercial or industrial projects planning to develop on an environmentally challenged site can also leverage, such as Targeted Jobs Incentive Fund, Urban High-Crime Area Job Tax Credit Program, and the Miami-Dade County Relocation and Expansion Incentive Program.

It is typical in the development process that private owners become responsible for all site obligations and improvements resulting from their development proposals. To the extent that a private improvement would occur on County property or former County property, site conditions would likely have become known through the surplus process and may have been a factor in the sale price or may have been considered through other conditions established through the negotiation process.

[5] FY 26-27 Proposed Budget, Volume 2, Page 300.

Conclusion/Recommendation

The Utility Service Fee is a restricted and essential source of funding for environmental services, regulatory compliance, water supply protection, landfill closure and long-term care, and qualifying remediation of contaminated sites. Exhibits 1 through 3 demonstrate that Miami-Dade County has extensive current and future remediation needs on its own properties. The existing balance of $181.315 million (FY 25-26) in the USF fund reflects prudent planning for identified and anticipated obligations, not the absence of eligible needs nor should it be characterized as revenue the County has negligently failed to use.

The Administration recommends preserving the FY 26-27 departmental allocations and prioritizing USF-eligible work on County-owned departmental projects before committing restricted revenue to outside entities. County projects will continue to be reviewed for eligibility and may be recommended for near-term allocations where the required utility benefit is established and sufficient funding remains protected for landfill closure, long-term care, the former RRF site, and other existing commitments. The allocations in the proposed FY 26-27 budget were developed after careful consideration of these obligations. Where immediate County projects independently qualify under Section 24-34 and longer-term obligations can be fully protected.

If directed by the Board to repurpose the USF fund for remediation of eligible County projects, a contingency plan must be determined in order to recover the funds needed for the Department of Solid Waste Management's future regulatory requirements, while considering that an alternate funding source may result in impacts to the ratepayers.

If you have any questions or require additional information, please contact Roy Coley, Deputy Mayor at Roy.Coley@miamidade.gov.

Attachment

c: Geri Bonzon-Keenan, County Attorney
Jess McCarty, First Assistant County Attorney
Office of the Mayor Senior Staff
Ray Baker, Director, Office of Management and Budget
Aneisha Daniel, PhD, Director, Department of Solid Waste Management
Loren Parra, Director, Department of Environmental Resources Management
Lourdes Gomez, Director, Department of Regulatory and Economic Resources
Christina White, Director, Parks, Recreation and Open Spaces Department
Jay Fink, Director, Water and Sewer Department
Yinka Majekodunmi, Commission Auditor
Christina Cicilia, Director, Office of Policy and Budgetary Affairs
Basia Pruna, Director, Clerk of the Board

EXHIBIT 1

Department of Solid Waste Management (DSWM)							
#	Project Name	Location	Ownership Status	Description of Contamination	Approximate Cost	Timeline	Notes
1	Resources Recovery Ash Landfill - Cell 20 closure	6990 NW 97th Avenue, Doral, FL 33178.	DSWM	Ash in the Landfill	$ 6,900,000	2029-2030	Landfill closure is the engineered process of capping a filled landfill with a multi-layer final cover (including a low-permeability barrier, drainage layer, and vegetative topsoil), followed by long-term systems to collect leachate and gas and decades of monitoring and maintenance to protect public health and the environment.
2	Long Term Care Costs for RRF Ash Landfill (30 years)	6990 NW 97th Avenue, Doral, FL 33178.	DSWM	Long term care of the landfill	$ 12,842,559	2031-2061	Long term care of a closed landfill involves maintaining the integrity of the final cover, leachate collection, gas and groundwater monitoring systems, and making necessary repairs or adjustments for a minimum of 30 years (or longer if required) to ensure ongoing protection of public health and the environment.
3	Resource Recovery Facility	6990 NW 97th Avenue, Doral, FL 33178.	DSWM	Operation of the WTE facility for 40 years	$ 5,000,000	TBD	DERM is in the process of preparing the remediation plan. Remediation typically involves removal and off-site disposal or on-site treatment of contaminated soils; installation and operation of engineered controls and treatment systems, such as groundwater recovery wells and capping structures; and Institutional controls and monitoring programs to track groundwater, soil gas, and air quality over time and ensure protectiveness and regulatory compliance
4	South Dade Landfill - Cell 4 Closure	23707 SW 97th Ave, Miami, FL 33190	DSWM	Class I waste in the landfill	$ 32,700,000	2027-2029	Landfill closure is the engineered process of capping a filled landfill with a multi-layer final cover (including a low-permeability barrier, drainage layer, and vegetative topsoil), followed by long-term systems to collect leachate and gas and decades of monitoring and maintenance to protect public health and the environment.
5	South Dade Landfill - Cell 5 Closure	23707 SW 97th Ave, Miami, FL 33190	DSWM	Class I waste in the landfill	$ 24,000,000	2033-2035	Landfill closure is the engineered process of capping a filled landfill with a multi-layer final cover (including a low-permeability barrier, drainage layer, and vegetative topsoil), followed by long-term systems to collect leachate and gas and decades of monitoring and maintenance to protect public health and the environment.
6	Long Term Care Costs for South Dade landfill (30 years)	23707 SW 97th Ave, Miami, FL 33190	DSWM	Long term care of the landfill	$ 32,855,787	2036-2066	Long term care of a closed landfill involves maintaining the integrity of the final cover, leachate collection, gas and groundwater monitoring systems, and making necessary repairs or adjustments for a minimum of 30 years (or longer if required) to ensure ongoing protection of public health and the environment.
7	North Dade Landfill - East Cell Closure	21500 NW 47th Ave, Miami, FL 33055	DSWM	Class III waste in the landfill	$ 32,000,000	2032-2034	Landfill closure is the engineered process of capping a filled landfill with a multi-layer final cover (including a low-permeability barrier, drainage layer, and vegetative topsoil), followed by long-term systems to collect leachate and gas and decades of monitoring and maintenance to protect public health and the environment.
8	Long Term Care Costs for North Dade landfill (30 years)	21500 NW 47th Ave, Miami, FL 33055	DSWM	Long term care of the landfill	$ 24,305,187	2035-2065	Long term care of a closed landfill involves maintaining the integrity of the final cover, leachate collection, gas and groundwater monitoring systems, and making necessary repairs or adjustments for a minimum of 30 years (or longer if required) to ensure ongoing protection of public health and the environment.
9	58th Street Landfill	NW 58th St & NW 87th Ave, Miami, FL 33178	DSWM	Long term care of the landfill	$ 1,185,275	Ongoing-2029	Long term care of a closed landfill involves maintaining the integrity of the final cover, leachate collection, gas and groundwater monitoring systems, and making necessary repairs or adjustments for a minimum of 30 years (or longer if required) to ensure ongoing protection of public health and the environment. This site has already been under closure for 30 years.
10	Qualifying Indirect Cost (Bond Engineering Services)	NA	NA	NA	$ 18,691,034	Ongoing-2029	per Arcadis USF RCAS Reports
11	Miami Gardens - Construct Closure Cap	Southwest Corner of NW 37th Avenue and NW 183rd Street Miami Gardens, FL 33055	Miami Dade County	Former sewage treatment plant	$ 2,210,000	Ongoing - 2029	Remediation involves removal and off-site disposal of contaminated soils and filling it with clean soils
12	Virginia Key Landfill (City of Miami)	Virginia Key along Arthur Lamb Jr. Road (off Rickenbacker Causeway), Miami, FL 33149	City of Miami	Remediation and Landfill closure	$ 10,632,000	Ongoing-2029	Landfill closure is the engineered process of capping a filled landfill with a multi-layer final cover (including a low-permeability barrier, drainage layer, and vegetative topsoil), followed by long-term systems to collect leachate and gas and decades of monitoring and maintenance to protect public health and the environment.
13	Taylor Park	15450 West Dixie Highway, North Miami Beach, Florida	City of North Miami Beach	Historical Dump Site	-	Ongoing-2026	The remediation work involved excavating arsenic-contaminated soil, installing a two-foot clean fill engineering control cap over the buried debris footprint, and conducting post-remediation groundwater monitoring
14	Munisport	15045–15055 Biscayne Blvd, North Miami, FL 33181	Oleta Partners	Historical Dump Site	$ 3,973,075	Ongoing-2032	The closure of the Munisport site involves site preparation and grading, a dual permeable and impermeable cover system, passive gas and stormwater management, and a groundwater remediation network that extracts ammonia-contaminated water for deep injection into the Boulder Zone.

EXHIBIT 1

#	Project Name	Location	Ownership Status	Description of Contamination	Approximate Cost	Timeline	Notes
15	Qualifying Comprehensive Landfill Closure Projects proposed by the City of Miami	Blanche Park - 3045 Shipping Ave, Miami, FL 33133	City of Miami	Historical Dump Site	$ 750,000	TBD	Remediation typically involves removal and off-site disposal or on-site treatment of contaminated soils; installation and operation of engineered controls and treatment systems, such as groundwater recovery wells and capping structures; and Institutional controls and monitoring programs to track groundwater, soil gas, and air quality over time and ensure protectiveness and regulatory compliance
16		Merrie Christmas Park - 4355 SW 42nd Ave, Miami, FL 33133	City of Miami	Historical Dump Site	$ 1,200,000	TBD	Remediation typically involves removal and off-site disposal or on-site treatment of contaminated soils; installation and operation of engineered controls and treatment systems, such as groundwater recovery wells and capping structures; and Institutional controls and monitoring programs to track groundwater, soil gas, and air quality over time and ensure protectiveness and regulatory compliance
17		Douglas Park - 2755 SW 37th Ave, Miami, FL 33133	City of Miami	Historical Dump Site	$ 3,500,000	TBD	Remediation typically involves removal and off-site disposal or on-site treatment of contaminated soils; installation and operation of engineered controls and treatment systems, such as groundwater recovery wells and capping structures; and Institutional controls and monitoring programs to track groundwater, soil gas, and air quality over time and ensure protectiveness and regulatory compliance
18		Curtis Park - 1901 NW 24th Ave, Miami, FL 33125	City of Miami	Historical Dump Site	$ 4,100,000	TBD	Remediation typically involves removal and off-site disposal or on-site treatment of contaminated soils; installation and operation of engineered controls and treatment systems, such as groundwater recovery wells and capping structures; and Institutional controls and monitoring programs to track groundwater, soil gas, and air quality over time and ensure protectiveness and regulatory compliance
19		Southside Park - 140 SW 11th St, Miami, FL 33130	City of Miami	Historical Dump Site	$ 1,200,000	TBD	Remediation typically involves removal and off-site disposal or on-site treatment of contaminated soils; installation and operation of engineered controls and treatment systems, such as groundwater recovery wells and capping structures; and Institutional controls and monitoring programs to track groundwater, soil gas, and air quality over time and ensure protectiveness and regulatory compliance
20	Direct cost for Debt Service - Series 2015	NA	NA	NA	$ 19,682,044		Series 2015 Bonds
				Total Cost	**$ 237,726,960.00**		

EXHIBIT 1

Water and Sewer Department (WASD)							
#	Project Name	Location	Ownership Status	Description of Contamination	Approximate Cost	Timeline	Notes
1	CDWWTP - EDB-1	**CDWWTP** 3989 Rickenbacker CSWY Virginia Key, FL 33149	WASD	Known: Petroleum contamination in the GW.	$ 50,000.00	Ongoing	Proposed Work: pursuing conditional closure of CDWWTP
2	CDWWTP – New Materials Warehouse	**CDWWTP** 3989 Rickenbacker CSWY Virginia Key, FL 33149	WASD	Known: Lead exceeded leachability in the soils. Ammonia and Iron in the GW.	$ 50,000.00	Ongoing	Proposed Work: pursuing conditional closure of CDWWTP
3	CDWWTP – CDWWTP – EDB-3	**CDWWTP** 3989 Rickenbacker CSWY Virginia Key, FL 33149	WASD	Known: Cadmium, Chromium, Silver, Mercury, Iron, and Lead exceeded leachability in the soils. Arsenic, Ammonia, Iron, and PFOA/PFOS in the GW.	$ 50,000.00	Ongoing	Proposed Work: pursuing conditional closure of CDWWTP
4	CDWWTP – Operations Center	**CDWWTP** 3989 Rickenbacker CSWY Virginia Key, FL 33149	WASD	Known: Cadmium, Chromium, Mercury, Silver, PAH's and PFOS exceeded leachability in the soils. Arsenic, Ammonia, Iron, and PFOA/PFOS in the GW.	$ 50,000.00	Ongoing	Proposed Work: pursuing conditional closure of CDWWTP
5	CDWWTP – CE-1 Municipal Injection Wells	**CDWWTP** 3989 Rickenbacker CSWY Virginia Key, FL 33149	WASD	Known: Cadmium, Chromium, Silver, and TRPH exceeded leachability in the soils. Aluminum, Arsenic, Molybdenum, Iron, Ammonia and PFOA/PFAS in the GW.	$ 50,000.00	Ongoing	Proposed Work: pursuing conditional closure of CDWWTP
6	CDWWTP – CT-2A-a 84" Force main	**CDWWTP** 3989 Rickenbacker CSWY Virginia Key, FL 33149	WASD	Known: Cadmium, Chromium, and TRPH exceeded leachability in the soils. Ammonia, Iron, and PFOA/PFOS in the GW.	$ 50,000.00	Ongoing	Proposed Work: pursuing conditional closure of CDWWTP
7	CDWWTP – CT2B Stormwater Master Plan	**CDWWTP** 3989 Rickenbacker CSWY Virginia Key, FL 33149	WASD	Soil and groundwater assessment completed, report pending submittal. Suspected: Arsenic, Iron, Ammonia and PFOA/PFAS in the GW.	$ 50,000.00	Ongoing	Proposed Work: pursuing conditional closure of CDWWTP
8	CDWWTP – CT – 3B Oxygenation Train	**CDWWTP** 3989 Rickenbacker CSWY Virginia Key, FL 33149	WASD	Soil and groundwater assessment completed, report pending submittal. Suspected: Arsenic, Iron, Ammonia and PFOA/PFAS in the GW.	$ 50,000.00	Ongoing	Proposed Work: pursuing conditional closure of CDWWTP
9	CDWWTP – EERS Bldg.	**CDWWTP** 3989 Rickenbacker CSWY Virginia Key, FL 33149	WASD	Soil and groundwater assessment to be completed. Suspected: Arsenic, Iron, Ammonia and PFOA/PFAS in the GW.	$ 120,000.00	Ongoing	Proposed Work: pursuing conditional closure of CDWWTP
10	CDWWTP – Headworks 3	**CDWWTP** 3989 Rickenbacker CSWY Virginia Key, FL 33149	WASD	Soil and groundwater assessment to be completed. Suspected: Arsenic, Iron, Ammonia and PFOA/PFAS in the GW.	$ 120,000.00	Ongoing	Proposed Work: pursuing conditional closure of CDWWTP
11	SDWWTP – OWS (Spheres)	**SDWWTP** 8950 SW 232nd Street Cutler Bay, FL 33190	WASD	Known: Arsenic in the GW.	$ 15,000.00	Ongoing	Proposed Work: pursuing conditional closure
12	Carol City Facility	3750 NW 181st ST Miami Gardens, FL 33055	WASD	Known: TRPH and OPCs exceeded leachability in the soils. Aluminum, Arsenic, Iron, and PFOA/PFAS in the GW.	$ 250,000.00	Ongoing	Proposed Work: Prepare soil/groundwater management plan, air monitoring plan and health and safety plan. Pursuing Conditional Closure.
13	PS 484	16547 NW 87th AVE Miami Lakes, FL 33016	WASD	Known: BTEX/MTEB, PAHs, TRPH exceeded leachability in the soils.	$ 20,000.00	Ongoing	Proposed Work: pursuing conditional closure
14	Water Distribution Yard	1001 NW 11th ST Miami, FL 33136	WASD	Known: PAH exceeded leachability in the soils.	$ 20,000.00	Ongoing	Proposed Work: pursuing conditional closure. **Note:** $20,000 Fudned by State Program
15	PS 18	2195 NW 51st ST, Miami, FL (Olinda Park)	WASD	Soil and groundwater assessment in progress. Suspected: Arsenic, Iron, Ammonia and PFOA/PFAS in the GW	$ 50,000.00	Ongoing	Proposed Work: Prepare soil/groundwater management plan, air monitoring plan and health and safety plan. Pursuing Conditional Closure.
16	PS 404/407/408/410	**PS404**: 6751 Guy Del Russo Pkwy, Hialeah, FL 33015 **PS407**: 7351 NW 186th ST, Miami, FL 33015 **PS408**: Bay Hill Dr and E. Lake Dr., Miami, FL 33015 **PS410:** 19405 E. Oakmont DR, Hialeah, FL 33015	WASD	Soil and groundwater assessment in progress. Suspected: Arsenic	$ 100,000.00	Ongoing	Prepare soil/groundwater management plan, air monitoring plan and health and safety plan. Pursuing Conditional Closure.
17	Newton Wellfield	15800 S.W. 336 St Homestead, FL 33035	WASD	Arsenic	$ 1,620.00	Ongoing	Semi-annual groundwater sampling and reporting of arsenic in production wells as required by DERM. Note this is a bi-annual expense of $1,620.00
18	NWWF Lime Residual Disposal Facility	13680 N.W. 58 ST, Miami, FL 33178	WASD	PFAS	$ 195,917.64	Ongoing	Quarterly sampling for PFAS of water supply as required by FDEP Facility Permit. **Note:** this is an annual expense of $195,917.64

EXHIBIT 1

#	Project Name	Location	Ownership Status	Description of Contamination	Approximate Cost	Timeline	Notes
19	Salt Water Intrusion (Various Locations)	**SF 22-1:** SW 167 Ave and Car Sound Road, Unincorporated Miami Dade, FL 33035 **SF 22-2**: SW 97th Ave and Montego Bay Rd, Cutler Bay, Fl 33189 **SF 22-3:** NW 47th Ave & 4th ST/Charlie Delucca Park, Miami, FL 33126 **SF 22-4:** Airport Area/Perimeter Rd and NW 20th ST, Miami, FL 33166 **SF 22-5**: Hialeah/SE 10th ST between SE 9th Ave and SE 11 Ave, Hialeah, FL 33010 **SF 22-6**: NE 182 ST & NE 13th Ave, North Miami Beach, FL 33162 **SF 22-7**: NE 163 ST & NE 11th Ave, North Miami Beach, FL 33162 **SF 22-8**: NW 83rd ST East of NW 10th Ave, Miami, FL 33150 **SF 22-9:** North Miami Ave between 135 ST & 139 ST, Miami, FL 33168 **SF 22-10:** SW 178th ST & SW 78th AVE, Palmetto Bay, FL 33157 **SF 22-11**: NW 107th ST & NW 6th AVE, Miami, FL 33150 **SF 22-12**: SW 152nd Ave South of Florida City Canal/344th ST, Homestead, FL 33035 **SF 22-13:** NW 12th Ave & NW 151 ST, Miami, FL 33169 **SF 22-14:** NE 183 ST & NE 11 Ave/County ROW, North Miami Beach, FL 33179	WASD and Others	Salt Water	$ 825,760.00	Ongoing	Installation and monitoring of salt front monitoring wells for water supply protection. **Note:** this is a total expense of $959,596 over a period of 3 years, with $825,760 still pending
20	PFAS Study Technical Support at WASD Headquarters	3071 SW 38th Ave, Miami, FL 33146	WASD	Provide MDWASD with technical support and assistance as the regulatory environment surrounding PFAS continues to evolve for various aspects of the raw water, treatment and distribution systems	$ 109,041.93	Ongoing	Provide MDWASD with technical support and assistance as the regulatory environment surrounding PFAS continues to evolve for various aspects of the raw water, treatment and distribution systems
21	Wellfield Protection Groundwater Modeling/WASD Headquarters	3071 SW 38th Ave, Miami, FL 33146	WASD	PFAS	$ 130,587.00	Ongoing	Proposed work: Wellfield Protection Area (WPA) groundwater modeling to revise the NWWF and WWF WPAs
22	Alexander Orr Water Treatment Plant: GAC in Gravity Contractor (without reactivation)	**Alexander Orr WTP** 6800 SW 87th Ave Miami, FL 33173	WASD	PFAS	$ 676,000,000.00	Expected Completion: 2033-2036	Proposed Work: Water treatment plant upgrade to treat raw water to meet EPA proposed MCL of 4 ppt.
23	South Dade Water System: GAC at Wellhead (5 wellfield locations)	**Leisure City:** 15225 Harding Lane, Leisure City, FL 33033 **Naranja Wellfield:** 14490 S.W. 268 St, Naranja, FL 33032 **Newton Wellfield**: 15800 S.W. 336 St, Homestead, FL 33035 **Elevated Tank:** 29000 S.W. 142 Ave, Miami, FL 33033 **Everglades Labor Camp**: 19500 S.W. 376 St, Miami, FL 33034	WASD	PFAS	$ 58,000,000.00	Expected Completion: 2030	Proposed Work: Water treatment upgrades at each South Dade Wellfields to meet proposed EPA MCL of 4 ppt
24	Hialeah-Preston WTP: Decommission Hialeah to install TOC & GAC with Offsite Greenfield WTP	**Hialeah-Preston WTP** 1100 W 2nd Ave Hialeah, FL 33010	WASD	PFAS	$ 1,660,000,000.00	Expected Completion of Upgrades: 2035 Expected Completion of Greenfield Site: 2038	Water treatment plant upgrades and construction of new greenfield water treatment plant to treat raw water to meet EPA proposed MCL of 4 ppt.
				Total Cost	**$ 2,396,357,926.57**		

EXHIBIT 1

Miami-Dade Aviation Department (MDAD)							
#	**Project Name**	**Location**	**Ownership Status**	**Description of Contamination**	**Approximate Cost**	**Timeline**	**Notes**
1	WESSA	Northwest intersection of Milan Dairy Rd/NW 72nd Ave and NW 14th ST	MDAD	For decades, this property has staged contaminated soils exceeding the commercial/industrial, residential, and/or leachability cleanup target levels. These soils were derived from excess soils originating frum multiple sites and construction projects throughout MIA. This site is immediately next to body of water (sensitive environmental receptor).	$ 7,000,000.00	Soil removal is ongoing. Expected completion within 6 months Anticipated environmental assessment and/or remediation expected to take another 12 months	Proposed Work: Remediation of the site via source removal (excavation) and proper disposal of decades-worth of stockpiled contaminated soils adjacent to an environmentally sensitive area (canal). This soil contamination has the potential of leaching into the underlying soils and groundwater. MDAD has spent approximately $11,000,000 in remediation and will require approximately $7,000,000 for completion. DERM Permit: ARP-162
2	East Glide Scope	West of the intersection of NW 45th Ave and NW 13th ST	MDAD	For decades, this property has staged contaminated soils exceeding the commercial/industrial, residential, and/or leachability cleanup target levels. These soils were derived from excess soils originating frum multiple sites and construction projects throughout MIA. This site is immediately next to body of water (sensitive environmental receptor).	$ 500,000.00	Soil removal completed. Anticipated environmental assessment and/or remediation to take 9 months	Site has been cleared of historical soil stockpiles. However, follow-up investigation is required for any new development in that property. DERM Permit: ARP-162
3	MIASSA	Southwest corner of the intersection of NW 67th Ave and NW 25th ST	MDAD	For decades, this property has staged contaminated soils exceeding the commercial/industrial, residential, and/or leachability cleanup target levels. These soils were derived from excess soils originating frum multiple sites and construction projects throughout MIA. Site is also documented as a historical landfill.	$ 700,000.00	New soils from the RIM HS 4/Corral Area Project currently staged at the site. Expected removal within 12 months Anticipated environmental assessment and/or remediation to take 9 months	Site has been cleared of historical soil stockpiles. However, new soils from the RIM HS 4 / Corral Area currently staged at the site. Follow-up investigation is required for any new development in that property. DERM Permit: ARP-162, ARP-15, and SW-1412
4	MIASSA Annex	Northeast corner of the intersection of NW 67th Ave and NW 25th ST	MDAD	For decades, this property has staged contaminated soils exceeding the commercial/industrial, residential, and/or leachability cleanup target levels. These soils were derived from excess soils originating frum multiple sites and construction projects throughout MIA.	$ 400,000.00	New soils from the South Terminal Expansion Project currently staged at the site. Expected removal within 24 months Anticipated environmental assessment and/or remediation to take 9 months	Site has been cleared of historical soil stockpiles. However, new soils from the South Terminal Expansion project currently staged at the site. Follow-up investigation is required for any new development in that property. DERM Permit: FDEP ID 138503995/ ARP-162, and UT-723
5	MIA, OPF, TMB, X51	Northeast corner of the intersection of NW 67th Ave and NW 25th ST	MDAD	PFAS contain very strong carbon-fluorine bonds that do not easily degrade in the environment or inside the human body. The FDEP has issued enforceable Provisional Cleanup Target Levels (P-CTLs) for both groundwater and soil. Given MDAD's extensive use of firefighting foam (which consist of PFAS), there is a strong likelihood that PFAS may be prevalent throughout all airport facilities. Preliminary (limited) studies have confirmed the presence of PFAS in MIA and OPF	$ 1,000,000.00	PFAS assessment investigation has been initated at MIA and OPF. Anticipated environmental assessment expected to be completed within 2 years, then remediation will be scheduled.	A typical PFAS investigation at a large-scale international airport begins with a comprehensive historical review to locate past firefighting foam (AFFF) deployment zones, such as crash sites and training facilities. Investigators then install a grid of groundwater monitoring wells and collect systematic soil core samples near these identified high-risk source zones. These multi-depth soil and water samples are analyzed using specialized EPA methods to detect ultra-trace parts-per-trillion levels of specific PFAS compounds. The data is used to map the horizontal and vertical migration paths of the chemical plume, evaluating potential impacts on local drinking water aquifers and nearby surface water bodies. Estiamted Cost is $1,000,000+ DERM Permit: FDEP ID 138503995/ ARP-162, and UT-723
				Total Cost	**$ 9,600,000.00**		

EXHIBIT 1

Utility Service Fee: PROS Environmental Projects Potentially Eligible under Section 24-34

In response to the September 14, 2026 directive, PROS submits its list of current environmental investigation, assessment, monitoring, and remediation projects that may qualify for Utility Service Fee (USF) funding under Section 24-34 of the Code for consideration. This includes 31 entries across three groups as described below.

- **Group A** includes the five (5) projects already carried with USF as the funding source in the **FY 2026-27 Proposed Budget (Volume 3, page 154)**, totaling approximately $651,000 in FY 2026-27 and $16.6 million in USF allocated on the PROS adopted budget schedules. **Request that the current $2,653,000 and future expenditure authority remain encumbered to complete these projects.**
- **Group B** includes fourteen (14) active assessments, remediation, or monitoring. **partially funded** or carried on the PROS Environmental Remediation Projects Summary. **Should additional funding become available this 20M would be required to complete this series of projects.**
- **Group C** includes twelve (12) entries that are **unfunded**, on hold, future, or newly identified by overlaying County Park boundaries on DERM's Landfill, Contaminated Site and Wellfield Protection Area GIS layers. **Should additional funding become available, this 11M would be required to complete this series of projects and additional funds would be required for any TBD estimated projects below.**

MDC016

PROS sites fall under two programs: Landfill Closure (DSWM-managed) and Wellfield Protection (RER-managed). Five entries meet both criteria: Millers Pond, Westwind Lakes, Kendall Indian Hammocks (Haven Property), Trail Glades Range, and Boys and Girls Club at K-Land Park. Wellfield contour assignments are from PROS 2017 data, cross-checked against the current DERM Wellfield Protection Area layer (edited November 3, 2025); where the two differ, both are shown. Columns follow the order and wording of the directive. The ownership column notes park property ownership status and prior uses. Cost figures are labeled by sources. Figures marked TBD have not been estimated.

Portfolio summary

Category	Entries	Dollars
Group A, USF-funded	5	$16,651,079 in budget estimates; USF allocated $16,634,644
Group B, Partially funded (non-USF source)	14	**$20,449,578** across the fourteen, excluding completed Chapman Field Phases 1 and 3 ($6,984,254); Chapman Field annual monitoring $354,568 unfunded; Westwind Lakes shortfall $130,793; Amelia Earhart USACE $1,475,000 pending OMB CIIP approval; Gold Coast Railroad Museum $3,952,176 unfunded
Group C, Unfunded	12 (6 include estimates)	$11,154,306 unfunded or shortfall (South Dade $3,577,570; Bird Basin $3,150,000; Larry and Penny Thompson $2,278,823; Kendall Indian Hammocks $1,922,913; Colonial Drive $225,000)
Sites with no cost estimate on record	12	Trail Glades, K-Land, Regional Soccer Park landfill parcel, Haulover, Matheson, Norman and Jean Reach, Crandon, Arcola Lakes, Demps, Sidney Wynn, Olinda, Miami Heights, 79th Street parcels, Bird Basin contamination type

Property/Project Name + Location	Ownership Status of the Property	Description of Known or Suspected Contamination	Estimated Preliminary Cost or Cost Range of Cleanup	Proposed Investigation, Monitoring, or Remediation Work	Potential Water Supply or Utility-Related Benefit
Group A, USF-funded					
Millers Pond Park **13350 SW 47th Street (12.9 acres)**	PROS-owned (County title). Co-ownership with Miami-Dade County Public Schools.	Debris and unregulated waste disposal discovered on site; RER requires a minimum 12-inch clean soil cover over detected waste. Waste contours delineated by field testing.	Estimates $1,250,000. FY 2025-26 Adopted Budget: USF $1,350,000 (prior $54,000; FY 25-26 $100,000; FY 26-27 $395,000; FY 27-28 $801,000) plus $37,000 Capital Asset Series 2016 Bonds. FY 2026-27 Proposed Budget: Soil Assessment and Remediation, USF.	Assess contaminated soils, design, remediate and close out: removal of the top one foot of soil at hotspot areas, geotextile, clean sand or lime rock backfill, sod. Status: Design/Permit. **Project temporarily on hold**	Unregulated waste disposal site within the West Wellfield protection area (Average Day Contour, 2017 classification; intermediate contour, current DERM layer.
Brothers To the Rescue Memorial Park (formerly Flagami Park) **2420 SW 72nd Avenue (6.8 acres)**	PROS-operated; County title held through Miami-Dade Transit. Transferred from the City of Coral Gables; former Coral Gables incinerator and landfill site.	Former incinerator/landfill. Solid waste and arsenic contamination cover most of the park . DERM directed PROS to fence off areas of surficial solid waste.	budget estimate $2,992,877, USF Grant $2,992,877, fully funded. FY 2025-26 Adopted Budget: USF $1,550,000 programmed (prior $89,000; FY 25-26 $60,000; FY 26-27 $200,000; FY 27-28 $500,000; FY 28-29 $701,000). FY 2026-27 Proposed Budget: Site Fencing and Environmental Assessment and Remediation, USF.	Cap all four ball fields with one foot of clean fill (consultant recommendation 6/27/2022; DERM concurrence 10/26/2022; additional soil and groundwater sampling likely required. DERM allowed parking lot construction only (1/16/2024). Solid waste removal funding discussion between DERM and PROS pending (11/8/2024). Status: Pre-Design, 6 percent. **Preliminary assessment.**	Former incinerator/landfill with arsenic and unregulated waste in contact with the surficial aquifer; landfill site remediation under IO 4-68. Outside designated wellfield contours.
Modello Park **28450 SW 152nd Avenue (9.1 acres)**	PROS-owned (County title). Previously privately owned, acquired by MDC in 1978.	Arsenic in ball field soils above cleanup target levels. No waste disposal history.	budget estimate $4,100,000, USF Grant $4,100,000, fully funded (project 2000000633 / 3001400). FY 2026-27 Proposed Budget: Environmental Site Remediation, USF.	Corrective Action Plan Phases 1 and 2 for arsenic remediation; excavation, disposal, demarcation fabric, clean fill, irrigation, sod. **status Close-out.**	Within the Leisure City Wellfield protection area 100-day contour, 2017 classification; 210-day contour, current DERM layer.

MDC017

Property/Project Name + Location	Ownership Status of the Property	Description of Known or Suspected Contamination	Estimated Preliminary Cost or Cost Range of Cleanup	Proposed Investigation, Monitoring, or Remediation Work	Potential Water Supply or Utility-Related Benefit
Devon Aire Park **10411 SW 122nd Avenue (12.3 acres)**	PROS-owned (County title). Reso in 1981 for several parks, including Devon Aire which included existing recreational amenities upon acquisition.	Arsenic above soil cleanup target levels identified in DERM park screening (September 2011). Corrective Action Plan Phase I (2017) and Phase II (2024-2025). DERM has directed groundwater monitoring, well installation, and a groundwater quality evaluation.	budget estimate $3,150,312, USF Grant $3,098,767, shortfall $51,545 (project 2000000488 / 3001399). CAP Phase II contract $2,544,646.15 (MCC 7360, RPQ 591202-15-001). FY 2026-27 Proposed Budget: Site Environmental Remediation, USF.	CAP Phase II clean fill cap and field reconstruction, substantial completion July 22, 2026; DERM monitoring well installation and groundwater quality evaluation; Class II permit drainage design in remediated areas. **Status: Construction, 98 percent (8/14/2026).**	Within a wellfield protection area (Southwest Average Day Contour, 2017 classification; Alexander Orr Average Day contour, current DERM layer). DERM-directed groundwater monitoring.
Group B, Partially funded (non-USF source)					
Ives Estates Park **20901 NE 16th Avenue (99.3 acres)**	PROS-owned (County title). Site of the former Ojus landfill	Former landfill . Ammonia and iron contamination in groundwater; methane in the Youth Complex area. DERM file 12839: ammonia boundary remediation and Youth Complex and maintenance area with contamination recovery systems operating; park-wide natural attenuation monitoring plan approved.	$250,000 in monitoring. DERM remediation estimates $1,000,000 to $1,600,000 (August 2022), not yet transmitted to PROS for discussion.	Quarterly monitoring and semi-annual reporting from 13 wells for ammonia and iron, anticipated through 2034; methane gas management system monitoring and O&M. DERM notes monitoring in perpetuity (11/8/2024). **Status: Monitoring.**	Documented groundwater contamination at a former landfill; monitoring protects the surficial aquifer. Outside designated wellfield contours.
Westwind Lakes Park **6805 SW 152nd Avenue (20.9 acres)**	PROS-owned (County title). Former unregulated solid waste disposal site . The Park was acquired via a Special Warranty Deed in 1990 from Centex Real Estate Corporation.	Improper disposal of solid waste; methane gas found subsurface (DERM Landfill layer: solid waste site polygon). Arsenic contamination in soil at the Community Center expansion area. DERM contaminated site file 14796, Remedial Action Plan approved.	methane monitoring $125,000; Community Center environmental activities $45,000 budget estimate $432,436, Other funding $301,643, shortfall $130,793.	Assessment, design, construction and monitoring of a methane gas migration management system; annual monitoring and reporting through 2029, DERM notes monitoring in perpetuity. Soil and groundwater testing supporting a 4,000 SF Community Center expansion; documents pending DERM review and signature (10/28/2024); revised testing results pending (7/2/2025). Status: **Monitoring; preliminary assessment for the expansion.**	Former disposal site with approved RAP and active methane management within the West Wellfield intermediate contour. Meets both eligibility criteria.

MDC018

Property/Project Name + Location	Ownership Status of the Property	Description of Known or Suspected Contamination	Estimated Preliminary Cost or Cost Range of Cleanup	Proposed Investigation, Monitoring, or Remediation Work	Potential Water Supply or Utility-Related Benefit
Chapman Field Park **13600 Deering Bay Drive (578.2 acres)**	PROS-owned (County title). Former Chapman Field, a World War I U.S. Army Air Service gunnery field (1918), later a U.S. Department of Agriculture plant introduction station; park land conveyed from the federal government December 19th, 1949.	King's Bay / Chapman Field Dump, four DERM solid waste site polygons (Areas A through D). DERM file 15278: dump with natural attenuation monitoring plan approved; ball field area pending assessment.	Completed: Phase 1 remediation and Ball Field 1 renovation $2,117,871 (GOB $1,510,434, Other $607,437), substantial completion 11/17/2022; Phase 3 remediation, two ball field demolitions, practice field and greenspace $4,866,383 CIIP, opened 7/26/2025. Ongoing: annual groundwater monitoring and reporting, estimate $354,568, General Fund, unfunded.	Annual groundwater monitoring and reporting under the approved natural attenuation monitoring plan; continuation recommended, retest (8/11/2025). Status: Monitoring. Phase 3 ERP certification accepted, and permit converted to SFWMD **Operation and Maintenance 8/20/2025.**	Former dump with an approved groundwater monitoring plan; landfill site remediation under IO 4-68. Outside designated wellfield contours; Biscayne Bay shoreline.
Hammocks Community Park **15100 Hammocks Boulevard (23.0 acres)**	PROS-owned (County title). Hammocks Community Park has a JUA with Miami-Dade County School Board. PROS owns 15100 Hammocks Blvd. School Board of Miami owns the 9885 Hammocks Boulevard Parcel.	Arsenic in soil. Open DERM contaminated site, pending environmental assessment closure.	budget estimate $2,752,834, GOB $2,737,834 plus Ongoing $15,000 in monitoring.	Environmental site remediation, arsenic soil, complete; consultant awaiting DERM confirmation of project status (3/11/2025). Status: **Close-out; monitoring.**	Documented arsenic contamination within the West Wellfield intermediate contour.
Black Point Park and Marina, Pirates Cove overflow parking lot, **24775 SW 87th Avenue (120.4 acres)**	PROS-owned (County title). Adjacent to the DSWM South Dade Landfill and a closed portion of the former South Dade Landfill.	Open DERM contaminated site, solid waste type, file 8526- Pirate's Spa Marina overflow lot , pending environmental assessment. Adjacent to the South Dade Landfill. DERM completed review (8/25/2026) of a remedial approach with a two-foot clean fill cap and three deep injection wells to 90 feet or greater.	estimates $1,575,000 in final design development could increase.	Assessment, design, remediation and close-out, integrated with a new 107-space boat, trailer and car parking lot with subbase, drainage, lighting, landscaping and perimeter two-rail fence. Monitoring wells installed; DERM sampled 3/31/2026, results pending (4/7/2026). Status: Design/Permit.	Solid waste contamination at a landfill-adjacent site with DERM-reviewed capping and deep well injection; groundwater and Biscayne Bay protection. Outside designated wellfield contours.

MDC019

Property/Project Name + Location	Ownership Status of the Property	Description of Known or Suspected Contamination	Estimated Preliminary Cost or Cost Range of Cleanup	Proposed Investigation, Monitoring, or Remediation Work	Potential Water Supply or Utility-Related Benefit
Zoo Miami **12400 SW 152nd Street (723.5 acres)**	PROS-owned (County title). Former U.S. Navy Naval Air Station Richmond (World War II lighter-than-air base), conveyed from the federal government (Department of Defense) to Dade County.	Solid waste detected in various areas; fenced at DERM request. DERM file 11706, four open entries (Class I holdings; Area O; Areas M, N and P; Areas MMF, AHA and OSR). Animal Hospital site (DERM HWR-802/IW5-8065): arsenic 2.2 to 6.6 mg/kg at seven of ten borings, chromium and cadmium above leachability criteria, BaP equivalent at one boring, SPLP chromium 240 ug/L at SB-1 above the 100 ug/L GCTL; transient arsenic GCTL exceedance at MW-2 (CEI, 11/26/2025).	$150,000. Animal Hospital assessment and Soil Management Plan under PSA E20-RER-01B, Work Order 021-E20/01B-CEI; construction-phase oversight and disposal Animal Hospital project budget: $ 292,875, Plus future monitoring unfunded.	Zoo-wide: additional assessment to support an engineering control plan; built-up features in most areas; post-and-rope barriers remain (10/29/2024). Animal Hospital: DERM-required Soil Management Plan with on-site reuse, stockpile characterization per Guidance 7H, Class I disposal, oversight contractor and summary report; CEI recommends monitoring well at SB-1. Status: Remediation/Construction, 75 percent.	Unregulated disposal in contact with the surficial aquifer; documented groundwater nexus at the Animal Hospital site. Outside designated wellfield contours.
Amelia Earhart Park **401 E 65th Street, Hialeah (532.5 acres)**	PROS-owned (County title). Southern undeveloped portion of the former U.S. Naval Air Station Miami (later Marine Corps Air Station Miami), disposed by the General Services Administration to Dade County; park opened 1980. Formerly Used Defense Site under USACE jurisdiction.	(a) Metals and petroleum contamination from former military use discovered during construction; elements of explosives and mortars uncovered, requiring coordination with the U.S. Army Corps of Engineers. Area fenced; DERM assignment deferred (4/15/2026). DERM file 6969, North Trades area. (c) Mountain Bike Trails CAP closed, DERM No Further Action memorandum 7/23/2024.	Farm Village supplemental assessment $1,250,000. Environmental Remediation (USACE) estimate $1,475,000, CIIP $1,475,000, requires OMB CIIP approval; project Deferred. (b) Mountain Bike Trails completed GOB $165,044.	(a) Supplemental soil assessment at the SE corner adjacent to the easternmost lake east of Tom Sawyer Island. (b) Phase II ESA and Soil Management Plan for the Community Center (NOVA reports pending DERM submission, 10/29/2024). Status: (a) Preliminary assessment, deferred. (b) Design/Permit.	Metals and petroleum contamination on a regional park; groundwater protection. Outside designated wellfield contours.

MDC020

Property/Project Name + Location	Ownership Status of the Property	Description of Known or Suspected Contamination	Estimated Preliminary Cost or Cost Range of Cleanup	Proposed Investigation, Monitoring, or Remediation Work	Potential Water Supply or Utility-Related Benefit
Gwen Cherry Park **7090 NW 22nd Avenue (39.1 acres)**	PROS-owned (County title). Formerly, **Wryal's Pit landfill** and the Woodard Property (DERM Landfill layer).	Arsenic. Former landfill: DERM Landfill layer carries Wryal's Pit (1945 aerial, Report of Initial Site Evaluation 2/12/1997) and the Woodard Property (solid waste removal in process). DERM file 10144, solid waste type, pending assessment. Supplemental Groundwater Assessment Letter Report received by DERM 9/4/2024; MW-13 the only location with acceptable conditions.	$4,800,000 unfunded (Design/Permit).	Sampling, soil borings and contamination assessment complete; drainage to be relocated to the vicinity of MW-13 per DERM; CEI preparing Health and Safety Plan, Soil Management Plan and Air Monitoring Plan for the football bleachers. Status: Design/Permit.	Closed landfill over the surficial Biscayne Aquifer with groundwater assessment results driving drainage design; landfill site remediation under IO 4-68. Outside designated wellfield contours.
Ludlam Trail corridor (68.0 acres)	PROS-owned (County title). Former Florida East Coast Railway corridor was acquired by the County from Florida East Coast Industries 2018.	Arsenic in groundwater; trail redesign extends through contaminated soils. Multiple open DERM contaminated site entries and a multi-property contaminated polygon along the corridor.	$5,325,000. Per DERM assessment during acquisition 2018 not design development.	Groundwater monitoring toward a No Further Action with Conditions closure: DERM requires four quarters with the last two consecutive events meeting cleanup targets; MW-1, MW-4 and NW-1 sampled for nitrate, nitrite and fecal coliform. Groundwater monitoring and CAP design (AAR 8/23/2023); design plans under review (10/28/2024). Status: Preliminary assessment.	Arsenic in groundwater within the Alexander Orr Maximum Day contour.
Country Club of Miami **6801 NW 186th Street, Hialeah (300.4 acres)**	PROS-owned (County title). Former private Country Club of Miami, founded 1961 (Robert Trent Jones design); acquired by the County in 1988.	(a) Groundwater contamination by industrial products and fertilizer at the maintenance yard. DERM file 4356, pending assessment.	maintenance yard assessment estimate $307,101 unfunded	(a) Contamination assessment toward a No Further Action with Conditions determination; DERM awaiting an irrigation source map, golf course design criteria package, covenants with site restrictions and transition dates (6/26/2024); now coordinated with the Fairways project (7/2/2025).	Documented groundwater contamination; groundwater protection. Outside designated wellfield contours.

MDC021

Property/Project Name + Location	Ownership Status of the Property	Description of Known or Suspected Contamination	Estimated Preliminary Cost or Cost Range of Cleanup	Proposed Investigation, Monitoring, or Remediation Work	Potential Water Supply or Utility-Related Benefit
Palmetto Golf Course **9300 Coral Reef Drive (117.1 acres)**	PROS-owned (County title). County-built public golf course	Elevated arsenic in soil surrounding a sump in the maintenance and storage area. DERM file 9846, pending assessment.	$40,000 for yard only and second entry (assessment and remediation)	Source area cleaned up; DERM awaiting NOVA proposal for a Monitoring Only Plan to reach No Further Action with Conditions (10/4/2024). Status: Preliminary assessment.	Arsenic near a maintenance sump; groundwater protection. Outside designated wellfield contours.
Redland Fruit and Spice Park **24801 SW 187th Avenue**	PROS-owned (County title). County botanical park was established in 1944 on former Redland agricultural land.	Preliminary assessment; soil and groundwater retesting.	No assessment on record for full site, monitoring $75,000.	Phase I and Phase II testing; CEI proposal for additional soil and groundwater retesting approved by PROS 6/21/2024 and DERM 9/25/2024. Status: Preliminary assessment.	Groundwater sampling in the Redland agricultural area; groundwater protection..
Gold Coast Railroad Museum Park **12450 SW 152nd Street**	PROS-owned (County title). Former U.S. Navy Naval Air Station Richmond land, conveyed from the federal government (Department of Defense) to Dade County; USACE assessment site.	Surficial solid waste detected in open areas.	USACE assessment PROS environmental support, estimate $3,952,176, unfunded.	Assess, prepare report, remove surficial solid waste, prepare final closure report. Dust Control and Air Monitoring Plan requires DERM approval before source removal; three-year-old cost estimate to be revised (10/3/2024). DERM assessing plan of action for soil removal (8/29/2025). Status: **Pre-Design**	Surficial solid waste adjacent to Zoo Miami and the South Dade Landfill; groundwater protection. Outside designated wellfield contours.
Group C, Unfunded					
South Dade Park **16350 SW 280th Street**	PROS-owned (County title), acquired from Dade County School Board in 1968.	Elevated arsenic in play field soils.	$475,000 Monitoring. estimate **$3,577,570, unfunded.**	No Further Action with Conditions with source removal and an engineering control acknowledged by DERM (6/26/2024); additional monitoring wells to be installed and sampled and continued sampling of MW-1; DERM to assign contractor. (8/11/2025). Status: Monitoring; pre-design pending funding.	Arsenic with required groundwater monitoring; groundwater protection. Outside designated wellfield contours.

MDC022

Property/Project Name + Location	Ownership Status of the Property	Description of Known or Suspected Contamination	Estimated Preliminary Cost or Cost Range of Cleanup	Proposed Investigation, Monitoring, or Remediation Work	Potential Water Supply or Utility-Related Benefit
Kendall Indian Hammocks Park, Haven Property, 11395 SW 79th Street (150 acres; Addition 20 acres)	PROS-owned (County title). Part of the 285-acre tract the County purchased in 1917 (Kendall Children's Home); the Haven Property is the former County Haven Center site.	Construction debris; surficial solid waste and petroleum hydrocarbons throughout the parcel; surficial source removal completed November 2015. DERM: restrictive covenant needed (10/10/2025).	TBD; not yet scoped unfunded	Finalize soil assessment, design, remediate and close out; Nova proposal for a corrective action plan, construction phase services and NFAC documentation pending DERM review (12/3/2024). Status: Pre-Design.	Within the Snapper Creek 100-day, Alexander Orr 210-day and Average Day, and Southwest 210-day contours; petroleum hydrocarbons in one of the most sensitive wellfield settings in the PROS system. Meets both eligibility criteria.
Larry and Penny Thompson Memorial Park, 12451 SW 184th Street (410.1 acres)	PROS-owned (County title) Former U.S. Navy Naval Air Station Richmond land conveyed from the federal government (Department of Defense).	High levels of metals in soils of the grass meadow; fenced at DERM request. DERM file 7162, pending assessment.	TBD; not yet scoped unfunded	Assess contaminated soils, design, limited source removal, close out. CEI report submitted 12/3/2024; project temporarily on hold. Status: Pre-Design, on hold.	Documented metals contamination within the South Miami Heights outer contour; adjacent to the South Dade Landfill.
Colonial Drive Park, 10750 SW 156th Terrace	PROS-owned (County title), JUA with SCMDC.	Arsenic in ball field soils; source removal performed with the GOB ball field renovation. DERM still carries an open contaminated site entry.	soil remediation mandate estimates $225,000, unfunded.	Environmental improvement mandate: soil remediation; scope TBD. Status: Pre-Design, pending funding.	No disposal history; outside designated wellfield contours. Eligibility to be established.
Arcola Lakes Park, 8401 NW 14 Avenue	PROS-owns a portion of the Park (folio 30-311-000-0080) and the other portion is owned by SBMDC (Folio 30-3111-059-0010). There is a JUA agreement for mutual use.	Open DERM contaminated site; DERM restricted access to the contaminated area (10/10/2025).	TBD; not yet scoped unfunded	Assessment and remediation to lift access restriction. Status: Unfunded.	Documented contamination; groundwater protection. Outside designated wellfield contours.
Sidney Wynn Park at Arcola; Olinda Park (2101 NW 51st Street; DERM restrictive covenant needed 10/10/2025); Miami Heights Park (acquired; DERM requires discrete samples, 4/12/2022);	PROS-owned: Sidney Wynn, Olinda, and Miami Heights (acquired 2024).	Open DERM contaminated site entries pending assessment; Miami Heights Site Assessment Report reviewed by DERM.	TBD; not yet scoped unfunded	Assessment and remediation per DERM; Phase II ESA at 79th Street as acquisition due diligence. Status: Unfunded; Preliminary assessment.	Documented contamination on County parkland or acquisition sites; eligibility to be established site by site. Outside designated wellfield contours.

MDC023

Property/Project Name + Location	Ownership Status of the Property	Description of Known or Suspected Contamination	Estimated Preliminary Cost or Cost Range of Cleanup	Proposed Investigation, Monitoring, or Remediation Work	Potential Water Supply or Utility-Related Benefit
79th Street North Side Station parcels, 2900 NW 79th Street	Owned by MDC Transit, operated by PROS.	Dieldrin and Benzo(a)pyrene Toxic Equivalents (BaP TEQ) in soil and dieldrin in groundwater, plus buried solid waste, across four areas on five folios (DERM HWR-1159/F-NA; Phase II ESA Addendum, Nova Consulting, August 21, 2023).	Opinion of Probable Cost for Remediation estimates of $142,043.61 plus scope site of work.	Environmental improvement mandate: soil remediation; final scope TBD.	Documented contamination on County parkland or acquisition sites; eligibility to be established site by site. Outside designated wellfield contours.
Crandon Park, 4000 Crandon Boulevard (903.9 acres)	PROS-owned (County title). Donated to Dade County by the Matheson family (1940) in exchange for construction of the Rickenbacker Causeway; **the Crandon Park Dump operated on park land.**	Golf course arsenic. DERM Landfill layer: Crandon Park Dump and Service Area (1964 aerial). DERM files: Marina underground tank entries (file 6488) pending assessment; Key Biscayne Golf Course (file 9845) natural attenuation monitoring plan approved.	TBD; not yet scoped unfunded	Golf course arsenic soil assessment; assessment of former dump areas and marina tank sites; continued golf course monitoring. Status: On hold.	Former dump and petroleum contamination on a barrier island; groundwater and Biscayne Bay protection; landfill site remediation under IO 4-68.
Trail Glades Range, 17601 SW 8th Street (696.8 acres)	PROS-owned (County title). Acquired from State of Florida TIFF in 1950. An additional 19.79 acres was acquired via purchase from The Trust of Public Land in 2006.	DERM Landfill layer: Trail Glades Range Dump, solid waste site.	TBD; no assessment unfunded	Delineation, Phase I and Phase II ESA, remedial planning as warranted. Status: Not started.	Former dump within the West Wellfield 210-day and intermediate contours. Meets both eligibility criteria.
Boys and Girls Club at K-Land Park, 8700 SW 95th Avenue (22.9 acres)	PROS-owned (County title). Part of 1981 Resolution which acquired several parks.	DERM Landfill layer: K-Land solid waste site polygon.	TBD; no assessment Unfunded	Phase I and Phase II ESA of the former disposal area; landfill gas screening. Status: Not started.	Former disposal site within the Alexander Orr 210-day and Average Day contours. Meets both eligibility criteria.

MDC024

Property/Project Name + Location	Ownership Status of the Property	Description of Known or Suspected Contamination	Estimated Preliminary Cost or Cost Range of Cleanup	Proposed Investigation, Monitoring, or Remediation Work	Potential Water Supply or Utility-Related Benefit
Miami-Dade Regional Soccer Park, park space on the adjacent closed landfill property (DSWM Exhibit A parcel)	PROS-owned Regional Soccer Folio. County title, DSWM-managed closed NW 58th Street landfill parcel; transfer to PROS at no cost under Interdepartmental Agreement (Rev. 2, 2025.	Closed municipal solid waste landfill; DERM Landfill layer notes aerial evidence of dumping on the southern portion; brownfield designated area. DSWM retains landfill maintenance and monitoring; PROS bears recreational improvements and permits.	TBD; not yet scoped unfunded	Environmental due diligence, landfill gas and geotechnical evaluation, cap-protective park design and regulatory permitting. Status: Not started.	Closed landfill over the surficial Biscayne Aquifer; landfill site work under IO 4-68. Not within a designated wellfield contour (nearest Hialeah-Preston Maximum Day, approximately 1.1 miles).
Haulover Park, 10800 Collins Avenue (Haulover Beach Park Marina); Matheson Hammock Park, 9610 Old Cutler Road (Matheson Hammocks Marina); Norman and Jean Reach Park, 7895 NW 176th Street	PROS-owned (County title). Matheson Hammock was donated by William J. Matheson (1930); Haulover acquired.	DERM Landfill layer: solid waste site polygons at each marina and open DERM contaminated site entry.	TBD; no assessment on record, not funded.	Delineation and Phase I and Phase II ESA of the former disposal areas. Status: Not started.	Former disposal sites on the Biscayne Bay shoreline or in the surficial aquifer; landfill site work under IO 4-68. Outside designated wellfield contours.

MDC025

EXHIBIT 2

Miami-Dade County-Owned Contaminated Sites				
FOLIO	Facility Name	DERM Permit #		Total number of sites associated with the DERM Permit#
0821200000010	XTREME AVIATION, LLC.	IW5	19099	1
0821200000010	MDAD-OGA-EMPTY LOT S OF 135 ST	ARP	35	12
3031290000011	MDAD-EASTERN AREA 2 (DEP#139804012) (FKA 8504453)	UT	3624	75
3031100620010	HUD-SCOTT HOMES SECTOR 2	HWR	506	4
3030250010100	MDAD-NW CARGO AREA	ARP	13	20
9000000000000	THE UNDERLINE PHASE 3-9	HWR	861	48
3031150040340	PROPOSED TELEPHONE 2460 NW 63 ST	HWR	1011	65
9000000000000	LUDLAM TRAIL CORRIDOR- SW 48TH-56TH ST	HWR	836	42
3030360000010	MDAD-BLDG 703 (LOC N UST AT NW CORNER)	UT	3548	28
3060050010291	PHCD-QUAIL ROOST FDEP LEAD BSRA SITE	HWR	797	5
3049280260020	MDPR-WESTWIND LAKES PARK	HWR	428	1
3031290000011	MDAD-PAN AM MAINT - AREA 1	UT	1168	28
1678240150210	FLORIDA CITY/HOMESTEAD NEIGHBORHOOD SERVICE CENTER	SW	1424	1
3079010000090	HARB-BLDG 741 (OWS 741)	HWR	668	2
3031290060060	ROYAL AIRLINE LINEN OF FLORIDA(FDEP)	IW5	2907	1
3031300000010	NATIONAL RENT-A-CAR (COMBINED)	UT	132	2
0131250242090	FERNANDEZ GULF SERVICE, INC. (NON PETRLEUM)	UT	267	2
3031300000010	MDAD-EAL HANGAR 22	UT	3582	6
0101010102030	CULMER PLACE	HWR	919	1
3031320000230	MDAD-EAL TANK FARM (INCLUDES HYD LINES TO NW 36 ST)	UT	3584	24
3030140310010	MIAMI DRUM SERVICE/SUPERFUND SITE	HWR	43	1
0131320350010	LOCATION Q-AREAS 2-5 (EXCLUDING W/O UST OF AREA 2)	ARP	34	1
3059360000050	ZOO MIAMI CLASS I HOLDINGS	HWR	802	4
0821200000010	MDAD-FRMR AQUAGAS TANK FARM (USE 139813982)	ARP	53	28
3079020000040	MDC SOUTH BUS MAINTENANCE FACILITY	HWR	1201	1
3069340000212	DADELAND SOUTH STATION	HWR	577	12
3078050000010	MDAD-WYATT BLDG 10 (AREA 1)	UT	4165	1
3031300000010	MDAD-CONCOURSE J-IVP#13	UT	5228	2
3031300000010	MDAD/CFE/BOLT-RCF PKG 2,FFP-MW 1/66 (8504453)	UT	6005	4
3031290000011	MDAD-CENTRAL MAIN BASE AOA GATE (AREA 2)	ARP	3	50
3031300000010	MDAD-CHILLER PLANT BLDG 3099 (9602075)	UT	3586	2
3031320000230	MDAD-CHEVRON AIRCRAFT SERVICE-DIKE 7	UT	2199	1
3031300000010	MDAD-SOIL MANAGEMENT	ARP	162	5
3031320000230	MDAD-DIKED AREA #2	UT	1983	5
3030250010100	MDAD-BLDG 1031 FED EX BLDG (ARSENIC)	UT	5043	1
0821200000010	OGA-SITE 5-FORMER MOUNDED TANKS	UT	1750	4
3030350000010	MDAD-AERODEX (B. 2064 TANKS, CO-DEP SITE #26)	UT	4523	2
3060070160010	ARTHUR MAYS GARDENS	HWR	1598	1
0821200000010	THE CARRIE MEEK FOUNDATION, INC.	ARP	220	6
0821200000010	MDAD-BLDG 410-NORTH RAMP (ARSENIC)	ARP	204	1
3031290030110	AIRPORT EAST 1/2	HWR	1349	3
3421080070020	CAROL CITY FACILITY	HWR	1586	1
0132310560010	CUA-ADRIENNE ARSCHT CTR-FRMR DDFM-SEARS SITE	UT	427	1
3031290000011	MDAD-PAN AM IW SYSTEM	ARP	12	2
3079050000162	PROS-SOUTH DADE COMMUNITY PARK	HWR	924	1
3030250010100	MDAD-PFAS CONTAMINATION SAMPLING	ARP	263	7
3031300000010	MDAD-PAN AM TRACT 1 SONIC CH24	UT	1169	16
0821280190012	PHCD-INGRAM TERRACE APARTMENTS	ENC	176	2
1078130310030	TRIANGLE PROPERTIES ASSEMBLAGE	HWR	447	1
3022060360190	MDTA - NE BUS SITE 2	UT	288	3
3060050600060	MDWASD-SOUTH MIAMI HEIGHTS MAINTENANCE FACILITY	HWR	712	2
0131330070040	FORMER BUNELL FOUND. (SEE MOP-438)	HWR	1479	1
3020020000020	MDPR-COUNTRY CLUB OF MIAMI (WASA PS# 416)	UT	3455	1
3031290000011	MDAD-EAL IW SYSTEM	ARP	1	3
3050030001000	CONTINENTAL PARK	HWR	830	6
3049120020020	PROS-INTERNATIONAL GARDENS PARK	ENC	165	1
3022060000121	GSA FLEET MANAGEMENT - SHOP 3A	UT	13	2
3031320000230	MDAD-DIKED AREA 3-AST AND O/W SEP/9601057	UT	2218	3
3031300000010	MDAD-CONCOURSE A	UT	4254	6
0131260010010	GSA SHOP I - SITE CLEANUP	UT	756	1
3031220580010	HUD-ELMA WARD TOWERS	HWR	508	1
3042320010010	CRANDON PARK MARINA (FAC ID #8504311)	UT	1314	3
3031280310010	MDT CENTRAL BUS MAINTENANCE FACILITY	UT	260	2
3031290000010	THE HERTZ CORPORATION/TRI-RAIL SITE	SW	1388	1
3030350000010	MDAD-AERODEX	ARP	15	8
3031290000011	MDAD-LOCATION A (#9807695)	UT	3536	2
0821200000010	OPF-SKY HARBOUR GROUP	ARP	264	3
3030250010100	MDAD-BELLOMY LAWSON (S WASTE OIL TANK 3000G/SEPARATOR AREA)	UT	2174	2
0622300310390	PHCD-FUTURE MIA CASA SITE	ENC	149	1
3030260000080	MDAD-BENTON BROTHERS	UT	723	1
3031310000010	MDAD-14" HYDRANT LINES FROM DIKE 5 (9102396)(FKA DELTA)	UT	4522	3
0142160000010	MDW&S - CENTRAL DISTRICT	IW	370	1
3031310000010	MDAD-CSXT PARCELS A-E (EAST OF ASH LANDFILL)	ARP	153	13
0131320350010	MDAD-LOCATION Q (AREA 2-USTS/RED TOP) (#8733359)	UT	1069	8
3030360000010	MDAD-AIR CARGO APRON	ARP	247	5
2230100080050	PENSKE TRUCK LEASING CO., L.P.	IW	384	1
3030160000010	GSA FLEET MGMT - SHOP 3	UT	14	1
3031290000010	THE HERTZ CORPORATION/TRI-RAIL	UT	2083	2

3030350000020	MDAD-ASH LANDFILL (FDEP PERMIT POST CLOSURE)	ARP	97	1
0821200000010	MDAD-OPF PLANE CRASH RUNWAY 9L	ARP	267	14
0821200000010	MDAD-OPALOCKA HANGAR 101 & 102	UT	5017	4
3031300000010	MDAD-EAL BLDG 39 (9807366)	UT	3585	1
3031300000010	AVIS RENT A CAR	UT	1036	1
0821280040400	MDW&S-PUMP STATION #300 (VINYL CHLORIDE)	UT	1655	1
0131320350010	SOUTHERN SHUTTLE SERVICES, INC D/B/A SUPERSHUTTLE	IW5	3709	1
3031320000230	AIRCRAFT SERVICE INTERNATIONAL INC	UT	1167	2
3031320000230	MDAD-CITGO (RAP SYSTEM-BLDG 3048)(#8629406)	UT	1592	4
3030350000010	MDAD-BLDG 2085 (FORMER FPL SUBSTATION)	ARP	59	1
0821200000010	MDAD-KARE KEMICAL	ARP	26	1
3031320000230	TEXACO, REFINING & MARKETING INC	UT	1300	2
3421080070011	MIAMI GARDENS ISD VACANT LOT BSRA SITE/FORMER COMMUNITY CRUSADE AGAINST DRUGS-FD	HWR	109	1
3031300000010	MDAD-CONCOURSE B - AREA 1	UT	3965	2
3031220000100	PHCD-ANNIE COLEMAN HOUSING PROJECT #14	HWR	723	1
3031300000010	MDAD-CONCOURSE E/E SATELLITE (8505401)	UT	3592	2
9000000000000	MIAMI STEEL PROPOSED SITE	HWR	150	2
3031310000010	MDAD-CONCOURSE F	UT	3588	2
9000000000000	HARB/OU-22 (21 SITES PORTION)	HWR	133	1
0821200000010	OPF-KOPF/SKYBRIDGE EAST	ARP	269	1
3022190000910	MDFR-N MIAMI CENTRAL STATION 18	ENC	126	2
3012320000065	IVES ESTATES PARK (OJUS) MONITORING	SW	1179	3
3021190010010	GATE 301 MIAMI/EMBASSAIR	ARP	260	1
3042320010010	KEY BISCAYNE GOLF COURSE	HWR	489	1
3011310010030	LANDMARK	HWR	1623	1
0141370730020	MDW&S-PUMP STATION #2	UT	5051	1
3031280230010	NATIONAL RENT A CAR	UT	1533	1
0131350020020	JMH PARKING GARAGE - FORMER COM MOTOR POOL	IW5	2055	1
3030160000010	NW 58 STREET LANDFILL(HOME CHEMICAL COLLECTION CTR)	SW	1373	3
3031300000010	MDAD-LOCATION C (TANK #20 CONTAM)	UT	3538	1
3031290000011	MDAD-BLDG 7 (CONTAMINATION)	UT	5593	1
3031300000010	MDAD-C-D WRAP (FDEP 9103364)	UT	3591	1
3060210000011	GSA FLEET MANAGEMENT	UT	999	1
3031300000010	MDAD-TUNNEL & UTILITY CORRIDOR (WORK AREA 5)	ARP	127	1
3031300000010	SONIC AVIATION/MDAD-WASH PAD/IMPROPER SLOPE & CONTAMINATION	IW	227	1
3660070000551	GSA SHOP 3D	UT	2154	1
3011310010010	NORTH DADE LANDFILL (MONITORING)	SW	1035	1
3031290000039	DTPW VACANT PARCEL/METRORAIL ROW	HWR	935	1
0142160000010	MDW&S - CENTRAL DISTRICT (5450 GAL SPILL)	UT	1677	3
0821200000010	CERTIFIED ENGINES UNLIMITED INC	ARP	25	1
3030360000010	MDAD-BLDG 2179 (PAN AM CLOCKHOUSE)	UT	5815	1
9000000000000	DIESEL SPILL FROM VEHICULAR ACCIDENT	HWR	1056	1
3411330030010	MDT-FUTURE PARK & RIDE (NW 27 AV/215 ST)	HWR	710	1
3031100610010	WRYAL'S PIT/ GWEN CHERRY	SW	1208	1
3031320000230	MDAD-PAN AM TANK FARM (DIKE 1)	UT	1595	2
3031090150060	PROPOSED PROS PARCELS - 79 NORTH SIDE TOWN STATION	HWR	1159	1
3031300000010	MDAD-CONCOURSE B-C (9103364 COMBINED W/CD RAP)	UT	4940	1
0232340021920	PHCD-WESTCHESTER APTS-24 UNITS	ENC	181	1
3530170010120	SWM-RES. RECOVERY (SITE 1)	UT	2054	2
1079200010255	VACANT WASD PARCEL (NEWTON WF)	HWR	689	1
3040140100020	MDT BUS DEPOT OPEN GROUND CONTAMINATED AREAS	IW	455	1
3031100740040	PIC TRACT DE	HWR	27	1
2230100100010	THE STATION (TRANSIT ORIENTED DEVELOPMENT)	HWR	1207	1
3031020000250	PALM TOWER	UT	2695	1
0101060901010	PHCD-CULMER GARDENS	HWR	920	1
3059360000030	MDPR LARRY & PENNY THOMPSON PARK	HWR	809	1
3660070270010	LA QUINTA HOTEL TO HOUSING CONVERSION (HT)	HWR	1344	1
0821200000010	USCG AIR STATION MIAMI (WASTE ASSESSMENT) OVERLAPS W/ SITE 3-WASH RACK	IW	395	1
3031220070110	OLINDA PARK	HWR	722	1
3020020000010	PROS-COUNTRY CLUB OF MIAMI	AW	168	1
3079010000220	HARB-BLDG 767 (OU-30)	UT	4694	1
0131250630020	HTG RAINBOW VILLAGE GREEN REUSE SITE-FDEP LEAD	HWR	950	1
3060210000010	MDW&S-SOUTH DIST WWTP (OWS @ SPHERES) NONPETROLEUM	UT	1678	1
0101030301020	ISD-CHARTER SCHOOL (AKA GIRL POWER @ 430 NW 9 ST)	UT	6189	1
3031020000340	PALM COURTS APARTMENTS	HWR	1061	1
0622160000040	MDW&S - NORTH DISTRICT (27 ACRE ADDITION - SOUTH)	IW	348	1
0131350030010	JACKSON MEMORIAL HOSPITAL BROWNFIELD SITE - FDEP LEAD	IW	369	1
0131350370050	MDOC-PRETRIAL DETENTION CTR	UT	1773	1
3030350000122	MDAD-PORT OF MIAMI BUILDING	ARP	270	1
3031320000230	EVERGLADES PIPE LINE CO., L.P	UT	1394	1
3220230010200	PAR 3 GOLF COURSE	HWR	932	1
0131360640020	COURTSIDE APARTMENTS II - FDEP LEAD REVIEWER	HWR	1404	1
1078140001110	PHCD HOMESTEAD GARDENS SITE	HWR	1282	1
3050310000111	PROS-FUTURE MIAMI HEIGHTS PARK	ENC	139	1
3031100740030	PIC TRACT CE	HWR	39	1
3040310000172	MDFR-RELOCATION OF KENDALL STATION #9	ENC	132	1
3031300000010	MDAD-EAL BLDG 3016 (CONCOURSE A)	UT	3153	1
3030140310010	MDT - WILLIAM LEHMAN CENTER	UT	1992	2
0101070901030	HARRY CAIN TOWER	UT	6351	1
0350240010030	PROS-CHAPMAN FIELD-BALL FIELD AREA	HWR	793	1
0141370230010	CITY OF MIAMI/PROPOSED CHILDRENS COURTHOUSE	UT	2165	1
0350240010030	KING'S BAY/CHAPMAN FIELD DUMP	SW	1392	1
3031310000010	MDAD-BLDG 3081/3082	UT	5910	1

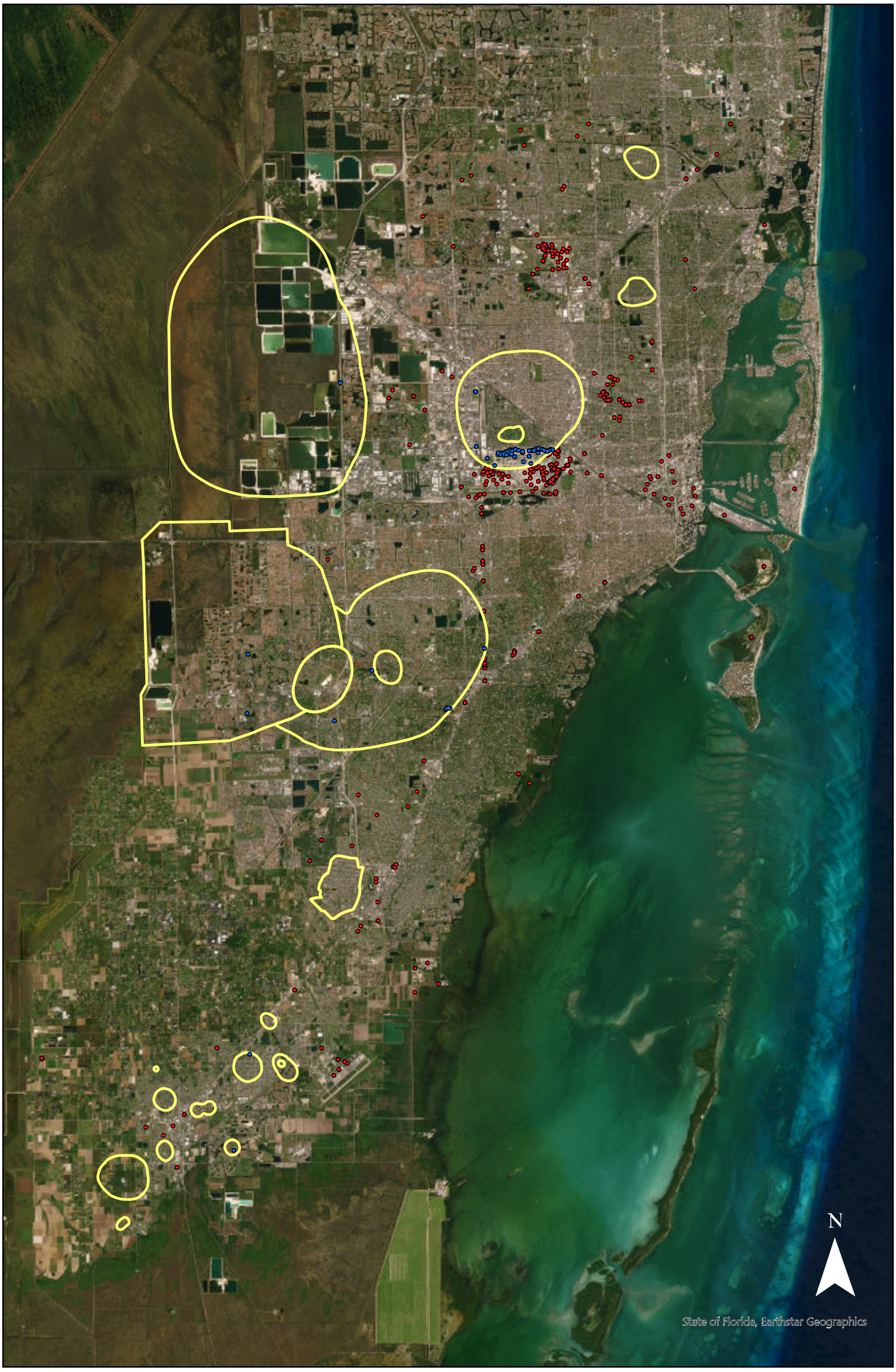
3079010000220	HAFB-OU-14-DRUM STORAGE	HWR	107	1
3060210000110	PIRATE'S SPA MARINA (OVERFLOW LOT)	SW	1371	1
3059040080020	PROS-HAMMOCKS COMMUNITY PARK	HWR	747	1
0131350610010	GSA MEDICAL EXAMINER BLDG PARKING LOT	IW	424	1
3031300000010	MDAD-LOCATION G	UT	3542	1
3031310000010	MIA-CSX TRAIN DERAILMENT MDAD	ARP	276	1
0821200000010	MIAMI AVIATION	UT	1462	1
3030350000010	MIA-BLDG 702 W CARGO	UT	3589	1
3060280000080	OLD SOUTH DADE LAND FILL	SW	1325	1
3031210001316	HCD-HAMPTON HOUSE RESTORATION PROJECT (DADECC)	HWR	718	1
0141370270010	ISD-FUTURE CIVIL & PROBATE COURT	HWR	926	1
3050160330030	PROS-BRIAR BAY PARK	HWR	1311	1
3030360000010	MDAD-BLDG 2072, MIA	UT	4285	1
0131140430111	PHCD-FORMER LIBERTY CITY HEALTH CENTER BUILDING (#1342)	HWR	810	1
3079010000120	HARB/OU-20	HWR	131	1
0131350450010	GALLERY AT WAGNER CREEK	HWR	1561	1
3220150171140	MDW&S-PUMP STATION #484	UT	3534	1
3031300000010	MDAD-CONC D (HYD LINE REMOVAL-PHASES I-III)	ARP	169	1
3022050000131	PROS-IVES ESTATES TOT LOT	ENC	183	1
3031110080160	ISD-10 & 79 QUICK STOP	UT	1082	1
3660070000551	SOUTH DADE GOVENMENT CENTER	HWR	1630	1
3031320000230	MDAD-SCRUBBER SITE/H-J STORM PROJECT	UT	5416	1
3050190016301	DRYCLEAN EXPRESS CLUB INC/GOWDY	IW5	4007	1
3530170010660	10-ACRE VACANT LOT	HWR	917	1
3030260000021	GSA-TRAFFIC SIGNALS/SIGNS YARD	UT	15	1
3078050000010	MDAD-HOMESTEAD FIRE WELL (CONTAINMENT AREA)	UT	4769	1
3530280010010	MIAMI DADE FIRE RESCUE-PFAS TRACKING	IW	461	1
3411330071800	CAHSD-NORTH COUNTY NEIGHBORHOOD SERVICE CENTER	UT	6149	1
3040140100020	MDPROS-BROTHERS TO THE RESCUE PARK	HWR	782	1
3031110000060	PROS-SIDNEY WYNN PARK	HWR	1563	1
3060180240010	PROS-DEMPS PARK (AKA GOULDS PARK)	HWR	806	1
3031290000200	MIAMI WELDING SUPPLY, INC.(AKA PARCEL 169 SEE HWR 638)	IW	101	1
3079040000321	PROS-MODELLO PARK	HWR	863	1
0131140430010	FOUNDATION FOR SICKLE CELL DISEASE RESEARCH	HWR	947	1
0821200000010	MDAD-OGA-SITE 6-BLDG 119 (NOT FUDS)	IW5	441	1
3040310000170	MIAMI DADE COUNTY INTERNAL SERVICES DEPARTMENT	UT	758	1
3021300000020	PROS-AMELIA EARHART/N. TRADES	HWR	554	1
3078050000010	MDAD-WYATT AVIATION BLDG 10 (AREA 2)	IW5	5288	1
3059120060740	PROS-DEVON AIRE PARK	HWR	816	1
0131350020020	CITY OF MIAMI MOTOR POOL	UT	1536	1
3050280000290	PROS-PALMETTO GOLF COURSE	AW	261	1
0142050000010	SEABOARD MARINE LTD.	UT	1127	1
3031160000050	HOUSING DEVELOPMENT	HWR	1484	1
3050300071280	MDPROS-COLONIAL DRIVE PARK	HWR	799	1
3030250010100	MIA-ATLAS AIR SPILL	ARP	286	1
3079010000120	HARB/OU-21	HWR	132	1
0131350000190	MDW&S-DISTRIBUTION CENTER	UT	1684	1
3050210000141	ROCKDALE PARK	HWR	1636	1
3040040240010	FLAGLER CORPORATE OFFICE BLDG	IW5	4727	1
3031210590010	MDTA-BROWNSVILLE STATION	HWR	701	1

# MDC Contaminated Sites outside WPA	103
# MDC Contaminated Sites within WPA	108
Total # of MDC Contaminated Sites	211

DERM-EMRD Data as of Septemper 2026

EXHIBIT 3

Miami-Dade County-Owned Contaminated Sites



DERM-EMRD September 2026

Legend

- Well Field Protection Area (WPA)
- Contaminated Site in a Miami-Dade County (MDC) Property
- MDC-Owned Contaminated Site within Wellfield Protection Area

# MDC Contaminated Sites outside WPA	103
# MDC Contaminated Sites within WPA	108
Total # of MDC Contaminated Sites	211

MDC029